-

STAFF REPORT TO THE MARIN COUNTY PLANNING COMMISSION

North Coast Land Holdings LLC
Community Plan Amendment, Master Plan, Design Review, Master Use Permit, Vesting Tentative Map, and Tree Removal Permit, and Environmental Impact Report (EIR)

Recommendation:	**Denial of the Community Plan Amendment; approval of the Master Plan, Design Review, Master Use Permit, Vesting Tentative Map and Tree Removal Permit; and certification of the EIR**
Hearing Date:	**March 2, 2026**

Application No(s):	P1490		
Agenda Item:	5	Owner(s):	North Coast Land Holdings LLC (NCLH)
		Assessor's Parcel No(s):	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
		Property Address:	201 Seminary Drive, Mill Valley (Strawberry)
		Project Planner:	Michelle Levenson
		Signature:	

Countywide Plan Designation:	MF2 (Multifamily residential, 1-4 units per acre)
Community Plan Area:	Strawberry Community Plan and Amendments to the Strawberry Community Plan 1982
Zoning District:	All APNs zoned RMP 2.47 (Residential, multifamily, planned, 2.47 units per acre); APN 043-401-05 is located within the BFC (Bayfront combining district)

TABLE OF CONTENTS

I. PROJECT SUMMARY……..Pages 2 through 6

II. PROJECT SETTING…….Pages 7 through 10

III. BACKGROUND……..Pages 10 through 16

IV. REGULATORY FRAMEWORK……...Pages 16 through 28

V. KEY ISSUES……...Pages 28 through 31

VI. DISCUSSION……..Pages 32 through 34

VII.ALTERNATIVE……Page 34

VIII.RECOMMENDATION……Page 34

PROJECT SUMMARY

The applicant requests Community Plan Amendment, Master Plan, Design Review, Master Use Permit, Vesting Tentative Map and Tree Removal Permit approval to redevelop a 101-acre portion of the former Golden Gate Baptist Seminary site to create an intergenerational community for residents to live, work and learn. The site is located at 201 Seminary Drive, in the community of Strawberry, Mill Valley. The following approvals are sought by the applicant:

Community Plan Amendment. The applicant proposes to amend the "Amendments to the Strawberry Community Plan, 1982", adopted by the Board of Supervisors on February 2, and 9, 1982. The amendments would include the following: 1) remove references to the former property owner and educational institution (Golden Gate Baptist Theological Seminary) and correct other factual and grammatical inaccuracies; 2) remove references such that the residential and other uses on the site are for students and faculty only; 3) remove student housing requirements, and modify the number and location of the proposed residential units to reflect the proposed development and current site zoning designation. Please see Attachment 3 for the applicant's proposed amendments to the "Amendments to the Strawberry Community Plan, 1982".

Pursuant to Marin County Development Code Section 22.116.040, following a written recommendation to the Board of Supervisors (BOS) from the Planning Commission (Development Code Section 22.116.030), the BOS shall approve, approve in modified form, or deny a proposed amendment to a Community Plan.

Master Plan. Master Plan approval is sought to guide the overall development of the site as described below (please see Attachment 8 for the proposed Master Plan Exhibit).

A. 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.

B. 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:

(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 are proposed on interior streets and connections to existing routes would be constructed.

Master Plan approval is required pursuant to Marin County Development Code Section 22.44.020 as the development involves a planned development and a subdivision in a Planned zoning district that is subject to Final Map approval.

Design Review. The applicant requests Design Review approval for the following residential components:

A. ***Seminary Point Planning Area.*** A total of 14 units in the planning area consisting of the following (see Attachment 16 for representative elevations):

1. Building Type 70: A total of eight units 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 in the planning area consisting of the following (see Attachment 17 for representative elevations):

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 3,436 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.

5. Building Type 40: A total of 38 units, housed in three buildings each 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 in the planning area consisting of the following (see Attachment 18 for representative elevations):

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 above surrounding grade.

3. Building Type 12: Six buildings containing a total of 12 units and 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 (see Attachment 19 for representative elevations).

E. ***Dormitory Hill Planning Area.*** Construct a residential care facility (RCF) (Building Type 52) that would contain 150 apartments. The RCF would contain 267,354 square feet of floor area, and would have three stories, 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 (see Attachment 20 for representative elevations).

F. ***Chapel Hill Planning Area.*** Construct 40 new residential units (Building Type 80), each containing 2,871 square feet of floor area and reaching a maximum height of 36 feet above surrounding grade (see Attachment 21 for representative elevations).

G. ***Shuck Drive Planning Area.*** Construct seven buildings (Building Type 60) 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 (see Attachment 22 for representative elevations).

Design Review approval is required pursuant to Marin County Development Code Section 22.42.020 as the development involves the construction of residential, accessory structures and other physical improvements in a Planned (RMP) zoning district.

Master Use Permit. The applicant requests Master Use Permit approval for a day care (e.g., child day-care center) and a fitness center (e.g., health/fitness facilities). The uses would be located in a proposed 20,000 square foot shared building (subject to future Design Review approval) located in the central portion of the site, east of the playing field. The existing day care would be re-located

from its current location (Academic Building) to the proposed building and would have an enrollment of up to 60 children, with preference given to families in the community. Parking would be provided in an existing parking structure and hours of operation would be Monday through Friday, 7:30am to 6:00pm (excluding national holidays, the week of Christmas, and one week in the spring). The daycare would be staffed by 16 employees, with eight to 12 employees working onsite on any given day. Deliveries would occur daily from 7:30am to 6:00pm.

The proposed fitness center would include a half-basketball court, cardiovascular and resistance training equipment, roof deck for fitness activities, outdoor workout area, reception area, locker rooms, offices and restrooms. The fitness center would also include existing playground equipment that would be relocated from the foot of Dormitory Hill; parking would be provided in an existing adjacent parking area. The proposed hours of fitness center operation would be 5:30am to 8:00pm daily. Membership would be limited to on site residents, affiliates of the academic campus, and residents of the surrounding community that are within walking distance of the facility. The fitness center would be staffed by two to three full-time employees and deliveries would occur daily.

Master Use Permit approval is required pursuant to Marin County Development Code Section 22.49.020 as multiple conditional uses (per Table 2-4 of the Development Code), a child day-care center and health/fitness facility, are proposed on a single site.

Vesting Tentative Map. The applicant requests Vesting Tentative Map approval to create a total of 185 condominium units on two parcels. The parcels consist of (1) “Parcel One”, further identified as Lot 28 and APNs 043-261-25 and -26, that is 73.66 acres (3,208,629.9 square feet) in area; and (2) “Parcel Two”, further identified as Lot 26 and APN 043-401-16, that is 16.08 acres (700,444.8 acres) in area. The existing parcel property boundaries and parcel areas would not change under the proposed Vesting Tentative Map. See Attachment 23 for Vesting Tentative Map details.

Tentative Map approval is required pursuant to Marin County Development Code Section 22.80.030(A) as the development includes a subdivision that would create five or more condominiums. Consistent with Marin County Development Code Section 22.84.110(A) whenever the County’s Development Code requires that a Tentative Map be filed, a Vesting Tentative Map may be filed instead.

Tree Removal Permit. The applicant requests Tree Removal Permit approval to remove a total of 48 trees that are regulated by the County. Below is a summary of the tree removal activities:

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

PROJECT SETTING

The project site is located on the former Golden Gate Baptist Theological Seminary campus property in the community of Strawberry, a census-designated place in unincorporated Marin County, California, next to the City of Mill Valley, in the community of Strawberry. The campus address is 201 Seminary Drive on the Strawberry Peninsula. The campus consists of ten Assessor's Parcels, two of which have boundaries that extend into Richardson Bay (the "Richardson Bay Parcels").

The campus encompasses approximately 127 acres, generally bounded by Richardson Drive, Seminary Drive, and East Strawberry Drive. The properties comprising the project site total approximately 101 acres; no development is proposed on APNs 043-262-03 and 043-262-06 (commonly referred to as the "Richardson Bay Parcels" which consist of submerged lands and other undeveloped areas that are not publicly accessible).

Regional access to the project site is available from US Highway 101 (US 101) and State Route 131 (SR 131; Tiburon Boulevard). From US 101 off-ramps, ingress to the project site is available through the Redwood Highway Frontage Road to Seminary Drive and egress returning to the freeway on-ramps is available through Seminary Drive and the Highway Frontage Road to US 101 on-ramp. The project site is accessible from Seminary Drive, both at Hodges Drive and Gilbert Drive. Other access points to the project site include Mission Drive, East Strawberry Drive, Chapel Drive, and Reed Boulevard.

The Golden Gate Baptist Theological Seminary originally developed the project site pursuant to a 1953 Conditional Use Permit (1953 CUP or CUP) (please see below for a summary of the land use history and background).

The topography of the project site consists primarily of hillsides and knolls on the Strawberry Peninsula with a range of elevations from approximately ten to 250 feet. The Richardson Bay shoreline is adjacent to Seminary Drive, which runs along portions of the project site boundary to the east and south. While the larger campus property includes Richardson Bay shoreline and submerged land south of Seminary Drive, as noted above no development is proposed in this area. Existing landscaping within the project site includes a number of vegetation communities, including Monterey pine woodland on the southern knoll/Forested Knoll and seminary point, California sagebrush scrub on seminary point, and various planted landscape areas throughout the campus. Sensitive vegetation communities include purple needlegrass grassland and coast live oak woodland.

The eastern portion of the project site includes the academic campus and associated facilities. The Seminary Playing Field is located west of the academic campus, at the topographically lowest point of the project site and encompasses approximately two acres. Residential uses occur throughout the project site.

The project site is situated in a primarily residential area within Marin County. Residential uses, including condominiums and single- and multi-family homes, surround the project site. The Club at Harbor Point, located east of the project site, offers membership access to a clubhouse and club restaurant, fitness center, pool, and tennis courts. Southern Marin Fire Protection District, Station 9, is located directly north of the project site.

The project site is zoned RMP-2.47, Residential, Multiple Planned district, and allows a density of 2.47 residential units per acre. The Bayfront Conservation combining district occurs on those portions of the site located along the San Francisco Bay within a narrow band of land around Seminary Point. An Affordable Housing combining district previously existed over a geographically unspecified 2-acre portion of project site (APNs 043-261-25 and -26). However this designation was eliminated in association with the 2023 Housing Element amendment. The current academic use is allowed in the RMP-2.47 district with the 1953 Conditional Use Permit. The Marin Countywide Plan designates the project area as MF2 (indicating Low Density Residential) and allows a density of one to four residential units per acre. The project site is also within the Strawberry Community Plan and Plan Amendment area.

The project site's existing land uses are described below:

Academic Campus Planning Area

The Academic Campus Planning Area is located along the eastern portion of the project site. Existing land uses include an academic campus totaling approximately 120,600 square feet (sf) of buildings. Uses consist of:

- a 51,200-sf academic building that includes two stories of classrooms, gathering spaces, a bookstore, daycare facility, and faculty offices;

- a 25,200-sf administration building that consists of a single story at the eastern entrance and then two stories on the west, containing administrative and faculty offices, classrooms, and a recently renovated business office;

- a 10,000-sf cafeteria that consists of two stories with a full kitchen, prep kitchen, administrative offices, and seating for approximately 200 people; and

- a 32,000-sf library that comprises two stories of stacks, open study space, administrative offices, classrooms, and meeting rooms, and a 2,200-sf maintenance building.

- The academic campus is currently tenant-occupied by Olivet University, a private Christian university. As of September 2020, enrollment consisted of approximately 100 students on campus. The student population has been significantly higher in the past; as of 2015, the population was approximately 600 students. Most of the students and their families live off-site and commute to the campus. The academic campus is staffed with approximately 24 employees. Additionally, the university occasionally hosts conferences and other gatherings within the academic campus buildings.

- The existing 3,000-sf daycare facility occupies the southern portion of the Academic Campus Planning Area and is located in the Academic Building. The daycare serves the families of the academic campus, residents connected with the campus, and other southern Marin County community residents. Current enrollment is approximately 60 children, with approximately 16 total staff. Eight to 12 staff work onsite on any given day, depending on the age of the children enrolled that particular day**.**

Residential Planning Areas

Existing housing is dispersed throughout the project site within the following planning areas:

- ***Seminary Point Planning Area**:* This planning area is in the southwestern portion of the project site. Existing housing consists of 24 one-bedroom residential units in three two-story apartment buildings (14,451 sf), and one single-family residence (the President's residence). The housing is situated along Chapel Drive and east of Seminary Drive.

- ***Hodges/Shuck Planning Area**:* This planning area is in the northern portion of the project site, just south of the Shuck Drive Knoll Planning Area. Existing housing includes one- and two-story buildings consisting of 16 studios, 30 one-bedroom apartments, and 47 two-bedroom apartments. Housing is located along Shuck Drive, Judson Lane, Oliver Lane, and Hodges Drive.

- ***Reed/Storer/Shuck Planning Area**:* This planning area is located in the northeastern portion of the project site and is bounded by Shuck Drive to the west, Storer Drive to the south, Reed Boulevard to the east, and open space to the north. This neighborhood includes seven single-story residential buildings consisting of seven two-bedroom apartments and eight three-bedroom apartments, and one single-family residence (superintendent's residence) located on the northerly corner of Reed Boulevard and Storer Drive.

- ***Dormitory Hill Planning Area**:* This planning area is located centrally, along the eastern boundary of the project site and is bound by Storer Drive to the north and east, Shuck Drive to the west, and Gilbert and Herring Drive to the south. It contains a two-building, two-story dormitory facility with 66 dorm rooms and seven shared kitchens.

- ***Mission Drive Planning Area**:* This planning area is located on the eastern side of the project site, along Mission Drive and Chapel Drive, and across from the academic campus. This area is surrounded by existing single-family homes and consists of two vacant abutting undeveloped parcels. The existing Missionary House and Platt Village apartments (comprising one single-family residence and 10, three-bedroom units) are located in the vicinity of the intersection of Mission and Chapel Drives.

In total, there are 145 existing residential units within the project site. This includes 16 market-rate studios, 54 one-bedroom housing units, 54 two-bedroom housing units, 18 three-bedroom housing units, and three single-family residences. There are also 66 dormitory rooms with seven shared kitchens. The existing housing is occupied by approximately 320 residents, including general public occupants as well as students, faculty, staff, and families affiliated with the academic campus.

Recreation and Open Space Planning Areas and Resources

Open space within the academic campus property, while privately owned, is and has been accessible to the public for passive outdoor recreation uses, such as walking, picnicking, sightseeing, and outdoor relaxing, and for outdoor sport use on the playing field. Project site roads, campus sidewalks, and paths/trails are also available for active recreation, such as walking, jogging, and bicycling. Existing outdoor recreation and open space planning areas include the following:

- ***Shuck Drive Knoll Planning Area:*** This planning area is in the northern portion of the project site, just south of the Woodland Buffer. The planning area is currently undeveloped and consists of an open grassy hillside surrounded by forested areas.

- ***Chapel Hill Planning Area****:* This planning area is in the southern portion of the project site and is bounded by Willis Drive to the west, Gilbert Drive to the north, Chapel Drive to the south, and the academic campus to the east. The planning area is between the academic campus and Chapel Drive. It is currently undeveloped and consists of a leveled hilltop partially surrounded by a stand of Monterey pines. A walking path traverses this planning area.

Other outdoor recreation and open space resources within the project site include the following.

- ***Seminary Playing Field:*** This 2-acre recreational playing field is in the western portion of the project site, bound by Seminary Drive to the west, Hodges Drive to the north, Shuck Drive to the east, and Gilbert Drive to the south. The field is open daily for use by the public, including local adult and youth sports leagues.

- ***Forested Knoll:*** The Forested Knoll is a prominent hilltop open space within the Seminary Point Planning Area. It is densely forested with Monterey pines.

- ***Woodland Buffer:*** An existing woodland buffer is located in the northern portion of the project site along Ricardo Road and Richardson Drive. The woodland buffer includes dense brush and trees and older trees that require removal.

BACKGROUND

The project site has a long and complex land use history dating back to 1953 when the BOS approved a Conditional Use Permit for an educational institution, up to the currently proposed project received by the County on February 3, 2020. Below is a detailed summary of the substantive planning entitlements and land use history for the site.

1953. Conditional Use Permit. On October 13, 1953, the Board of Supervisors approved a Conditional Use Permit (CUP) for the Seminary property to "permit the construction of a Theological Seminary and dormitories and other buildings incidental to such use, subject to the attached condition." The condition states that, "Prior to any construction or improvement, the applicant shall secure the approval of the Marin County Planning Commission." The accompanying October 6, 1953 staff letter described six principles that would guide future development on the site, including that the site would be developed in general accordance with a plan for land use, and that "the student body will consist of around 1,000 students, about 60% of those students will be married and the Seminary will provide apartments on their land for these students, and a pre-school nursery for the children of these families." (See Attachment 9 for the 1953 CUP).

1959. Improvement Agreement. On July 1, 1959, the County entered into an "Improvement Agreement Under Conditional Use Permit" with the property owner.[1] The 1959 Improvement Agreement stated that the County had previously granted the 1953 CUP "subject to the condition that Seminary construct a public road from Gate III to Gate II as shown on the site plan approved pursuant to said CUP" and also subject to the condition that, "prior to occupancy of any buildings constructed upon said property, [the property owner must] enter into an agreement secured by

[1] The copy of this agreement in the County's files is unsigned, but bears a "received" stamp from the Planning Division, and ensuing actions such as the 1984 Master Plan and 2014 CDA interpretation letter (further discussed below) both appear to assume the 1959 Improvement Agreement is enforceable.

an adequate performance bond agreeing to the construction of said road."[2] Based on this background, the 1959 Improvement Agreement provides that Seminary will construct a public road in accordance with the accompanying plans, convey a strip of land to the County, and deliver a bond to secure performance. (See Attachment 10 for the Improvement Agreement Under Conditional Use Permit.)

1982. By 1982, 132 student apartments, 19 faculty/staff apartments and 60 dormitory rooms had been constructed. Educational buildings including the administration building, library, cafeteria, maintenance building, and academic building had also been constructed. Also, on February 2, and 9, 1982 the Strawberry Community Plan was amended to contain specific policies for the project site, as well as other sites in the community.

1984. Master Plan. On March 13, 1984, the Board of Supervisors adopted Ordinance 2819, approving a Master Plan for the property. The Master Plan Ordinance approves the development and use of the subject property subject to the plans and text prepared by Dan Coleman and Associates (Exhibits A and B of the Master Plan Ordinance). Exhibit B to the Master Plan Ordinance acknowledges the need to reevaluate housing needs to reflect demands and trends at the time the Master Plan was considered, specifically Page iii of Exhibit B states, "The Master Plan proposes…new Housing Units for use by Seminarians, as well as 60 Homesites which may be leased or sold to non-Seminarians…". Exhibit B further describes the housing associated with the Master Plan including: "The Master Plan proposes a total of ninety-three (93) additional units of Student/Faculty Housing. With the conversion of sixty (60) dormitory rooms to forty-nine (49) studio apartments, seventy (70) new units (net) will be constructed at the center of the campus on Dorm Hill. Six (6) new units will be built west if Reed Boulevard near the Alto-Richardson Bay Fire Station. Four (4) new units will be built northeast of the intersection of Shuck Drive and Hudson Lane. Fourteen (14) units will be built at the west end of the campus, on a knoll which adjoins Shuck Drive and overlooks the Strawberry Shores project…."

Exhibit B goes on to describe "Private Homesites" as follows, "The Master Plan proposes sixty (60) private Homesites which if not used by the Seminary would be leased or sold to non-Seminarians to generate funds needed for the contemplated new Student/V(sic)aculty housing. Twenty-four (24) single-family lots, including four (4) zero-lot-line properties will be located at the perimeter of the campus, east of Reed Boulevard, southeast of Storer Drive, south of Chapel Drive and on Seminary Drive near Great Circle Drive. A site for thirty-six (36) condominium units is located south of the President's residence in a topographic "Bowl" which adjoins Seminary Drive…."

Exhibit B to the 1984 Master Plan goes on to state, "In recent years, the housing needs of students have changed from those of almost three decades ago…a significant number of today's students require or prefer off-campus housing. Some students need proximity of housing to employment…Other students simply prefer to live in the community instead of on the campus…". Exhibit B further states that the impetus of the Master Plan was that the number of students and their housing needs had changed from what was originally envisioned, including the fact that a significant number of students preferred to live off campus.

Condition of approval 19 states: "With the approval of this Master Plan, the previously approved 1959 Campus Plan Use Permit shall become null and void and of no further effect or benefit." The Master Plan further provides that if is not vested, it will expire on January 1, 2010.[3]

[2] July 1, 1959 Improvement Agreement.
[3] Ordinance 2819, Master Plan, at § M.2.

Rezone. In addition, pursuant to Ordinance No. 2818 the project site was rezoned from RMP 2.1 to RMP 2.47, increasing the potential residential density on the site under the Development Code.

1985. Tentative Subdivision Map. On July 22, 1985, the Planning Commission approved a Tentative Subdivision Map (Resolution No. 4037), dividing the property into 28 individual lots. This subdivision created the 24 single family lots and condominium site contemplated in the *Amendments to the Strawberry Community Plan, 1982*; these lots were subsequently sold to private entities.

1989. Master Plan Amendment and Tentative Subdivision Map Amendment. On July 24, 1989, the Planning Commission amended the 1985 Tentative Map approval (Resolution No. 4037) and recommended that the BOS amend the 1984 Master Plan (Ordinance No. 2819) to specify that, "…unless off-site traffic improvements specified in the amended Strawberry Community Plan are first designed and installed by the developer of the Strawberry Spit project" the Golden Gate Baptist Seminary (applicant) shall contribute to the cost of "installation of a sidewalk on East Strawberry Drive from Great Circle Drive to Strawberry Point School" before issuance of occupancy certificates for any residence in the subdivision. The recommendation and amendment goes on to further identify the specific improvements to be completed. The BOS approved the Master Plan amendment on August 28, 1989 via Resolution No. 89-242.

1990. Tentative Subdivision Map and Precise Development Plan. On March 26, 1990, the Planning Commission approved a Tentative Subdivision Map (Resolution No. 4192) and Precise Development Plan[4] for a 30-unit condominium development on APN 043-440-15 (formerly APN 043-261-20 (Lot 25)) (Resolution No. 4194). The development was constructed and the site sold by the Golden Gate Baptist Seminary to another entity. The development is referred to as the "Seminary Cove Condominiums".

1997. Precise Development Plan and Tentative Map Amendments. In 1997 the Planning Commission considered amendments to the 1990 Precise Development Plan and Tentative Map (Resolutions 4192 and 4194) approvals with regard to inclusionary requirements thereby authorizing the payment of in-lieu fees rather than construction of on-site affordable units to meet the County's inclusionary requirements. The amendments were approved by the Planning Commission on March 10, 1997 via Resolution No.PC97-105.

2009. Master Plan Extension. In 2009, the Community Development Agency (CDA) Director granted a three-year extension to the Master Plan, to January 1, 2013.

2012. Master Plan Extension. In 2012, CDA granted an additional five-year extension, to January 1, 2018.

2014. In 2014 the same year North Coast Land Holdings acquired the property, Golden Gate Baptist Theological Seminary requested an interpretation of the Development Code regarding whether the 1953 CUP is transferrable to a new owner (See Attachment No. 11). CDA staff responded that without more detail they could not determine whether the operations of a new school would fall within the scope of the 1953 CUP, but staff also provided an extensive discussion of the history and scope of the 1953 CUP. Specifically with respect to the effect of the 1959 Improvement Agreement on the 1953 CUP, staff wrote:

[4] The Precise Development Plan requirement has been replaced with Design Review in the County's Development Code when improvements are constructed pursuant to a Master Plan ordinance.

The permit record indicates that an issue arose regarding the cost and alignment of public roads subsequent to the 1953 Use Permit. … The Seminary sought to change the 1953 Use Permit with respect to the alignment and funding for a public road. As discussed in the "Compilation of minutes and Staff Reports" … and the "Excerpt from Minutes, meeting held July 15, 1958" … the Seminary requested that the Planning Commission "permit the construction of buildings without the necessity of construction West Strawberry Drive around the western periphery of their campus". This issue was resolved in July 1959 when the Board of Supervisors approved an "Improvement Plan Agreement Under Conditional Use Permit," which allowed the Seminary to occupy the site based on an assurance that they would complete the road by 1961… This decision by the Board related only to the physical development, and included no change to the student population or other operational restrictions imposed by the 1953 Use Permit.

The 2014 CDA staff letter also noted, regarding the 1984 Master Plan's effect on the 1953 CUP: "Neither the [1984] Master Plan conditions nor the Exhibits to the Master Plan contained any text or other indication that the student population was being revised; just that their housing needs had evolved."

2015. In 2015, North Coast applied to redevelop the property with proposed amendments to the Amendments to the Strawberry Community Plan, 1982, and the 1984 Master Plan, as well as Vesting Tentative Map, Design Review, Master Use Permit and Tree Removal Permit approval. The primary difference between the 2015 proposal and the current proposal before the Planning Commission was that the applicant proposed a "large commuter high school", rather than the current proposal which involves no changes to the 1953 Conditional Use Permit governing the educational use of the site. In addition, the 2015 proposal involved the construction of several buildings associated with the educational use including an auditorium, athletic center and a student center, unlike the current proposal which proposes renovation and addition to the Administration Building and relocation of an existing Maintenance Building only. The total number of residential units proposed with the 2015 proposal was 304 units (in contrast to the 337 units currently proposed) comprised of the following: retain 13 existing units, replace 198 of the existing 211 units and construct 93 new units. Like the current project before the Planning Commission, the residential units were to be available to the public as well as those affiliated with the on-site school.

On October 17, 2016, the Strawberry Design Review Board held a public hearing on the 2015 proposal; the SDRB recommended denial of the proposed project and encouraged the applicant to "submit an alternative proposal that is more in keeping with the existing Strawberry Community Plan…If the applicant desires to amend the Strawberry Community Plan the first step is to engage the community in a series of meetings…."

2017. In a letter dated January 3, 2017, County staff notified the applicant that an Environmental Impact Report (EIR) would be required for the 2015 development proposal.

Following the SDRB hearing and community input, the applicant engaged in a six-month process that involved community outreach that informed an alternative plan to the 2015 proposal. This alternative plan differed from the original 2015 proposal in that a large commuter high school was no longer proposed and instead a "different kind of graduate school, which may or may not have a religious component" was described. The number of residential units, and improvements to existing and new educational buildings remained unchanged from that of the 2015 proposal.

On April 10, 2017, the County prepared a letter (Attachment 12) that responded to a series of code compliance allegations received in 2016. The nature of the complaints centered around the nature of rentals that were occurring on the site, in that the complaint alleged that, "…the new owner is now renting out the student housing units to the general public, renting out the sports field to various private users, and allowing the Seminary administrative space for events and meetings…". The complaint further alleged that, "None of the uses are allowed at the property at this time, and we would request that the County require cessation of all unpermitted uses…".

In response, the County indicated that an investigation was conducted and confirmed that such uses were occurring. The County further stated that the 1984 "…Master Plan stated that future development would need to comply with Exhibit A…and Exhibit B, which set forth a set of design guidelines for various components of the project in a narrative that was also reflected in the list of the conditions of approval of Master Plan approval…Master Plan Exhibit B contains a discussion of vested rights, indicating that the Seminary was not relinquishing any rights granted by the 1953 Use Permit, but also indicating that they were willing to be flexible to satisfy concerns of the local community and the County…". The 2017 letter goes on to state, "The Master Plan clearly allows the construction of housing for students, faculty and staff of the Seminary campus, but not for the general public…". However, the 2017 letter states that, "The Community Service section of the Master plan…acknowledged that the Seminary had made campus facilities and activities available to the community for many years. These included the following: Athletic Field; Jogging Paths; Auditorium; Cafeteria; Library; and Employment…a wide variety of uses occurred on the campus including childcare for the Seminarians, team sports on the athletic field…and library open to the public…". The letter concludes with the following determination, "…we have determined that renting the residential units to the public is unauthorized as long as the 1984 Master Plan is in effect…".

On September 2017, CDA issued a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the alternative 2015 proposal. This environmental determination was appealed on behalf of the Seminary Neighborhood Association on October 9, 2017. Shortly after the issuance of the NOP, North Coast submitted an application for a four-year extension of the 1984 Master Plan in order to maintain the entitlement while allowing time for the alternative 2015 development proposal to be processed by the County.

On November 13, 2017, the Planning Commission denied the Master Plan extension and sustained the neighborhood association's appeal thereby suspending the preparation of the EIR on the alternative 2015 proposal. Shortly thereafter, North Coast appealed the Planning Commission's decision to the BOS.

On December 12, 2017, the BOS upheld the Planning Commission's decision, denying the Master Plan extension and suspending the preparation of an EIR. With the expiration of the Master Plan extension, the 1953 CUP remained as the sole planning entitlement governing the site. While there was a desire by some community members to revert the zoning density designation back to what applied prior to approval of the 1984 rezoning (Ordinance No. 2818) the County determined that such a reversal would be inconsistent with State housing law.

The applicant challenged the County's decision in denying the Master Plan extension citing that the 1984 Master Plan was, "vested under the express terms of the 1984 Master Plan and that no extension is legally required, in good faith and for purposes of transparency North Coast submitted a Master Plan extension request in order to maintain the status quo while its entitlement

application is pending…"[5]. Further the applicant contended that pursuant to the County's Development Code (Section 22.44.050), "an approved Master Plan shall not expire if, prior to the expiration date a Precise Development Plan or tentative subdivision map was approved…". As a subdivision map was approved and a Final Map recorded July 10, 1990, the applicant concluded that the 1984 Master Plan cannot expire. The applicant further stated that, "…a permit may be extended if the Director determines that the permittee has proceeded in good faith and has exercised due diligence in complying with the conditions in a timely manner…prior to the expiration date a subdivision was approved and a final map was filed…Building permits were obtained and over half of the educational buildings authorized and acknowledged in the Master Plan and 211 of the 304 approved residential units were constructed in accordance with the (M)aster Plan, and these buildings have all been in constant use…". The applicant's counsel concluded that, "In its October 39, 2017 proceeding, the Planning Commission failed to adhere to the above described legal-standards in determining whether the extension should be granted…". Shortly thereafter the applicant preserved their right to pursue legal action and entered into a tolling agreement with the County.

At the December 12, 2017 BOS hearing, the BOS encouraged community engagement and commented on the opportunities provided by a community planning process. Following this direction, North Coast convened a working group of Strawberry community representatives and a series of professionally facilitated discussions ensued, termed the "Seminary Tomorrow" process.

2019. Over an 18-month long process, a total of 50 Seminary Tomorrow meetings were held with the applicant and community representatives. The applicant prepared a summary of the goals and take aways of the community process, and how the process informed the currently proposed project, entitled "Seminary Tomorrow-A Community Engagement Process" (see Attachment 13).

It should be noted that some community members have differing accounts of the Seminary Tomorrow process and outcomes from those of the applicant. The community engagement process concluded in October of 2019.

2020. On February 13, 2020, North Coast submitted a revised application for a proposed development that is the subject of the current planning application before the Planning Commission. As discussed above, the currently proposed development differs from the previously proposed alternative 2015 proposal as follows: (1) a residential care facility containing a total of 150 memory care and assisted living apartments is proposed; (2) a daycare and fitness center housed in a new building that would be open to the community is proposed; (3) 33 additional residential units are proposed; and (4) improvements to the existing educational buildings would be limited to internal improvements with no expansion except for an addition to the Administration Building and relocation of an existing maintenance building.

The Strawberry Design Review Board held a public hearing to consider the current planning application on September 21, 2020, and at the conclusion of the hearing recommended that the application be denied based on the following: "(1) the application is incomplete; (2) does not address the graduate institution activities; (3) even with the proposed amendments it is inconsistent with the Strawberry Community plan; (4) is even more intensive than the previously proposed plan that was denied; and (5) does not respond to the direction from the Board of Supervisors…." (see Attachment No. 14 for the SDRB meeting minutes)

[5] Letter dated November 13, 2017, to the Planning Commission from Kristina Lawson, Hanson Bridgett, legal counsel for the applicant.

A Notice of Preparation (NOP) of Environmental Impact Report was issued on September 25, 2020, following the Environmental Planning Manager's determination that the proposed project may have a potentially significant impact on the environment and that the preparation of an EIR pursuant to CEQA was required for the project.

On October 1, 2020, Riley F. Hurd III, on behalf of the Seminary Neighborhood Association, submitted an appeal of the Environmental Manager's determination based on the following: (1) the Board should deny the application, rendering it statutorily exempt from CEQA; (2) the proposed housing components of the project cannot be allowed under the existing 1953 Use Permit, and a new or amended Use Permit is required for the proposed housing; (3) the proposed project requires an amendment to the 1953 Use Permit related to the educational use of the property; (4) the proposed amendments to the Strawberry Community Plan affect the educational use of the property and must be analyzed if an EIR is conducted; and (5) the determination to require an EIR is premature because the project description is not "stable, finite, accurate, and sufficient," due to the exclusion of the educational component from the detailed portion of the application.

Consistent with the BOS' previous direction[i], the appeal on the requirement to prepare an EIR was heard by the BOS on December 8, 2020, and the appeal was denied.

REGULATORY FRAMEWORK

The following regulations and policies apply to the proposed project:

Housing Accountability Act

The California Housing Accountability Act (Government Code Section 65589.5), originally enacted in 1982, was recently amended in 2017, 2019, and 2024. The act limits the ability of a local government to deny or reduce the density of a "housing development project [that] complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete."

More specifically, a local government cannot deny or reduce the density of a qualifying project unless the local agency finds, based on a preponderance of the evidence, that "[t]he housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density" and "[t]here is no feasible method to satisfactorily mitigate or avoid the adverse impact other than the disapproval of the housing development project or the approval of the project upon the condition that it will be developed at a lower density." In this context, the phrase, "a 'specific, adverse impact' means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete."

The applicant has proposed a "housing development project" containing 337 residential units. While there has been a considerable amount of community sentiment for a project with fewer residential units (e.g., Seminary Tomorrow process envisioned a project with fewer residential units (see below)), 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, as described above.

Density Bonus Law

The State Density Bonus Law (Government Code Sections 65915–65918) is a mechanism that allows housing developers to qualify for waivers, reductions, or concessions related to development requirements from local governments in exchange for a commitment to build or donate land for affordable housing or senior housing units. Because the proposed development would result in five or more residential units with a qualifying number of affordable units, and existing units would be replaced at affordable levels as required (see below), it is eligible for consideration under the State Density Bonus Law. The SDBL provides developers with powerful tools to encourage the development of affordable, senior, and student housing, including up to a 50-percent increase in project densities for most projects, depending on the amount of affordable housing provided.

Density. The State Housing Density Bonus Law (SDBL) stipulates that the base density allowable for 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.

Incentives-Concessions, Waivers and Reductions in Parking Requirements. 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.
Consistent with Marin County Development Code Section 22.24.020, an incentive or concession means the following:

a. A reduction in the site development standards of the Development Code or other County Policy, or local architectural design requirements which exceed the minimum building standards approved by the State Building Standards Commission in compliance with State law (Health and Safety Code Section 18901 et seq.), including but not limited to, height, setback, coverage, floor area, and/or parking requirements which result in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set aside specified based upon appropriate financial analysis and documentation consistent with Section 22.24.020(E);

b. Approval of mixed use zoning in conjunction with the proposed residential development project if non-residential land uses will reduce the cost of the residential development, and the non-residential land uses are compatible with the residential development project and existing or planned surrounding development;

c. Other regulatory incentives or concessions proposed by the applicant or the County that will result in identifiable and actual cost reductions and based upon appropriate financial analysis and documentation as specified in Section 22.24.020.D of the Development Code.

An applicant for a housing development project that is eligible for a density bonus pursuant to Section 22.24.020.A and who requests a density bonus, incentives, or concessions may seek a waiver and reduction of development standards that have the effect of physically precluding the

construction of the project with the density bonus or with the incentives or concessions permitted by this section. There is no limit to the number of waivers and reductions to development standards and parking requirements that an applicant must be granted.

The applicant has summarized the requested project incentives, concessions, waivers, and reductions of development standards and parking requirements in an amended Affordable Housing Plan (Attachment). Pursuant to SDBL, the applicant is allowed a total of two concessions-one concession to the affordability composition of the proposed affordable units proposed with the development, and a second concession to the student housing requirement contained in the Amendments to the Strawberry Community Plan 1982.

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 same number of bedrooms as the market rate units.	Applicant proposes that affordable units, on average, contain 2.2 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.	Several 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	Roads have been designed to match, as closely as possible the configuration of the existing roads they are replacing in order to minimize construction impacts including minimizing the overall grading footprint, materials to import or off-haul, construction traffic, square footage and height of retaining walls, among other minor impacts. 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	Per Code, shoulders are required on each side of all roads. Per the width table shown in Section 24.04.110, two widths are shown for Limited Residential Roads: 20 feet with shoulders and 24 feet with curbs.

		This implies that shoulders can be eliminated if curbs are included.
24.04.250	Reduce driveway lengths at Green Lane, Mission Shuck Lane	Code specifies minimum driveway length or 20 feet. Applicant is requesting a waiver to driveway lengths along the indicated streets.
Amendments to the Strawberry Community Plan 1982, Development Guidelines, Guideline 6	Deviation from prohibition of residential housing on Chapel Hill	Waiver request to allow residential units on Chapel Hill.

Replacement Units. Where a density bonus project involves demolishing housing, or where rental housing existed on the site in the past five years, the applicant must comply with the replacement housing requirements in Government Code Section 65915(c)(3). A project is ineligible for a density bonus or any other incentives or concessions under state Housing Density Bonus Law unless the applicant conforms with the replacement housing requirements. These requirements apply to any project requesting a density bonus regardless of the applicability of the Housing Crisis Act of 2019 (Government Code Section 66300; Senate Bill [SB] 330) (see below). As outlined in the applicant's amended Affordable Housing Plan, a total of 70 replacement units would be provided with the project consistent with State law (see discussion below).

No Net Loss Law

The purpose of the No Net Loss Law (Government Code Section 65863) is to ensure that development opportunities remain available throughout the planning period to accommodate a jurisdiction's RHNA[6], especially for lower- and moderate-income households. The law includes the following requirements:

- A jurisdiction must maintain adequate sites to accommodate its remaining unmet RHNA by each income category at all times throughout the planning period.

- A jurisdiction may not take any action to reduce a parcel's residential density unless it makes findings that the remaining sites identified in its housing element sites inventory can accommodate the jurisdiction's remaining unmet RHNA by each income category, or it identifies additional sites so that there is no net loss of residential unit capacity.

- If a jurisdiction approves development of a parcel identified in its housing element sites inventory but with fewer units than shown in the housing element, either it must make findings that the housing element's remaining sites have capacity sufficient to accommodate the remaining unmet RHNA by each income level or it must identify and make available sites sufficient to accommodate the remaining unmet RHNA for each income category.

[6] Each jurisdiction's housing element must include an inventory of land suitable and available for residential development to meet the jurisdiction's fair share of the regional housing need, known as the Regional Housing Needs Allocation (RHNA), by income level

- A jurisdiction may not disapprove a housing project on the basis that approval of the development would trigger the identification or zoning of additional adequate sites to accommodate the remaining RHNA.

The project site is identified as a "credit site" in the County's CWP Housing Element with a total of 89 units indicated. The term "credit site" refers to sites that were designated for housing under a prior Housing Element amendment cycle, and on which an active application for development is pending. The project would be consistent with Government Code Section 65863 as the project would provide the number of units specified in the Housing Element.

Housing Crisis Act of 2019

The Housing Crisis Act of 2019 (SB 330) expanded and amended several state statutes, including the Permit Streamlining Act and Housing Accountability Act, with the goal of increasing production of new housing units, protecting existing housing units, and providing for an expedited review and approval process for housing development projects. SB 330 created Government Code Section 66300. Subdivision (b)(1)(A) of that statute generally prevents a city or county from changing the residential general plan, specific plan, and zoning designation to "a less intensive use" or to reduce the intensity of the designation below what was allowed on January 1, 2018. An exception to this prohibition exists, however, where the city or county "concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity" (Government Code Section 66300[h][2][i][1]).

SB 8, which was passed during the 2021 legislative session, made key amendments to the Housing Crisis Act of 2019, including application to both an affected city and affected county, and extending the provisions of SB 330 until January 1, 2030. Section 66300(d) requires the following, which would be applicable to the project as the site is located within the Alto township:

1. An affected city or an affected county shall not approve a housing development project that will require the demolition of residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished.

2. An affected city or an affected county shall not approve a housing development project that will require the demolition of occupied or vacant protected units, unless all of the following apply:

   (A) (i) The project will replace all existing or demolished protected units; (ii) Any protected units replaced pursuant to this subparagraph shall be considered in determining whether the housing development project satisfies the requirements of Section 65915 or a locally adopted requirement that requires, as a condition of the development of residential rental units, that the project provide a certain percentage of residential rental units affordable to, and occupied by, households with incomes that do not exceed the limits for moderate-income, lower income, very low income, or extremely low income households, as specified in Sections 50079.5, 50093, 50105, and 50106 of the Health and Safety Code; (iii) Notwithstanding clause (i), in the case of a protected unit that is or was, within the five-year period preceding the application, subject to a form of rent or price control through a local government's valid exercise of its police power, and that is or was occupied by persons or families above lower income, the affected city or affected county may do either of the following:

I. Require that the replacement units be made available at affordable rent or affordable housing cost to, and occupied by, low-income persons or families. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years.

II. Require that the units be replaced in compliance with the jurisdiction's rent or price control ordinance, provided that each unit is replaced. Unless otherwise required by the affected city or affected county's rent or price control ordinance, these units shall not be subject to a recorded affordability restriction.

(B) The housing development project will include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years.

(C) Any existing residents will be allowed to occupy their units until six months before the start of construction activities with proper notice.

(D) The developer agrees to provide both of the following to the occupants of any protected units. (i) Relocation benefits to the occupants of those affordable residential rental units. (ii) A right of first refusal for a comparable unit available in the new housing development affordable to the household at an affordable rent, as defined in Section 50053 of the Health and Safety Code, or an affordable housing cost, as defined in 50052.5.

As outlined in the applicant's Affordable Housing Plan, the site currently contains 132 dwelling units that would be demolished to accommodate the project; however, many of these units are uninhabitable and have been vacant for more than five years. Of those 132 dwelling units, 85 dwelling units are currently occupied. Twenty nine of the units are vacant but have been occupied within the five-year period preceding the project application. Eighteen units are uninhabitable and/or have been vacant for five years or more. Therefore, 114 units are required to be replaced with the project.

Consistent with requirements, units that were occupied in the five-year period preceding the submission of the project application and rented at affordable rates would be replaced at comparable rates. State Law specifies that if the income of previous occupants is unknown, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy ["CHAS"] database. (Gov. Code Sec. 65915(c)(3)(B).)

Based on the latest CHAS data, 61-percent of renter households throughout unincorporated Marin County are occupied by lower-income households, therefore 61-percent of the 114 replacement units will be made available at affordable rents to low-income households (as defined by Health and Safety Code Section 50053) for a term of at least 55 years. Therefore, 70 affordable units would be provided with the project.

Marin Countywide Plan

The Marin Countywide Plan, first adopted in 1973 and most recently updated in 2023 with the updates to the Housing and Safety Elements, guides the conservation and development of Marin County and serves as the County's general plan. The Countywide Plan contains conservation, open space, safety, land use, housing, circulation, and noise policies, as well as several optional topics. The Countywide Plan includes the Natural Systems and Agriculture Element (includes the Safety Element), Built Environment Element (includes the Housing Element), and Socioeconomic

Element. Several CWP policies and programs apply to the proposed project. Several different CWP policies apply to the project including those pertaining to housing, transportation, biological resources, and community development. A summary of the project and consistency with the CWP can be found in the recommended resolutions.

Strawberry Community Plan

The existing Strawberry Community Plan was originally adopted by the Marin County Board of Supervisors on August 27, 1974, and last amended in February 1982. Within the broader framework of the Countywide Plan, the Strawberry Community Plan is intended to provide a community-specific vision for development on 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. Additionally, the plan includes an action plan that outlines recommended actions by community priority, the techniques for implementation, and the parties responsible for funding each recommendation. The community plan consists of several elements, including Land Use – Open Space; Housing; Transportation; Schools; and Public Facilities. Each element contains a policy framework for future development within the plan area.

The Amendments to the Strawberry Community Plan, 1982 were the result of a plan review undertaken by the Strawberry Community Plan Review Citizens' Advisory Committee, planning and transportation consultants, and Marin County planning staff. The amendments provided 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 applicant proposes a series of amendments to the Amendments to the Strawberry Community Plan, 1982 (see Attachment 7) to the Strawberry Community plan policies specific to the project site. Several policies contained within the Strawberry Community Plan and the 1982 Amendments to the Community Plan apply to the project. Please see the section below entitled "Recommendation" as well as the recommended Community Plan Amendment resolution for a discussion of the project and consistency with the Strawberry Community Plan.

Marin County Development Code

The Marin County Development Code contains the County's zoning and subdivision regulations and is comprised of different articles containing provisions for the development and use of private and public land, buildings and structures. The zoning designation of a particular site and the corresponding land use tables in Article II of the Development Code prescribe those uses that are allowed outright (e.g., principally permitted), conditionally (e.g., conditional use permit approval required) or not allowed. The site is zoned RMP (Residential, Multifamily, Planned) and a summary of land uses can be found in Tables 2-4. The residential uses proposed with the project-single family, multi-family and residential care facility-are allowed outright (principally permitted); the day care and fitness center are conditionally allowed, and thus subject to Master Use Permit approval.

Article IV of the County's Development Code describes each type of land use permit required by the Code and details the County's requirements for the permits. The land use permits that are required for the project include a Master Plan, Design Review, Vesting Tentative Map, Master Use Permit and Tree Removal Permit. Article IV also describes the different decision pathways for particular land use permits. For the proposed project, a Master Plan and Community Plan Amendment (see below) require a recommendation from the Planning Commission to the Board of Supervisors who ultimately render a decision on such applications.

Article VII of the Development Code lays out the County's administrative framework and procedures that relate to land use. In particular Chapter 22.116 contained in Article VII describes the procedures for amendments to Community Plans which require a recommendation from the Planning Commission to the Board of Supervisors.

Marin County Residential Design Guidelines

The County maintains both single- and multi-family residential design guidelines. The County's Single-Family Residential Design Guidelines, adopted by the Marin County Board of Supervisors on July 19, 2005, establish comprehensive design recommendations for all single-family residential development in the unincorporated communities of Marin. The Single-Family Residential Design Guidelines emphasize essential principles of development, particularly site planning, preservation of natural features, resource conservation, compatibility with neighboring development, location of buildings in relationship to pedestrian paths and streets, landscaping, general building form, massing, and scale. Similarly, the Multi-Family Residential Design Guidelines, adopted by the Marin County Board of Supervisors on December 10, 2013, provide guidance for multi-family residential development in the unincorporated areas of Marin County. These design guidelines are not meant to replace the requirements in the Marin County Code, but rather are intended to supplement the County code by providing additional direction and clear evaluation criteria used by the County in its decision-making.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

A Notice of Preparation (NOP) of Environmental Impact Report was issued on September 25, 2020, following the Environmental Coordinator's determination that the proposed project may have a potentially significant impact on the environment and that the preparation of an EIR pursuant to CEQA was required for the project.

On October 1, 2020, Riley F. Hurd III, on behalf of the Seminary Neighborhood Association, submitted an appeal of the Environmental Manager's determination to prepare an EIR based on the following: (1) the Board should deny the application, rendering it statutorily exempt from CEQA; (2) the proposed housing components of the project cannot be allowed under the existing 1953 Use Permit, and a new or amended Use Permit is required for the proposed housing; (3) the proposed project requires an amendment to the 1953 Use permit related to the educational use of the property; (4) the proposed amendments to the Strawberry Community Plan affect the educational use of the property and must be analyzed if an EIR is conducted; and (5) the determination to require an EIR is premature because the project description is not "stable, finite, accurate, and sufficient," due to the exclusion of the educational component from the detailed portion of the application.

Consistent with the BOS' previous direction, the appeal on the requirement to prepare an EIR was heard by the BOS on December 8, 2020, and the appeal was denied.

On May 18, 2021, the County hosted a virtual Public Scoping Session on the EIR for the North Coast Land Holdings LLC planning application on the former Golden Gate Baptist Seminary Site via Zoom. The Scoping Session included a discussion of the Project and an explanation of the purpose of the meeting and the CEQA process. The County also received public comments on the scope of the Project EIR prior to the adjournment of the Scoping Session. Outside of the Scoping Session, the public was invited to submit comments on the scope of the Project EIR from the date the NOP was issued (September 25, 2020) through May 25, 2021.

Draft EIR Process. Following a request for proposals process, the County independently selected Ascent Environmental, Inc. as the Consultants to prepare the EIR for the project, and an environmental contract was approved by the Board of Supervisors in April 2021 and fully funded by the applicant. A public scoping session was held in May 2021 to solicit input on the scope and content of the EIR, and the EIR preparation was ongoing since that time. The Draft EIR was released to the public on July 16, 2024, and was circulated for public review and comment for an extended period of 60 days. During this period, comments from the general public as well as organizations and agencies on environmental issues may be submitted to the lead agency. A public meeting hosted by the Marin County Planning Commission was held on September 9, 2024 to receive input from agencies and the public on the adequacy of the Draft EIR.

Upon completion of the public review and comment period, a Final EIR was prepared that included both written and oral comments on the Draft EIR received during the public-review period, responses to any significant environmental issues raised in those comments, and any revisions to the Draft EIR made in response to public comments or for other reasons. The Draft EIR and Final EIR together comprise the EIR for the project. Before approving the proposed project, the lead agency decision-making body is required to certify that the EIR has been completed in compliance with CEQA, that the decision-making body reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the lead agency. For this project, the Marin County Planning Commission is making a recommendation to the Board of Supervisors on whether to certify the Final EIR and approve the proposed project. Subsequently, the Board of Supervisors will consider certification of the Final EIR and an action on the proposed project.

Final EIR Process. On December 12, 2025, the North Coast Land Holdings Final EIR and Notice of Availability of the Final EIR was transmitted to the State Clearinghouse, members of the Planning Commission, Board of Supervisors, agencies, commenters on the Draft EIR including agencies that commented on the Draft EIR, and other interested groups and individuals, as well as being published in the Marin Independent Journal for circulation.

The Final EIR also includes insignificant modifications to the Draft EIR to make minor corrections and provide additional information that clarifies and amplifies content in the Draft EIR. None of the revisions to the Draft EIR would result in a new significant impact, a substantial increase in the severity of a previously identified significant impact, or a feasible mitigation measure or alternative considerably different from those already considered in the Draft EIR. Therefore, recirculation of the Draft EIR, pursuant to State CEQA Guidelines Section 15088.5, is not required.

The Draft and Final EIR documents are available on the following webpage: https://www.marincounty.gov/departments/cda/planning/environmental-planning/current-ceqa-projects/north-coast-land-holdings-llc-environmental-impact-report

Summary of Findings in the Final EIR.

Identified Impacts: The Final EIR identified a total of 23 project impacts as significant or potentially significant, including three project impacts that were also determined to be unavoidably significant in project-level analysis and two unavoidable cumulatively considerable impacts in cumulative impact analysis. The Final EIR also identified 42 project impacts that were found to be less than significant. Table ES-1 in the Executive Summary of the Final EIR contains the list of compiled impacts and mitigation measures. Feasible mitigation measures are available to eliminate or reduce 18 of the potentially significant project impacts to a less-than-significant level. These impacts were in the topical areas of Aesthetics, Air Quality, Biological Resources, Cultural and

Tribal Cultural Resources, Geology and Mineral Resources, Land Use and Planning, Noise, Transportation, and Public Services and Recreation.

The Final EIR also identified that the proposed project would result in significant and unavoidable impacts related to project-level and cumulatively considerable greenhouse gas (GHG) emissions, temporary construction noise, and project-level and cumulatively considerable transportation (vehicle miles traveled [VMT]) impacts. Cumulative impacts are defined in State CEQA Guidelines Section 15355 as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." As such, if the EIR analysis determines that the project will result in project and cumulatively significant environmental impacts that cannot be avoided with the implementation of feasible mitigation measures, and there are no feasible project alternatives that would mitigate or avoid all of the project's significant environmental impacts, Section 15093(b) of the State CEQA Guidelines allows for the lead agency to adopt a Statement of Overriding Considerations balancing the economic, legal, social, technological or other benefits of the project against its unavoidable adverse environmental effects. This decision would be made at the time of consideration of project approval and following certification of the Final EIR.

Summary of Major Conclusions.

The Final EIR reached the following major conclusions:

Greenhouse Gases: Implementation of the proposed project would result in construction- and operation-related GHG emissions that could contribute to climate change on a cumulative basis. Construction emissions would total approximately 6,643 MTCO2e over the project's four-year construction period. The project would emit an additional approximately 2,378 MTCO2e 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. While BAAQMD does not recommend a threshold for evaluating construction emissions, to conclude that a project would result in less-than-significant GHG impacts under CEQA, BAAQMD guidance recommends various project design features be implemented to demonstrate a project is doing its "fair share" in assisting the state in meeting the long-term GHG reduction target of carbon neutrality by 2045.

Because the project would not comply with BAAQMD's guidance pertaining to building decarbonization, Tier 2 EV charging requirements for nonresidential development, or the VMT reduction target for residential uses, the project does not demonstrate that it would be doing its "fair share" in assisting the state in meeting its long-term goal of carbon neutrality by 2045. Thus, it would conflict with the 2022 Scoping Plan and would not meet BAAQMD's goals for reducing a project's GHG emissions. While implementation of Mitigation Measures 3.7-1a and 3.7-1b would provide the necessary EV charging infrastructure as well as provide the applicant with the flexibility to implement various project design options to close the gap of GHG emissions generated from natural gas combustion, it cannot be assured at this time these measures are feasible or would be sufficient to meet BAAQMD's building decarbonization goals. Additionally, the implementation of Mitigation Measure 3.14-2a would require the project applicant to implement a Transportation Demand Management (TDM) Program for the proposed market rate residential uses and Mitigation Measure 3.14-2b would require the dedication of housing to campus-affiliated residents to further reduce vehicle trips and associated VMT associated with the residential uses of the project. However, it cannot be assured that implementation of these mitigation measures would be sufficient to achieve the

required VMT reduction target. Therefore, the project's contribution of GHGs would conflict with BAAQMD's guidance and the 2022 Scoping Plan for reducing GHG emissions and this project-level impact would be significant and unavoidable.

Noise: Construction noise would intermittently constitute a substantial increase, a perceived more than doubling of existing noise levels, for an extended period of construction time estimated to be four years. While implementation of Mitigation Measure 3.11-1 would substantially reduce construction-generated noise, construction noise levels would still exceed ambient levels by up to 39 dBA at times and would exceed 5 dBA above existing conditions, which is distinctly perceptible by most people. Thus, even with implementation of all feasible mitigation, construction noise could still result in significant noise impacts intermittently for sensitive receptors. Therefore, the construction noise impact would remain significant and unavoidable.

Vehicle Miles Travelled: The modeling of operational VMT for the project determined that the VMT per capita for the residential uses under Existing plus Project conditions would be approximately 3 percent below the regional average of 19.6 miles, and therefore would not meet the 30 percent below existing average regional VMT per capita threshold.

Although Mitigation Measures 3.14-2a and 3.14-2b have been proposed for the above described significant unavoidable impact, the effectiveness of potential VMT reduction strategies cannot be reliably quantified nor assured at this time, or even with implementation, they would not achieve the required VMT reduction level to meet the threshold of 30 percent below existing average regional VMT per capita. Therefore, the impacts described above would remain significant and unavoidable.

Cumulative Impacts: The proposed project would result in a significant and unavoidable cumulative GHG impact. Even with the implementation of Mitigation Measures 3.7-1b, 3.14-2a, and 3.14-2b, the project would not fully satisfy BAAQMD's VMT reduction requirements or building decarbonization goals, and the project's contribution of GHGs would conflict with the 2022 Scoping Plan. Therefore, the project, in conjunction with worldwide cumulative GHG impacts from past, present, and probable future projects, would be significant, and the impacts of the project itself, even with mitigation, would be cumulatively considerable.

Lastly, the proposed project would result in significant and unavoidable cumulative transportation impact related to the generation of VMT Because VMT per capita for the project would not meet the 30 percent below existing regional average threshold, the proposed project's contribution to cumulative VMT impacts would be cumulatively considerable.

Project Alternatives

The following provides brief descriptions of the alternatives evaluated in detail in Chapter 5, "Alternatives," of this EIR. Table ES-2 in the Final EIR presents a comparison of the environmental impacts between the alternatives and the proposed project.

Alternative 1: No Project/No Build Alternative assumes the continuation of baseline conditions with no development or redevelopment of the project site. The project site would remain in its current condition and existing uses would continue. Under this alternative, it is assumed that Olivet University (or an equivalent college) would remain on the project site because the existing facilities are suitable. In addition, this alternative assumes that the university enrollment would increase to up to 1,000 students consistent with the 1953 CUP.

Alternative 2: Potential Alternative Locations have been evaluated based on a search for sites of comparable size, plan designation/zoning, access, public services/utilities, and feasible availability.

Alternative 3: Community Plan Consistent Alternative involves denial of the proposed Community Plan Amendment and approval of a new Master Plan, and assumes that development of the site could occur consistent with the currently adopted Strawberry Community Plan and the same number of units would be developed as the proposed project (i.e., 324 new/replacement units and 3.3 dwelling units per acre). Because the 1984 Master Plan for the Seminary property expired in 2018, a new Master Plan would be required. This alternative assumes that Olivet University (or an equivalent college) would remain on the site because the existing facilities are suitable for this use, the facilities could be upgraded consistent with existing plans and zoning and the new Master Plan, and lease renewal would be reasonably foreseeable. In addition, Alternative 3 also assumes that university enrollment would increase up to 1,000 students consistent with the 1953 CUP.

Alternative 4: Mitigated Plan Alternative would involve modifications to the development plan (e.g., configuration of uses) from the project application to reduce environmental impacts, based on the analysis of the impacts of the project as proposed. These modifications go beyond the mitigation measures proposed for the project itself. Based on the environmental impact analysis contained in Sections 3.1 through 3.15 of the Draft EIR, the proposed project would result in potentially significant impacts on aesthetics, air quality, archaeological and tribal cultural resources, biological resources, geology and soils, greenhouse gas emissions, noise, public services, and transportation. Moreover, with the implementation of mitigation measures, the proposed project would result in significant and unavoidable impacts related to GHG emissions, construction noise, and VMT. Because the mitigated plan alternative focuses on reconfiguration of the proposed layout, it addresses impacts related to direct physical landscape alteration, rather than operational impacts (i.e., GHG emissions and VMT). Alternative 4 proposes relocating the proposed residential units on Chapel Hill to lower elevations within the project site to reduce local ridgeline visual impacts. In addition, Alternative 4 proposes incorporating various design features to ensure conformance with County policies related to visual resources and reduce color contrast and glare impacts, including the incorporation of light and slightly darker-valued earth-toned building materials that are flat and non-reflective, use of albedo surfaces that maximum reflectance coefficient of 0.6, and planting of screening shrubs and trees. To address potentially significant impacts related to disturbance or loss of monarch butterfly (should pre-construction surveys find the project site is used for monarch butterfly overwintering in the Shuck Drive Knoll and Seminary Point Planning Areas) Alternative 4 would avoid removal of healthy live overstory Monterey Pine that may contribute to suitable overwintering habitat. If this restriction prohibits construction of residential dwellings in these planning areas, the dwelling units would be relocated to any other planning area. In addition, to address potentially significant impacts related to slope stability and landslide hazards, development would be relocated and focused within Slope Stability Zone 1 with its generally gentler slopes, as identified in Figure 3.6-2, “Relative Slope Stability.” To address potentially significant impacts related to safety hazards and emergency access, this alternative would also widen Gilbert Drive and Hodges Drive to County standards and construct a roundabout at the intersection of Seminary Drive/Ricardo Road/Vista Del Sol. Alternative 4 would also require a minimum of 90 and a maximum of 100 housing units to be reserved for student housing to serve the University student population onsite. Lastly, this alternative would include a new onsite gym that would be exclusively available for use by university students and faculty. These requirements are consistent with the existing Strawberry Community Plan.

Environmentally Superior Alternative: Because the No Project/No Build Alternative would avoid almost all adverse impacts resulting from construction and operation of the proposed project, with the exception of transportation impacts which would be greater, it is the environmentally superior alternative. However, the No Project/No Build Alternative would not meet most of the project objectives.

When the environmentally superior alternative is the No Project Alternative, the State CEQA Guidelines (Section 15126[d][2]) require selection of an environmentally superior alternative other than the No Project Alternative from among the other action alternatives evaluated. As outlined in Table ES-2 in the Draft EIR, the Mitigated Plan Alternative would be the environmentally superior action alternative because although the majority of environmental impacts would be similar to those of the proposed project, and no significant and unavoidable impacts would be completely rendered less than significant, the modified development plan evaluated for this alternative would reduce potentially significant impacts related to visual resources, biological resources, slope stability and landslide hazards, and safety hazards and emergency access. It should be noted that further geotechnical engineering would be required to confirm development and design level stability requirements. In addition, while impacts overall would be reduced, Alternative 4 would result in potentially greater impacts related to water quality and stormwater drainage. In addition, impacts would be modestly higher for energy and GHGs as a result of construction and operation of the onsite gym. Thus, while Alternative 4, on balance, is environmentally superior to the proposed project, both Alternative 4 and the project represent different environmental tradeoffs, with some being greater, and some being lesser, for each environmental issue.

Conclusion

This EIR is an informational document that is intended to inform the County, other public agency decision-makers, and the public of the significant environmental effects of approving the North Coast Land Holdings LLC project EIR, and associated implementation measures, and the alternatives analyzed. Following certification of the Final EIR, the decision-makers (County Board of Supervisors) will consider action on the merits of these programs for approval or disapproval. As part of these next steps, the decision-makers will consider the information in this Final EIR along with other information presented during the approval process when determining whether to adopt or modify the proposed project or an alternative (in whole or part) to the proposal. Pursuant to State CEQA Guidelines Section 15002(h), the information in this Final EIR does *not* control the County's ultimate decision on approval of any component of the proposal.

The North Coast Land Holdings LLC Final EIR has undergone rigorous preparation and processing in full compliance with CEQA, the State CEQA Guidelines, and the County Environmental Impact Review Procedures. The North Coast Land Holdings LLC Final EIR is now adequate and complete to be acceptable for certification as the environmental review for the Project. The Final EIR provides adequate information and analysis to make an informed decision on the environmental effects and take action on the project, project alternatives, or combination of alternatives addressed in the Final EIR.

KEY ISSUES

A number of key issues have been raised by members of the community and are addressed below and in the EIR.

1. Conditional Use Permit. Members of the public, as well as the SDRB and members of the Planning Commission have raised concerns regarding the applicability and validity of the 1953 CUP. In addition, comments have been raised regarding the CUP and requirements that the school operations be "self-contained" with development only ancillary to the educational use. Other comments have been expressed that enrollment of up to 1,000 students is linked to the historic property acreage and because some of the original property has been sold, the allowable student enrollment should be less than 1,000 students.

The 1953 CUP allows for an educational use with enrollment of up to 1,000 students supported by faculty and staff. Further, a total of 90-100 student housing units is described in the Strawberry Community Plan and Strawberry Community Plan Amendment, 1982 as a land use within "the maximum desirable [development] based on the projected traffic impact and the context of the property within the community." The Community Plan and Amendments to the Strawberry Community Plan, 1982 also allow for the development of a chapel, student union building, additional classrooms, and a gymnasium to be exclusively available for use by university students and faculty.

When the 1984 Master Plan and subsequent Tentative Maps were approved and portions of the property were sold, a review of the County's historic records indicates that there was no correlation between the number of students and faculty allowed under the CUP and the acreage of the site. In addition, as described above in the "Background" section, as early as 1984 there is evidence that a considerable number of students and faculty preferred to live off campus.

Operation of the academic campus under the proposed project would be similar to existing operations at the campus. The academic campus would continue to be occupied by a university or college, with no change proposed to the scope of the existing 1953 CUP, including the maximum permitted enrollment of around 1,000 higher education students.

The project applicant has not requested amendment of the CUP as part of the proposed project, so the status of the CUP would not change with implementation of the project. Should the applicant wish to pursue a different educational tenant for the property, the prospective educational use would either need to conform to the 1953 CUP, or the applicant would be required to amend the 1953 CUP to authorize a modified educational use. At this time however, since the applicant is not proposing an amendment to the CUP, analysis of a different educational institution is speculative in nature.

2. Traffic. Concerns have been raised regarding the potential for the project to exacerbate traffic, lead to unsafe conditions, and that the basis of the analysis used to inform the project EIR transportation analysis was flawed.

The Final EIR contains an in-depth summary of the basis of analysis that was used to evaluate potential transportation effects associated with the project. While additional analysis was undertaken since the Draft EIR was published, the results of the analysis do not change the conclusions reached in the EIR analysis or identify project impact that was not previously identified in the Draft EIR.

Vehicle Miles Traveled (VMT). As described in the Draft EIR for the project, in 2018 the State CEQA Guidelines was amended to require that a vehicle miles traveled (VMT) analysis be used to assess transportation effects of a proposed project. The VMT analysis replaced the previous required congestion analysis (e.g., Levels of Service (LOS)) to assess potential project impacts under CEQA. The project EIR describes several mitigation measures that would aid in reducing

the VMT effects of the project, nonetheless the Draft EIR concludes that the project would result in a significant, unavoidable transportation effect as a result of the vehicle miles traveled (VMT) associated with the project. Specifically, that the project, even with the implementation of recommended mitigation measures, would be unable to achieve VMT levels of 30-percent below existing average regional VMT per capita.

Safety. Concerns have been raised regarding intersection safety throughout the Strawberry Peninsula and the potential for the project to exacerbate already unsafe conditions. The Transportation Impact Study (TIS) included as an appendix to the Draft EIR contains an in-depth review of local safety plans and collision data within the project area. The review determined that no street segments or intersections within the Strawberry community were located in high collision areas (e.g., High Collision Network (HCN)). After further study of recent collision data the TIS concluded that since none of the area intersections have been noted for high collision rates, that the proposed project would not result in significant traffic safety impacts at the intersections in the study area of the project.

LOS. While LOS is no longer required under the transportation analysis contained in an EIR, a LOS Assessment Memo was prepared to inform the project and its consistency with applicable CWP and Community Plans that require that existing LOS conditions at intersections not be exacerbated with development projects. The LOS Assessment Memo concluded that LOS would meet County standards with or without the project as existing LOS would not be reduced with the project. Specifically, even after accounting for project traffic, LOS would remain at the current level of "D" with continued stable traffic flow.

The Final EIR identifies several strategies that would aid in improving traffic conditions in the surrounding community. It should be noted that since the project's trip generation would be insufficient to substantially change existing transportation hazards in the study area these strategies are not mitigation measures under CEQA. The strategies include items such as repaving and widening Reed Boulevard between Storer Drive and north of the fire station driveway to improve emergency vehicle clearance and pedestrian conditions; and installing signage, curb extensions and flashing beacons along Reed Boulevard and Redwood Highway Frontage Road. The transportation strategies have been included as conditions of project approval in the recommended resolution for the project, in addition to those mitigation measures identified in the project EIR.

3. Geotechnical. 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 "weak" site soils.

The project EIR evaluates 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. The studies and information used in the project EIR impact analysis include a geotechnical report prepared by Reese and Associates dated December 1, 2021 (Appendix I of the Draft EIR), the Preliminary Geotechnical Design Report prepared by Purcell, Rhodes & Associates (PRA) of Pleasant Hill, California dated June 8, 2016 (Appendix J of the Draft EIR), Stage 1 Feasibility Study by PRA dated August 23, 2010 (Appendix K of the Draft EIR), and Geotechnical Reconnaissance Report by Donald Herzog Associates (DHA) dated May 19, 1982 (Appendix L of the Draft EIR).

As detailed in the project EIR, a design-level geotechnical engineering report would be required should the project be approved and is undergoing design development, assuming geologic conditions warrant site-specific engineering responses. At that time, additional field work is often conducted to gather more details about underlying conditions to inform site-specific engineering design. The project EIR identified potentially significant impacts related to the project's construction effects on geologic conditions, Mitigation measures (3.6-2 and -4) described in the EIR would require the preparation of design-level geotechnical engineering reports prior to the issuance of a project permit by Marin County Department of Public Works for the project.

In response to public comments, a design-level report was prepared following the publication of the Draft EIR, intended to provide site specific engineering recommendations to address issues related to subsidence or liquefaction, the height and location of proposed retaining walls, and the safety of development proposed in landslide zones or areas of weak soil. The design-level report confirmed the findings of the project EIR. As required by the mitigation measures, no grading permit would be issued to allow the development of the project until the site-specific geotechnical engineering report is submitted to the County to support design review of engineering measures incorporated into the project.

4. Hydrology/Storm Water: Concerns have been raised regarding the condition of the existing storm drain system and how the proposed system could exacerbate capacity limitations of offsite drainage systems, as well as the methods used to establish stormwater requirements for the project.

The majority of the storm drain system within the project area is proposed to be replaced with the project. The project would detain stormwater runoff and maintain flow rates such that post-project peak runoff flow rates would be less than pre-project levels. If there are other on-site storm drain facilities which are not proposed for replacement as described above, the project would decrease the amount of flows they are receiving under existing conditions.

While concerns have been raised regarding the existing stormwater conditions and the potential for the project to exacerbate these conditions, the project EIR determined that project-related stormwater flows would not exacerbate existing conditions and in fact may lead to improvements in overall stormwater conditions as the project would include improvements to capture and convey stormwater, consistent with County and State requirements. Ultimately maintenance of private drainage infrastructure is a property owner's responsibility, rather than the County's or project applicant's, and the proposed on-site storm drainage management facilities would be designed to prevent increase of peak stormwater flows beyond the levels of existing flows.

The project EIR concluded that the proposed storm drain system would detain stormwater runoff and maintain flow rates such that post-project peak runoff flow rates would be less than pre-project levels because storm drain infrastructure within the project area would be upgraded to meet County standards, and thus less stormwater would be delivered to the off-site storm drain system from the project site. The project owner would be responsible for operational maintenance of the storm drain system on their property. The County would be required to perform water quality inspections as part of the operation and maintenance verification program per the County's MS4 Permit. Marin County would enforce the requirements outlined in the Bay Area Stormwater Management Agencies Association (BASMAA) Operations and Maintenance Manual.

DISCUSSION

The applicant has requested amendments to the Amendments to the Strawberry Community Plan, 1982, and propose a housing development project with an associated subdivision. While these two basic components of the application are related, their thresholds for approval are different. While development applications are reviewed on a routine basis, the Strawberry Community Plan is an element of the Marin Countywide Plan, the County's General Plan, and the Board of Supervisors can only approve such a proposal through legislative action. General Plans are regarded as the "constitution for development" in California, and hold a unique position in a local jurisdiction's land use policy and regulatory framework. Therefore, the threshold for approving an amendment should be higher than any other type of land use action. Staff does not believe the proposed amendments to Amendments to the Strawberry Community Plan 1982 meet this elevated threshold, or that the amendments are necessary to approve the housing project.

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 1982 amendments to the Strawberry Community Plan were the result of a plan review undertaken by the Strawberry Community Plan Review Citizen's Advisory Committee, planning and transportation consultants, and Marin County planning staff. The amendments provided 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 community plan amendments proposed by the applicant consist of several items, ranging from clarifications and updating site information so it is current (e.g., revising Assessor Parcel Numbers, including the Countywide Plan Land Use Designation, deleting references to the previous property owner), development on Chapel Hill, removing language regarding on-site student housing requirements, the nature of on-site housing, and the religious nature of the on-site educational institution.

Since the applicant's 2015 community plan amendment proposal and up through those amendments currently before the County, the amendments have been opposed by members of the community. At the 2017 and 2020 Strawberry Design Review Board (SDRB) hearings on the previous and current proposals, and following extensive community testimony, the SDRB echoed the sentiment of many commenters that "…(3) even with the proposed amendments…(the project)…is inconsistent with the Strawberry Community Plan…".

Members of the community have consistently expressed concerns with the transportation effects associated with the project. The project EIR analyzed the transportation effects and the EIR states that "…a firm dedication of a substantial share of the housing units to…" campus-affiliated residents as well as other measures would, "…reduce vehicle trips…" associated with the project. Thus, implementation of the existing Strawberry Community Plan Amendments 1982 policies regarding the provision of on-site student housing units (90-100) would aid in reducing project-related traffic…". However, the applicant has requested a concession to the on-site student housing requirement, consistent with State law.

The applicant proposes to remove community plan text prohibiting housing on the hilltop adjacent to Chapel Drive as the Community Plan states the area, "…is a prominent visual landmark with the Community and should remain undeveloped, if possible…". While the project includes housing

in this area, the applicant has requested a waiver of this community plan policy under the State density bonus law.

As detailed in the background section above, with the expiration of the 1984 Master Plan in 2017, residents of the site no longer require affiliation with the on-site educational institution. Therefore, an amendment of the Community Plan is not necessary to allow residents, either affiliated or not affiliated with the school, to live on site. Further, because the proposed project is afforded protections and rights under State housing laws, the density proscribed in the Community Plan is superseded by the density afforded by the Countywide Plan land use designation. Therefore, the density proposed by the applicant does not require an amendment to the Community Plan.

Approval of a community plan amendment is not necessary to authorize the proposed development. Further, in denying the community plan amendment, onsite student housing would be required and would aid in reducing project related traffic.

The applicant requests approval of a Master Use Permit to allow the use of a daycare and fitness center on the site, resulting from community engagement efforts the applicant undertook in 2017 and 2019 (Seminary Tomorrow). During those efforts, the community expressed a desire for a daycare and fitness center, both of which would be open to the community as well as residents of the site. While the project EIR recognizes that these uses would generate traffic trips, there is significant community support for the daycare and fitness center uses in the community and these should be allowed by approving the Master Use Permit.

As discussed in the Regulatory Setting section above, State housing laws prohibit the County from denying or reducing the density of a housing development project unless it makes specific findings, one of which is that “[t]he housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density” and “[t]here is no feasible method to satisfactorily mitigate or avoid the adverse impact other than the disapproval of the housing development project or the approval of the project upon the condition that it will be developed at a lower density.”

The proposed project would not result in any health and safety impacts with the implementation of the mitigation measures identified in the EIR and the other conditions of approval imposed by the recommended resolution. The EIR relies on detailed studies of geotechnical, drainage, and transportation issues, and identified mitigation measures to address outstanding issues. Further, the Department of Public Works and Southern Marin Fire Protection District have imposed measures necessary to prevent safety hazards, such as those related to roadways and evacuations, and their conditions will ensure that the project is safe. Therefore, staff does not believe there is a sufficient basis for the County to deny the proposed housing development project or the associated Tree Removal Permit and Subdivision applications.

The Master Plan identifies the different planning areas and provides conceptual direction and description of the development of the individual areas. The Design Review would authorize the majority of the residential structures, while some structures such as the improvements associated with the Administration Building, maintenance shed and 103 residential units proposed in six-story buildings in the Hodges/Shuck Planning Area, would be subject to future Design Review approval.

The recommended resolution contains the mitigation measures contained in the project EIR as conditions of project approval and contains additional conditions to ensure that the project would be consistent with the County’s policies and requirements. Such additional conditions include

measures intended to reduce traffic effects (traffic strategies), the approval of an Open Space and Trail Improvement Plan, and approval of a subdivision improvement plan. The recommended resolution also directs the applicant to disperse some of the 103 residential units proposed in six-story buildings in the Hodges/Shuck Planning Area in the future Design Review application such that these future buildings would not exceed three-stories in height. The dispersed units would be required to be located in areas that were evaluated in the project EIR.

The resolutions also recommend the approval of a Tree Removal Permit. By approving the Tree Removal Permit the development could be accommodated on the site. Replacement trees would be required, at a minimum of two replacement trees for every protected tree removed. The project resolution contains conditions of approval regarding the species and size of the replacement trees. Given that large swaths of the site would continue to contain large stands of mature trees and by implementing mitigation measures required as conditions of project approval, the tree removal activities would be consistent with the County's regulations and policies.

Finally, the applicant is requesting Vesting Tentative Map approval for future condos on two lots, specifically "Parcel One" and "Parcel Two". Approval of the Vesting Tentative Map would allow the applicant to offer some of the residential units as condominiums in the future and provide a diversity of housing types and financing options. Overall, the subdivision would assist in promoting the development of housing on-site.

ALTERNATIVE

There has been considerable concern in the community through the years regarding the potential student body size of the school as the 1953 Conditional Use Permit authorizes a maximum of "1,000 students". The maximum student body potential informed the environmental analysis for the project as well as the staff recommended resolutions, in particular the recommendation to deny the applicant's Community Plan Amendment request. Should the applicant wish to reduce the maximum student body size of the site school, it may be appropriate to modify staff's recommendation regarding the Community Plan Amendment request.

RECOMMENDATION

1) Staff recommends that the Planning Commission review and consider the Final EIR, and then move to recommend that the Board of Supervisors certify that the Final EIR for the North Coast Land Holdings project is adequate and complete in compliance with CEQA, the State CEQA Guidelines, and the County Environmental Review Procedures, and as adequate and complete for consideration in making a decision on the merits of the project; and

2) Staff recommends that the Planning Commission that the Board of Supervisors deny the Community Plan Amendment, and approve the Master Plan, Design Review and Tree Removal Permit, Master Use Permit and Vesting Tentative Map.

Attachments:

1. Recommended Resolution 1a-Certification the Environmental Impact Report
2. Recommended Resolution 1b-Community Plan Amendment
3. Recommended Resolution 1c-Master Plan
4. Recommended Resolution 1d-Design Review and Tree Removal Permit
5. Recommended Resolution 1e-Master Use Permit
6. Recommended Resolution 1f-Vesting Tentative Map
7. Applicant's Proposed Community Plan Amendments

8. Applicant's Proposed Master Plan
9. 1953 Conditional Use Permit
10. 1955 Improvement Agreement Under Conditional Use Permit
11. County Interpretation dated June 23, 2014
12. County Response to Code Compliance Allegations dated April 10, 2017
13. "Seminary Tomorrow-A Community Engagement Process"
14. Applicant's Amended Affordable Housing Plan
15. Complete project plan set available at the following url: https://www.marincounty.gov/departments/cda/planning/projects/mill-valley-alto/north-coast-land-holdings-community-plan-amendmentmaster-plandesign-reviewmaster-use-permittentative-maptree-removal-permit-former-golden-gate-baptist-seminary-property-p1490
16. Representative Plans-Seminary Point Planning Area
17. Representative Plans-Hodges/Shuck Planning Area
18. Representative Plans-Reed/Storer/Shuck Planning Area
19. Representative Plans-Mission Drive Planning Area
20. Representative Plans-Dormitory Hill Planning Area
21. Representative Plans-Chapel Hill Planning Area
22. Representative Plans-Shuck Drive Planning Area
23. Plans-Vesting Tentative Map

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. _____

A RESOLUTION TO RECOMMEND CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE NORTH COAST LAND HOLDINGS COMMUNITY PLAN AMENDMENT/MASTER PLAN/DESIGN REVIEW/MASTER USE PERMIT/VESTING TENTATIVE MAP/TREE REMOVAL PERMIT ON THE FORMER GOLDEN GATE BAPTIST SEMINARY PROPERTY

* *

SECTION I: FINDINGS

1. **WHEREAS,** on February 5, 2020, North Coast Land Holdings LLC submitted a supplement to its Community Plan Amendment request for Master Plan, Design Review, Master Use Permit, Vesting Tentative Map and Tree Removal Permit approval to develop portions of the former Golden Gate Baptist Seminary property and project site located at 201 Seminary Drive, Mill Valley at Assessor's Parcel Numbers (APNs) 043-261-25, 043-261-26, 043-401-05, 043-401-10, 043-401-16, 043-402-03, 043-402-05, and 043-402-06 (proposed project). The proposed project includes a residential care facility for senior citizens, replacing a majority of the existing residential housing as well as providing new housing, (a total of 336 residential units are proposed of which approximately 20-percent of the units, i.e., 70 units, would be reserved for below market rate housing), renovation of existing academic buildings, a pre-school and fitness center that would both be open to the public, as well as open space, athletic fields, paths, and plazas. No changes to the existing educational use, including a maximum enrollment of 1,000 students, are proposed with the project; and

2. **WHEREAS,** the County of Marin (County) determined that the project applications represent a project subject to the California Environmental Quality Act (CEQA), Public Resources Code Sections 21000 et seq., 14 California Code of Regulations Section 15000, et seq., and its implementing regulations (State CEQA Guidelines). The County, as lead agency pursuant to CEQA, determined upon preliminary project review that preparation of an Environmental Impact Report (EIR) was required for the project. In conformance with CEQA regulations, an Initial Study was not needed because of decision to prepare the EIR; and

3. **WHEREAS,** a Notice of Preparation (NOP) of an EIR was issued by the County Environmental Planning Manager on September 25, 2020. On October 1, 2020, Riley F. Hurd III, on behalf of the Seminary Neighborhood Association, submitted an appeal of the Environmental Manager's determination that an EIR was required for the project, pursuant to CEQA, which was denied by the Board of Supervisors at a duly noticed public hearing held on November 10, 2020; and

4. **WHEREAS,** on November 20, 2020, the County, as lead agency pursuant to CEQA, provided notice that the NOP public comment period had been extended to February 1, 2021; and

5. **WHEREAS,** on April 23, 2021, the County, as lead agency pursuant to CEQA, provided notice that a public scoping meeting would be held on May 18, 2021, and that the NOP public comment period was further extended to May 25, 2021; and

6. **WHEREAS,** the County, as lead agency pursuant to CEQA, prepared a Draft EIR for the project (State Clearinghouse No. 2020090488), and on July 16, 2024, the Draft EIR and a Notice of Completion (NOC) were distributed to members of the Planning Commission, Board of Supervisors, State Clearinghouse, state and local agencies and special districts, surrounding property owners, and other interested groups and individuals. The notice and Draft EIR documents were also posted on the County webpage for the duration of project environmental review, and the NOC was published in the Marin Independent Journal, a local newspaper of general circulation to begin an extended 60-day public review and comment period on the adequacy of the Draft EIR; and

7. **WHEREAS,** on September 9, 2024, during the public review and comment period of the Draft EIR, the County Planning Commission conducted a duly noticed public hearing to receive input from agencies and the public on the adequacy of the Draft EIR. Oral comments were provided. Following the close of the public hearing, the Planning Commission directed County staff to determine whether the Draft EIR would need to be recirculated after further consideration of the comments received during the 60-day public review period and public hearing. If County staff determined recirculation was not warranted, the Planning Commission directed staff to prepare the Final EIR, including Response to Comments, after the close of the comment period on the Draft EIR; and

8. **WHEREAS,** on September 16, 2024, the public review and comment period on the Draft EIR was closed, and written comments were received on the Draft EIR until 4:00 pm on that date; and

9. **WHEREAS,** the County received 71 comment letters on the Draft EIR during the public review and comment period from agencies, organizations, and individuals. Oral comments provided during the Planning Commission hearing held on September 9, 2024, were transcribed. The primary issues raised in both written and oral comments on the Draft EIR generally included topics related to aesthetics, air quality, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, sea level rise, land use and planning, noise and vibration, population and housing, public services and recreation, transportation, and alternatives; and

10. **WHEREAS,** County staff determined that the public comments on the Draft EIR and the County's response to those comments resulted in only minor clarifications and revisions to the Draft EIR, as documented in the Final EIR, and therefore do not constitute substantial revisions or significant new information requiring recirculation of the Draft EIR under State CEQA Guidelines Section 15088.5; and

11. **WHEREAS,** the County prepared the Final EIR in accordance with the requirements of CEQA Guidelines Section 15132, consisting of the Draft EIR and clarifications and revisions thereto, technical appendices, public comments, and the County's responses to public comments on the Draft EIR. On December 12, 2025, the Final EIR and a notice of availability (NOA) of the Final EIR for review were distributed to members of the Planning Commission, Board of Supervisors, State Clearinghouse, state and local agencies and special districts, and other interested groups and individuals. The documents were also posted on the County's webpage for the project environmental review and the NOA was published in the Marin Independent Journal to begin a 45-day review period on the Final EIR. The comment period on the Final EIR ended on January 26, 2026; and

12. **WHEREAS,** the Final EIR identified and evaluated the significant and potentially significant effects of the proposed project on the environment encompassing project and cumulative effects, direct and indirect effects, and growth-inducing impacts, including substantial evidence regarding the nature and magnitude of those significant and potentially significant effects; and

13. **WHEREAS,** the Final EIR described feasible measures that could avoid or minimize significant effects, all feasible mitigation measures have been adopted and incorporated into the Mitigation Monitoring and Reporting Program (MMRP), attached to this Resolution as Exhibit 1, in compliance with State CEQA Guidelines Section 15097, which identifies the required mitigation measures, the party responsible for carrying them out, and a monitoring and reporting mechanism; compliance with the MMRP will be implemented and incorporated into the proposed project design, and included, as applicable, as conditions of approval; and

14. **WHEREAS,** the Final EIR included evaluation of a range of reasonable alternatives to the project and location of the project to assess if they would feasibly attain most of the basic objectives of the project, their relative environmental impacts in comparison to the proposed project, and whether the alternative would avoid or substantially lessen any significant effects, consistent with State CEQA Guidelines Section 15126; and

15. **WHEREAS,** the Final EIR determined that the proposed project will have significant and unavoidable impacts, which if the project is approved, will require the Board of Supervisors to adopt a Statement of Overriding Considerations (SOC) pursuant to State CEQA Guidelines Section 15093 stating that the County has balanced the specific environmental risks against the proposed project's benefits in determining whether to approve the proposed project; and

16. **WHEREAS,** on February 10, 2026, a subsequent notice of a public meeting by the Planning Commission to consider recommendation of certification of the Final EIR was published in a newspaper of general circulation and posted on the County's project environmental review webpage; and

17. **WHEREAS,** on March 2, 2026, the Planning Commission conducted a duly noticed public meeting to consider a recommendation to the Board of Supervisors to certify the Final EIR. The Final EIR and staff's report recommending certification of the Final EIR responding to Planning Commissioners' concerns from the September 9, 2024 hearing were provided to the Planning Commission prior to the meeting. Public comments on the Draft EIR and the County's response to those comments resulted in only minor clarifications and revisions to the Draft EIR, as documented in the Final EIR, and therefore do not constitute substantial revisions or significant new information requiring recirculation of the Draft EIR under State CEQA Guidelines Section 15088.5, nor do they affect certification of the EIR as adequate and complete; and

18. **WHEREAS,** the Marin County Planning Commission has reviewed and considered the information in the Draft EIR, Final EIR, Final EIR Appendices, all public comments and responses thereto, EIR administrative record, and Final EIR Staff Report for adequacy, completeness and compliance with CEQA, State CEQA Guidelines, and County Environmental Review Procedures.

SECTION II: ACTION

NOW, THEREFORE, BE IT RESOLVED, that the Marin County Planning Commission makes the following findings:

1) Notice of the Planning Commission hearing on the Draft EIR and meeting to recommend certification the Final EIR was given as required by law and the actions were conducted pursuant to State CEQA Guideline Sections 15087, 15088, 15088.5, 15089, 15090; 15091; 15092; 15093; 15097 and

2) All individuals, groups and agencies desiring to comment were given adequate opportunity to submit oral and written comments on the Draft EIR and to submit written comments on the adequacy of the Final EIR for certification. These opportunities for comment meet or exceed the requirements of CEQA and the County Environmental Review procedures; and

3) The North Coast Land Holdings LLC Community Plan Amendment, Master Plan, Design Review, Master Use Permit, Vesting Tentative Map and Tree Removal Permit Project Final EIR consists of the Final EIR document (including the revised Draft EIR text with track changes, public comments, Response to Comments, and Appendices); and

4) All comments submitted during the public review and comment period on the Draft EIR, the public hearing on the adequacy of the Draft EIR conducted by the Planning Commission and the public review and comment period on the Final EIR were responded to adequately; and

5) The Planning Commission was presented with all of the information in the administrative record, testimony, and EIR documents for the Final EIR, and the Commission has reviewed and considered this information and the Final EIR; and

6) The Final EIR has been completed in compliance with the intent and requirements of CEQA, the State CEQA Guidelines, and the County EIR process, and reflects the independent judgment of the County of Marin, as lead agency pursuant to CEQA. The Planning Commission has considered and will continue to consider the information contained in the Final EIR prior to making a recommendation to the Board of Supervisors regarding the project or any of the project alternatives.

NOW, THEN LET IT BE FURTHER RESOLVED that the Marin County Planning Commission recommends that the Marin County Board of Supervisors certify the Final EIR for the North Coast Land Holdings LLC Community Plan Amendment, Master Plan, Design Review, Master Use Permit, Vesting Tentative Map and Tree Removal Permit project as adequate and complete in compliance with CEQA, the State CEQA Guidelines, and the County Environmental Review Procedures, and as adequate and complete for consideration in making a decision on the merits of the project.

SECTION III: VOTE

VOTE WILL BE TAKEN at the regular meeting of the Planning Commission of the County of Marin, State of California, on the 30th day of March, 2026. Commissioners placed the following vote to-wit:

AYES:

NOES:

ABSENT:

GREG STEPANICICH, CHAIR
MARIN COUNTY PLANNING COMMISSION

Attest:

Sindy Palencia
Planning Commission Recording Secretary

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

CEQA and the State CEQA Guidelines (PRC Section 21081.6 and State CEQA Guidelines Sections 15091[d] and 15097) require public agencies "to adopt a reporting and monitoring program for changes to the project which it has adopted or made a condition of project approval to mitigate or avoid significant effects on the environment." A Mitigation Monitoring and Reporting Program (MMRP) is required for the proposed project because the EIR identifies potential significant adverse impacts related to the project implementation, and mitigation measure have been identified to reduce those impacts. Adoption of the MMRP would occur along with approval of the proposed North Coast Land Holdings Master Plan and Community Plan Amendment Project (proposed project or project).

PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed in a satisfactory manner prior to implementation of the proposed project. The attached table has been prepared to assist the responsible parties in implementing the mitigation measures. The table identifies the impact, mitigation measures (as amended through the Final EIR), monitoring responsibility, mitigation timing, and provides space to confirm implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in the EIR. Mitigation measures that are referenced more than once in the EIR are not duplicated in the MMRP table.

ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the County of Marin is responsible for taking all actions necessary to implement the mitigation measures under its jurisdiction according to the specifications provided for each measure and for demonstrating that the action has been successfully completed.

Inquiries should be directed to:

Contact: Rachel Reid, Environmental Planning Manager
3501 Civic Center Drive, #308
San Rafael, CA 94903
Phone: (415) 473-6863
Email: rreid@marincounty.org

The location of this information is:

3501 Civic Center Drive, Room 308
San Rafael, CA 94903

The applicant (North Coast Land Holdings) is responsible for overall administration of the MMRP and County of Marin staff members are responsible for verifying that the applicant has completed the necessary actions for each measure.

REPORTING

Marin County shall document and describe the compliance of the activity with the required mitigation measures either within the attached table or a separate monitoring document.

MITIGATION MONITORING AND REPORTING PROGRAM TABLE

The categories identified in the attached MMRP table are described below.

- Mitigation Measure Number – This column provides the number and name of the mitigation measure.
- Mitigation Measure – This column provides the verbatim text of the adopted mitigation measure.
- Responsible Party and Verifying Party – This column identifies the party responsible for implementing the mitigation measure and the party responsible for verifying implementation of the measure.
- Timing – This column identifies the time frame in which the mitigation will be implemented.
- Method of Implementation - For every mitigation measure, one or more actions are described. The actions delineate the means by which the mitigation measures will be implemented and, in some instances, the criteria for determining whether a measure has been successfully implemented.

Mitigation Monitoring and Reporting Program

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
Aesthetics				
Mitigation Measure 3.1-1a: 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: ▶ Screen and/or block views of the project housing on the sides of Chapel Hill when driving along Chapel Drive. ▶ Screen and/or block views into the central area of the project on the south side of Chapel Drive west of Chapel Hill. ▶ Maintain a view corridor to Richardson and San Francisco Bays from Chapel Hill.	Applicant / County Community Development Agency	During final plan check review and prior to issuance of grading permits/building permits for work within the respective planning areas	Project plans shall specify the specific elements outlined in the measure.
Mitigation Measure 3.1-1b: 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. Figure 3.1-27, Mitigation Planning Areas, identifies planting areas where this measure shall be implemented.	Applicant / County Community Development Agency	During final plan check review and prior to issuance of grading permits/building permits for work within the respective planning areas	Project plans shall specify the specific elements outlined in the measure.
Mitigation Measure 3.1-1c: 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.	Applicant / County Community Development Agency	During final plan check review and prior to issuance of grading permits/building permits for work within the respective planning areas	Project plans shall include a variety of fast-growing trees planted on the north and east sides of the residential care facility.
Mitigation Measure 3.1-1d: 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).	Applicant / County Community Development Agency	During final plan check review and prior to issuance of grading permits/building permits for work within the respective planning areas	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 3.1-2: Reflectance	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	Applicant /	During final plan check review and prior to issuance of grading	Project plans shall ensure the reflectance coefficients for albedo

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
Coefficients for Albedo Surfaces	coefficient shall be verified by the Architect of Record as part of the design review process.	Architect of Record as part of the design review process	permits/building permits for work within the respective planning areas	surfaces does not exceed a maximum coefficient of 0.6.
Air Quality				
Mitigation Measure 3.2-1: 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.	Applicant / County Community Development Agency	Prior to the start of construction activities and ongoing during construction activities	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.
Archaeological, Historical, and Tribal Cultural Resources				
Mitigation Measure 3.3-2: 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	Applicant; Qualified Archaeologist / County Community Development Agency	Ongoing during construction activities	Compliance with the qualified professional archaeologist's determinations if inadvertent discovery occurs.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	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 3.3-3: 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	Applicant; Qualified Archaeologist / County Community Development Agency	Minimum of three weeks prior to the start of earthwork or ground disturbing construction activities within the Culturally Sensitive Areas	Applicant retention of a qualified archaeological monitor who shall contract directly with the Tribe for monitoring services, and the completion of daily monitor logs during construction phases

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	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.			involving ground disturbing activities within Culturally Sensitive Areas.
Biological Resources				
Mitigation Measure 3.4-1a: 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: ▸ 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). ▸ 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. ▸ 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, m~~M~~itigation 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	Applicant; Qualified Botanist / County Community Development Agency	Prior to the start of construction activities	Applicant retention of a qualified botanist to conduct surveys as outlined in the measure. Botanist and/or Applicant shall submit the Botanist report and findings to Marin County Community Development Agency as verification.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	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: ▪ plants reestablish annually for a minimum of five years with no human intervention such as supplemental seeding; and ▪ 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. 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 3.4-1b: Avoid and Minimize Introduction and	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.	Applicant; Qualified Biologist / County Community Development Agency	Prior to the start of construction activities and ongoing during construction activities	A report detailing the locations of any significant infestations of invasive plant species will be provided to the

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
Spread of Invasive Plants	▸ 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. ▸ 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. ▸ 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. ▸ 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. ▸ 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.			County of Marin prior to project implementation. Applicant and building contractors shall inspect equipment continuously during construction activities in relation to the map produced by the qualified biologist.
Mitigation Measure 3.4-2a: Avoid Disturbance of Overwintering Monarch Butterflies	To avoid or minimize impacts to monarch butterflies, the applicant shall implement the following measures. ▸ 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. ▸ 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).	Applicant; Qualified Biologist / County Community Development Agency	Prior to the start of construction activities / ongoing avoidance of vegetation during construction activities if monarch butterflies are positively identified by qualified biologist	Applicant shall hire a qualified biologist to produce a report with findings as to whether monarch butterflies are likely present on the site. The report shall be submitted to the County Community Development Agency and as necessary the Applicant shall implement the qualified biologist's findings prior to and for the duration of construction activities.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
Mitigation Measure 3.4-2b: Minimize Loss of Monarch Butterfly Overwintering Stands	To minimize impacts to monarch butterfly overwintering habitat, the applicant shall implement the following measures. ▸ 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. a. These actions 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.	Applicant; Qualified Biologist / County Community Development Agency; USFWS	Prior to any site preparation or vegetation removal within suitable monarch overwintering stands	The Applicant shall implement *Protecting California's Butterfly Groves, Management Guidelines for Monarch Butterfly Overwintering Habitat* in coordination with the County and USFWS.
Mitigation Measure 3.4-4: Avoid Disturbance of ~~White-tailed Kite~~ Special-Status Birds	To avoid or minimize impacts to nests of bald eagle and white-tailed kite, the applicant shall implement the following measures. ▸ 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). ▸ 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. ▸ 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	Applicant; Qualified Biologist / County Community Development Agency	Prior to the start of construction activities / ongoing during construction activities if work is required during the nesting seasons outlined in the measure	The Applicant shall implement qualified biologist's findings prior to and for the duration of construction activities as outlined in the measure. A report describing the methods and results of any nest pre-construction surveys conducted, and any nest buffers implemented shall be submitted to the County.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	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. ▶ 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. To avoid impacts to nests of California black rail and California Ridgway's rail, the applicant shall implement the following measures. ▶ 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. ▶ 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. ▶ 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. 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 No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
Mitigation Measure 3.4-5: 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). ▸ 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. ▸ 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. ▸ 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. ▸ A report describing the methods and results of any bat surveys conducted, and any nest buffers implemented shall be submitted to the County.	Applicant; Qualified Biologist / County Community Development Agency	Prior to the start of construction activities / ongoing during construction activities	Ongoing avoidance during construction activities as outlined in the measure if bats are positively identified by qualified biologist. 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 3.4-7: Avoid and Minimize Introduction and	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.	Applicant / County Community Development Agency	Ongoing during construction activities in oak woodlands on the project site	Applicant shall retain a qualified arborist to inform construction management plan. Bid documents shall specify

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
Spread of Sudden Oak Death	▶ Clean and sanitize vehicles, equipment, tools, footwear, and clothes before arriving at the project site. ▶ Include training on sudden oak death by a qualified biologist or certified arborist in worker awareness training. ▶ 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. ▶ 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. ▶ A report detailing the procedures implemented to prevent the introduction of sudden oak death shall be submitted to the County on an annual basis.			the best management practices for minimizing sudden oak death training as outlined in the measure. Annual report shall be submitted to the County detailing the procedures implemented to prevent the introduction of sudden oak death.
Geology and Soils				
Mitigation Measure 3.6-2: Geotechnical Engineering to Address Seismically Induced Ground/Structural Failure	The PRA reports 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	Applicant ; Qualified Geotechnical Engineer/ Marin County Department of Public Works	Prior to issuance of grading permits/building permits	Compliance with the geotechnical recommendations as outlined in the measure. Design-level geotechnical report to be submitted to the County for review and approval and submittal of certification letter for compliance of design level plans.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	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 3.6-4: 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	Applicant; Qualified Geotechnical Engineer/ Marin County Department of Public Works	Prior to issuance of grading permits / building permits / improvement plans	Compliance with the geotechnical recommendations as outlined in the measure. Design-level geotechnical report to be submitted to the County for review and approval and submittal of certification letter for compliance of design level plans.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	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: ▶ 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. ▶ 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. ▶ 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 1.3~~5~~ 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:			

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	▶ 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.			
Greenhouse Gas Emissions and Climate Change				
Mitigation Measure 3.7-1: 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.	Applicant / County Community Development Agency	During final plan check review and prior to issuance of grading permits/building permits for work within the respective planning areas	Approval of project development plans by the County Community Development Agency detailing CalGreen code requirements.
Mitigation Measure 3.7-1b: Decarbonize Buildings or	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	Applicant / County Community Development Agency	During final plan check review or prior to the issuance of occupancy	Approval of project development plans or demonstrated by

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
Purchase Offsets If Marin County Has an Adopted GHG Offset Policy and Program	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		permits for work within the respective planning areas	constructed buildings that new buildings would be constructed without natural gas infrastructure or will use all-electric appliances to the extent feasible. If new buildings in the project will rely on natural gas, Applicant shall provide verification of other GHG-reducing measures as outlined in the measure.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	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.			
Noise and Vibration				
Mitigation Measure 3.11-1: 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: ▶ 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. ▶ 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	Applicant; Construction Contractor; Qualified Noise Specialist/ County Community Development Agency	Prior to the start of construction activities	Applicant shall submit Construction Noise Control Plan prepared by a noise specialist to County Community Development Agency. Noise reduction measures shall be included in construction document specifications and the construction contractor shall implement noise reduction measures as specified in the measure

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	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. ▶ 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 or blankets) block line-of-site between affected noise-sensitive land uses and construction staging areas. ▶ 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. ▶ 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.			

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	▶ Stationary noise sources such as generators or pumps shall be located as far away from noise-sensitive uses as feasible. ▶ 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: ▪ 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). ▪ 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. ▶ 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). ▶ 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 3.11-4: 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: ▶ 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 L_{eq} between the hours of 7:00 a.m. and 10:00 p.m. or 45 dB L_{eq} between the hours of 10:00 p.m. to 7:00 a.m.) at any nearby sensitive receptor. ▶ 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:	Applicant / County Community Development Agency	Prior to issuance of occupancy permits	Final design, location, and orientation, shall be shown in a noise study prepared by a noise specialist under contract to the Applicant, with results submitted to the County.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	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.			
Traffic and Transportation				
Mitigation Measure 3.14-2a: 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;	Applicant / Marin County Department of Public Works	Prior to issuance of grading permits/building permits	Applicant shall develop a Transportation Demand Management Plan for Marin County Department of Public Works review and approval.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	▶ 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 3.14-2b: Dedicate a Portion of Residential Units to Campus-Affiliated Residents	The County of Marin Board of Supervisors shall require a permanent dedication of a portion of the project's market rate residential units, within the limits of feasibility, to campus-affiliated residents (i.e., students, staff, and/or faculty) as a condition of approval.	County of Marin Board of Supervisors / County Community Development Agency	At the time of project approval	Measure shall be a condition of approval of the project.
Mitigation Measure 3.14-3a: 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.	Applicant; Construction Contractor / Civil Design Engineer Marin County Department of Public Works; Caltrans; Golden Gate Transit; Marin Transit; Southern Marin Fire Protection District	Prior to issuance of grading permits/building permits	Preparation of a Construction Traffic Control Plan in consultation with the specified agencies and approval by the Marin County Department of Public Works. The construction contractor shall implement the plan during construction activities.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
	▶ 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 3.14-3b: 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.	Applicant / Marin County Department of Public Works	During final plan check review and prior to issuance of grading permits/building permits for work within the respective planning areas	Project development plans shall include 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 and approved by Marin County Department of Public Works.
Mitigation Measure 3.14-3c: 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.	Applicant / Marin County Department of Public Works	Prior to achieving 50 percent enrollment of the academic campus	A parking report shall be prepared as outlined in the measure and submitted to Marin County Department of Public Works.

Mitigation Measure No.	Mitigation Measure	Responsible Party/ Verifying Party	Timing	Method of Implementation
Mitigation Measure 3.14-4: ~~Construct a Roundabout at the Intersection of Seminary Drive/Ricardo Road/Vista Del Sol~~ Install and Activate Emergency Vehicle Preemption Devices	The project applicant shall be responsible for designing, obtaining permits for, installing, and activating emergency vehicle preemption equipment subject to agency approvals and oversight. This includes emergency vehicle preemption detection technology in the traffic signals at the intersections of Redwood Highway Frontage Road/Seminary Drive and Redwood Highway Frontage Road/US 101 northbound ramps/De Silva Island Drive. The project applicant shall also be responsible for purchasing, installing, and activating emergency vehicle preemption emitting devices in seven fire station vehicles housed at Strawberry Fire Station 9 (Southern Marin Fire District). The measures shall be in place and activated prior to increasing the student enrollment above 100 or the number of occupied residential units above 145. The emergency preemption vehicle technology shall be reviewed and approved by the Southern Marin Fire Protection District, Marin County Transportation Division, and Caltrans prior to installation. ~~construct a roundabout at the intersection of Seminary Drive/Ricardo Road/Vista Del Sol. The design of the roundabout, and potential advance warning devices to stop traffic entering the roundabout when fire trucks are traveling through the intersection, shall be reviewed and approved by the Southern Marin Fire Protection District~~. ~~An alternative mitigation measure to the addition of a roundabout would be a traffic signal at the intersection of Seminary Drive/Ricardo Road/Vista Del Sol with interconnect to the traffic signal at the Redwood Highway Frontage Road/Seminary Drive intersection. Emergency vehicle preemption devices shall be implemented at both intersection traffic signals. If the alternative traffic signal is implemented, design of the improvements shall be reviewed and approved by the Southern Marin Fire Protection District~~.	Applicant / Southern Marin Fire Protection District; Marin County Transportation Division; Caltrans	Prior to increasing the student enrollment above 100 students or the number of occupied residential units above 145 units	Emergency vehicle preemption devices shall be installed and activated as outlined in the measure.

This page is intentionally left blank.

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. _____

A RESOLUTION TO RECOMMEND DENIAL OF THE REQUEST TO AMEND THE *STRAWBERRY COMMUNITY PLAN AMENDMENTS 1982* ASSOCIATED WITH THE NORTH COAST LAND HOLDINGS LLC COMMUNITY PLAN AMENDMENT, MASTER PLAN, VESTING TENTATIVE MAP, DESIGN REVIEW, MASTER USE PERMIT, 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, has submitted a request to amend the *Strawberry Community Plan Amendments 1982* as follows (language proposed for insertion shown as underlined, language proposed for deletion shown as ~~strikethrough~~:

A. On Page 2, under "II. Goals", Item B. "Housing Balance", modify the last sentence as follows:

"Where physical constraints or opportunities dictate another housing type (i.e., attached units) the Community goals is to e~~i~~nsure that unit size and project amenities are designed to provide the opportunity for and encourage occupancy by families with children. In this manner then the Community wishes to e~~i~~nsure a housing balance that will continue to provide for families…."

B. On Page 2, under "II. Goals", Item C. "Transportation", modify the sixth sentence as follows:

"Owners of the large undeveloped properties in the Strawberry area (DeSilva Island, Watertank Hill, ~~Golden Gate Baptists Theological Seminary~~ and Strawberry Split Point) will be required to contribute on a proportional basis to the funding necessary to construct requirement improvements…".

C. On Page 6, under “III Development Guidelines” modify as follows:

“C. Former Golden Gate Baptist Theological Seminary site-(See Map 4)

Description	
A.P. #	~~43-261-03, 05, 20 & 22~~ 043-261-25; 043-261-26; 043-262-03; 043-262-06; 043-401-10; 043-401-16; 043-402-03; 043-402-06
Area	~~125.19~~ 123.35 acres of land, 22.25 acres of land underwater.
Existing zoning/density	RMP ~~2.1~~2.47; MF2 (1-4 units/acre)
Existing development	211 residential dwelling ~~for students and faculty~~ available to the public. Various buildings utilized for educational ~~and religious~~ purposes.

D. On Page 7, under “LAND USE” modify as follows:

“LAND USE-A ~~combination of student/faculty housing, educational and religious uses and activities~~ college/university use with a student population of approximately 1,000 ~~were~~ was granted for this property by Use Permit in 1953 overlaid on the site’s base zoning of RMP 2.47. Extensive facilities including housing, administrative and education buildings were built subsequently. However, since the Use Permit was issued the plans of the Seminary and the character of the community the zoning applied to the property have changed. Any further development of ~~all of~~ the ~~Seminary~~ property must be established in a Master Plan because it is now subject to a Planned District classification. In general, it is recommended that ~~Seminary religious,~~ educational buildings, and uses and ~~student~~ housing be located on the central portion of the property. The areas located at the periphery of the ~~Seminary~~ property would be appropriate for ~~a limited number of~~ single-family detached residences ~~which would not be part of the Seminary’s student and faculty housing~~. Development in these areas should be planned and designed to blend into the existing community.

The development potential of the ~~Seminary~~ property was discussed with the Citizen’s Advisory Committee, the property owners and their representatives, and reviewed in the field by walking the property. The exact development of the property will be established in the more detailed review of a Master Plan application. ~~However, the following development was determined to be the maximum desirable development based on the projected traffic impact and the context of the property within the community.~~ The following was originally determined to be the

maximum desirable development based on the projected traffic impact and the context of the property within the community.

(1) 24 single-family detached residences located on the periphery of the ~~Seminary~~ property~~.~~

(2) 36 attached units~~.~~

(3) 90-100 ~~student~~ housing units

(4) Some additional development related to the educational ~~and religious~~ use of the ~~Seminary~~ property itself. However, the only such development specifically discussed as part of this Community Plan Amendment was a chapel. Other potential development includes a student union building and additional classrooms (as shown in the 1955 Use Permit) and a gymnasium (new Use). Any such development should be located adjacent to the existing campus development. The extent of additions to the campus should be determined in a Master Plan which evaluates such development in the context of all development on the property.

E. Beginning in the third full paragraph on Page 7 and continuing through Page 8, modify as follows:

The following discussion sets out specific guidelines for the development potential of the portion of the property surrounding the ~~Seminary~~ campus area in consideration of a Master Plan. The areas discussed are identified by numbers on Map 4. The guidelines include a range of development that may be appropriate. Not all of them can be exercised and be consistent with the maximum development identified for this property. Any Master Plan application should be evaluated against these guidelines and the other provisions of the Strawberry Community Plan. The maintenance or improvement of existing service levels at the Seminary/101/Frontage Road interchange should be a prime determinate of the development that is permitted at this location.

F. Page 8 under the item entitled “(Area 2)” modify as follows:

(Area 2) Platt Court Existing ~~Faculty~~ Units-Existing uses should remain; however if the ~~Seminary~~ landowner desires to redevelop this area, approximately three (3) single family detached dwelling units could be located in this area.

G. Page 8 under the item entitled “(Area 6)” modify as follows:

(Area 6) Any expansion of the campus or ~~student~~ housing should be developed in this area. Hilltop adjacent to Chapel Drive is a prominent visual landmark with the Community and should remain undeveloped, if possible. However, if development of this site is to occur, it should be limited to either structures for ~~Seminary~~ campus activities or allocated for housing. ~~No housing should be placed on this site.~~ Structures should be designed

H. Page 9 under the item entitled “(Area 7)” modify as follows:

(Area 7) Reed Boulevard-Two single family detached dwelling units should be located on ~~Seminary~~ the property with frontage on Reed Boulevard

I. Page 9 under the item entitled "(Area 8)", second paragraph, modify as follows:

If the ~~seminary~~ landowner desires to develop attached dwelling units as apartments or to be sold as condominiums, such units could be located off of Chapel Drive at the top of the slope above Seminary Drive south of the Athletic Field and Gilbert Drive. Apartments or c~~C~~ondominiums in this location could be compatible with the existing multiple development south of Seminary Drive next to Richardson Bay, and yet would be visually separated from the single family detached dwelling located on the Point. A maximum of 36 units might be located in this area.

J. Page 9 under the item entitled Location of Development" modify the first sentence as follows:

Location of Development-The shoreline area adjacent to Brickyard Park should remain undeveloped because it can provide public view of and access to the Bay. The Forested Knoll ~~(Area 6)~~ above Seminary Drive should remain undeveloped because it is a prominent visual landmark in the Community. Other portions of the property may be developed as outline previously.

K. Page 10 under the item entitled "Design Guidelines", modify the third and fourth paragraphs as follows:

~~Student h~~Housing proposed for knoll adjacent to Shuck Drive should be sited to minimize grading for structures and parking areas. The site plan should be designed so that direct views of ~~student~~ units from existing dwellings, especially those on Milland and Ricardo Drives, are screened. A landscape plan providing a "green belt" buffer of landscaping between ~~student~~ housing and existing dwelling should be incorporated into the site plan. ~~Student h~~Housing should be sited so as to provide at a minimum the same distances between new structures as currently exists between existing structures.

The review of any proposed master plan for the ~~Seminary~~ property should include a discussion of the existing and potential public uses of and activities at the campus. Currently, the Community is not fully informed of the existing campus public activity programs. It would be beneficial if the ~~Seminary~~ landowner and Community could establish a formal understanding of the recreational opportunities and educational activities available. Possibly the Strawberry Recreation District could assist the ~~Seminary~~ landowner in establishing and publicizing these public uses and activities.

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

WHEREAS, the policies and programs contained in the Marin Countywide Plan (CWP) guide the conservation and development of Marin County. As an element of the CWP, 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 1982 amendments to the Strawberry Community Plan were the result of a plan review undertaken by the Strawberry Community Plan Review Citizen's Advisory Committee, planning and transportation consultants, and Marin County planning staff. The amendments provided 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 community plan amendments proposed by the applicant consist of several items, ranging from clarifications and updating site information so it is current (e.g., revising Assessor Parcel Numbers, including the Countywide Plan Land Use Designation, deleting references to the previous property owner, etc), removing language regarding on-site student housing requirements, the nature of future housing on Chapel Hill, and the religious nature of the on-site educational institution.

The applicant has requested amendments to the Strawberry Community Plan and proposed a housing development project with an associated subdivision for condominium purposes. While these two basic components of the application are related, their thresholds for approval are different. While development applications are reviewed on a routine basis, amendment of a community plan, such as the Strawberry Community Plan, is not routine for the County. The community plan is an element of the Marin Countywide Plan, the County's General Plan, and the Board of Supervisors can only approve an amendment to a community plan through legislative action. General Plans are regarded as the "constitution for development" in California, and hold a unique position in a local jurisdiction's land use policy and regulatory framework. Therefore, the threshold for approving an amendment to a community plan should be higher than any other type of land use action. The proposed amendments to the Strawberry Community Plan do not meet this elevated threshold. Moreover, the amendments are not necessary to approve the housing project.

Since the applicant's initial 2015 community plan amendment proposal and up through those amendments currently before the County, the amendments have not been supported by the community. At the 2017 and 2020 Strawberry Design Review Board (SDRB) hearings on the previous and current proposals and following extensive community testimony, the SDRB echoed the sentiment of the community in that "…(3) even with the proposed amendments…(the project)…is inconsistent with the Strawberry Community Plan…".

The community has consistently expressed concerns with the transportation effects associated with the project. The project EIR analyzed the transportation effects and the EIR states that "…a firm dedication of a substantial share of the housing units to…" campus-affiliated residents as well as other measures would, "…reduce vehicle trips…" associated with the project. Thus, implementation of the existing Strawberry Community Plan Amendments 1982 policies regarding the provision of on-site student housing units (90-100) would aid in reducing project-related traffic…". Mitigation Measure 3.14.2b of the project EIR further directs the County to require permanent dedication of a portion of the project's residential units to campus-affiliated residents to reduce transportation effects. However the applicant has requested a concession to the student housing requirement.

The applicant proposes to remove community plan text prohibiting housing on the hilltop adjacent to Chapel Drive as the Community Plan states the area, "…is a prominent visual landmark with the Community and should remain undeveloped, if possible…". While the project includes housing in this area, the applicant has requested a waiver of this community plan policy under the State density bonus law.

As detailed in the background section of the accompanying staff report, with the expiration of the 1984 Master Plan in 2017, residents of the site no longer require affiliation with the on-site educational institution. Therefore, an amendment of the Community Plan is not necessary to allow residents, either affiliated or not affiliated with the school, to live on site. Further, because the proposed project is afforded protections and rights under State housing laws, the density proscribed in the Community Plan is superseded by the density afforded by the Countywide Plan land use designation. Therefore, the density proposed by the applicant does not require an amendment to the Community Plan.

Approval of a community plan amendment is not necessary to authorize the proposed development. Further, in denying the community plan amendment, onsite student housing would be required and would aid in reducing project related traffic. Given those facts presented above, the Planning Commission recommends that the Board of Supervisors deny the proposed community plan amendment.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the Marin County Planning Commission recommend denial of the applicant's "Proposed Community Plan Amendments" to the Amendments to the Strawberry Community Plan, 1982.

SECTION III: VOTE

RECOMMENDED FOR DENAIL at a regular meeting of the MARIN COUNTY PLANNING COMMISSION held on this (30th day of MARCH 2026) by the following vote:

AYES:

NOES:

ABSENT:

GREG STEPANICICH, CHAIR
MARIN COUNTY PLANNING COMMISSION

Attest:

Sindy Palencia
Planning Commission Secretary

A RESOLUTION APPROVING
THE NORTH COAST LAND HOLDINGS LLC MASTER PLAN (P1490)
201 SEMINARY DRIVE, MILL VALLEY (STRAWBERRY)
(FORMER GOLDEN GATE BAPTIST SEMINARY SITE)
ASSESSOR'S PARCELS:
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

* *

SECTION I: FINDINGS

1. **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:

A. 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.

B. 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:

(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 are proposed on interior streets and connections to existing routes would be constructed.

The property is located at 201 Seminary Drive, in the community of Strawberry, Mill Valley and is further identified as Assessor's Parcel Numbers 043-261-25, 043-261-26, 043-401-05, 043-401-10, 043-401-16, 043-402-03, 043-402-05, and 043-402-06.

2. **WHEREAS**, on March 2, 2026 the Marin County Planning Commission held a duly noticed public hearing to take public testimony and consider the project.

3. **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 same number of bedrooms as the market rate units.	Applicant proposes that affordable units, on average, contain 2.2 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	Roads have been designed to match, as closely as possible the configuration of the existing roads they are replacing in order to minimize construction impacts including minimizing the overall grading footprint, materials to import

		or off-haul, construction traffic, square footage and height of retaining walls, among other minor impacts. 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	Per Code, shoulders are required on each side of all roads. Per the width table shown in Section 24.04.110, two widths are shown for Limited Residential Roads: 20 feet with shoulders and 24 feet with curbs. This implies that shoulders can be eliminated if curbs are included.
24.04.250	Reduce driveway lengths at Green Lane, Mission Shuck Lane	Code specifies minimum driveway length or 20 feet. Applicant is requesting a waiver to driveway lengths along the indicated streets. This will promote pedestrian use and encourage traffic calming.
Amendments to the Strawberry Community Plan Amendment 1982, Development Guidelines, Area 6	Deviation 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 concession 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.

4. 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:

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

(1) 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. In denying the Community Plan Amendment the student housing requirement would remain, thereby ensuring housing for students in proximity to the educational institution in which they attend school. This, in turn, would reduce commute distances and traffic congestion on regional roadways, and is consistent with mitigation described in the project EIR.

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.

In addition, a mitigation measure has been included that would require the permanent dedication of a portion of the project's market rate residential units to campus affiliated residents. As such and consistent with the *Strawberry Community Plan Amendments 1982,* a total of 90-100 of student housing units would be required with the project.

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.

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. Public Facilities and Services.

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.

e. 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.

f. 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.

g. 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.

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

i. 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.

j. 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.

k. 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.

l. 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.

(2) 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. *Biological Resources*

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 and 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.

g. 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.

h. 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.

i. 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.

j. 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.

k. 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.

b. 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.

(4) 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) Strawberry Community Plan and 1982 Amendments to the Strawberry Community Plan. 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 1982 amendments to the Strawberry Community Plan provided 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 1982 Amendments to the Community Plan 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 Plans 1982 contain 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 contain 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, the 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.

B. 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. 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, ensuring that development is consistent with the County's discretionary development standards.

C. 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 provide much needed diverse housing 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 opportunities for the surrounding community consisting of new trails, walkways and playing fields. The community has expressed a desire for much needed childcare and fitness facilities; the Master Plan and associated Master Use Permit provides provisions for a daycare center and a fitness center ensuring that these facilities would be provided to the community. Through careful design and site planning, the project would be appropriate for the site.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the Marin County Planning Commission recommends approval of the project described in condition of approval 1 to the Marin County Board of Supervisors, subject to the 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.

SECTION III: CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

This Master Plan approval authorizes the North Coast Land Holdings LLC Master Plan which 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. 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 six-story buildings containing 103 residential units. 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 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.

B. 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.

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.

2. 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 provides 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:

(1) **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).

(2) **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).

(3) **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).

(4) **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).

(5) **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).

(6) **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).

(7) **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:

(1) **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 three- to four-stories. 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. The relocated units shall be shall be subject to Design Review requirements, pursuant to Marin County Code Chapter 22.42.

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

(1) **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:).

(2) **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:

(1) **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):

(1) **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).

(2) **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:

(1) **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).

(2) **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:

(1) **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 L_{eq} 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. PRIOR TO ACHIEVING 50-PERCENT ENROLLMENT OF THE ACADEMIC CAMPUS the applicant shall comply with the following requirement:

(1) **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).

J. 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:

(1) **Phasing.** Improvement Plans and Final Maps shall comply with the County-approved Phasing Plan 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, street lights, signage, stripping, utility, drainage, stormwater, grading, pedestrian, bicycle, and emergency access improvements as required by MCC Title 24.04. 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.

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

(3) **Plan Approval Prior To Permit Issuance.** Improvement Plans shall be reviewed and approved by Marin County Public Works – Land Development, the Local Fire Authority, and applicable utility districts before issuance of Encroachment Permits (per MCC §13.04), Grading Permits (per MCC §24.08), or Building Permits (per MCC Title 19).

(4) **Fees.** Plan check, inspection, and development review fees shall be paid at initial Improvement Plan submittal, consistent with the Master Fee Schedule and MCC §§3.16.020–3.16.040.

(5) **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.

(6) **Survey Control.** Project benchmarks shall be based on NAVD88 or another County-approved datum per MCC §24.10.005. All survey control shall tie into County monuments or approved control points.

(7) **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 §§22.05. Jurisdictional boundaries must be labeled.

(8) **Public And Private Utilities.** Utilities shall be clearly designated as public or private, for example by junction sutures 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.

(9) **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).

(10) **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).

(11) **Roadway Improvement Plan Requirements**. Roadway improvements for each phase shall be shown on the Improvement Plans and shall include all public roadway, frontage, intersection, circulation, pedestrian, and bicycle facilities consistent with MCC §24.04.230.

(12) **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)	26 feet	5 feet, west side
Herring Dr (Storer -Gilbert)	26 feet	5 feet, both sides
Oliver Ln (Shuck – Shuck)	20 feet	
Judson Ln (Shuck – Garage)	20 feet	
Judson Ln (Private)		

(13) **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.

(14) **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).

(15) **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.

(16) **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.

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

(18) **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.

(19) **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.

(20) **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.

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

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

(23) **Implement the following transportation measures identified in the Fehr and Peers "Intersection Review" memorandum dated August 29, 2025:**

a. Measures to address the steep narrow section of Reed Boulevard include the following:

i. Repave and widen Reed Boulevard between Storer Drive and north of the Fire Station driveway which would provide more clearance for emergency vehicles and pedestrians walking in the roadway.

ii. Eliminate the planned connection of the east end of Green Lane at Reed Boulevard and provide a cul-de-sac or a vehicle turnaround at the end of the new street extension, which direct vehicle traffic from the proposed new housing units on Green Lane to Shuck Drive.

b. Measures to address the intersection at Reed Boulevard and Redwood Highway Frontage Road include the following:

i. Install treatments for an uncontrolled crossing on the east leg, including advanced “Yield Here to Pedestrians” signs and yield pavement markings, curb extensions, and a Rectangular Rapid Flashing Beacon.

ii. Remove parking on the east of Reed from the Frontage Road to Knoll Lane and install a sidewalk. Install an ADA ramp at the north end of the sidewalk where it connects to the marked crossing.

iii. Install a barrier across the business center driveways along the Frontage Road to enforce internal circulation in the parking lot and access to and from the parking lot via Knoll Lane.

c. Measures to address Ricardo Road east of Seminary Drive include the following:

i. Radar flashing speed feedback signs at mid-segment locations in both directions.

ii. Visually narrow the lanes by restriping the corridor with the following features in both directions: 8’ parking lane, 5’ bike lane, 2’ buffer, 11’ drive lane.

iii. At the intersection of Ricardo Road and Seminary Drive, install a high visibility crosswalk on the east leg.

d. Measures to address Seminary Drive and Hodges Drive/Gilbert Drive include the following:

i. Prohibit parking on the east side (project frontage) of Seminary between Hodges and Gilbert.

ii. Prohibit parking on the west side of Seminary for about 90 feet opposite Gilbert. Install red curb and signage.

iii. Radar flashing speed feedback signs on northbound Seminary to the south of Gilbert in the segment where speed limit reduction from 35 mph to 25 mph occurs.

e. Measures to address Seminary Drive and Chapel Drive include the following:

i. Extend the red curb on the northeast corner to the east about 100 feet to the existing driveway. Add bike lane icons and mark the bike lanes east of the intersection.

f. Measures to address East Strawberry Drive from Belvedere Drive to Ricardo Lane include the following:

i. Restripe pavement markings and installed new signs along E. Strawberry Drive from Belvedere Drive to Harbor Cove Way.

ii. Install white flex posts along the west edge line adjacent to the crosswalk to prevent cars from bypassing queued vehicles waiting to enter the school parking lots on the shoulder.

iii. Install yellow flex posts on the center line between the recreation center driveway and Ricardo Lane to prevent pedestrians from crossing in this section.

iv. Install a raised crosswalk at the existing crosswalk and RRFP between the school and recreation center. This raised crosswalk, along with the crosswalk on the south leg of the E. Strawberry Drive/Belvedere intersection, would manage speeds along the segment of E. Strawberry Drive between Tiburon Boulevard and Ricardo Lane. This measure, including design plans, would require consultation and approval from the Southern Marin Fire District.

g. Measures to address 300 block of East Strawberry Drive include the following:

i. Install metal beam guardrail along the east (left) side of the southbound vehicle lane.

h. Measures to address Redwood Highway Frontage Road and US 101 Northbound Seminary ramps:

i. High visibility cross walk on the north leg with advanced stop bar.

ii. Install a No-Right-Turn-on-red signal head or blank-out sign for the southbound right turn that is activated when the pedestrian push button is activated on the north leg.

iii. Install bicycle conflict markings for southbound bikes through the intersection.

i. Measures to address site distance concerns:

i. Remove the free right turn lane from eastbound Tiburon Boulevard (SR 131) onto southbound East Strawberry Drive that is in the southwest quadrant, with new curb extensions that reduce the right turn turning radii to 20-25 feet.

ii. Install a stop sign for northbound E. Strawberry at Belvedere Drive and a raised crosswalk across the south leg of the intersection.

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

(25) **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).

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

(27) **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.

(28) **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:

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

b. Provide overland flow capacity for the 100-year storm without flooding structures or causing unacceptable impacts to public or private facilities, consistent with MCC §24.04.560(c).

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

(29) **CCTV Inspection Before and After Connection.** The downstream reach of existing and 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 §24.04.030.

(30) **Storm Drain System Requirements.** A storm drain system shall be constructed where required to drain the tributary area, consistent with MCC §§24.04.520–24.04.540. System alignment shall reflect hydrologic modeling and utility conflict analysis reviewed and approved by Marin County Public Works.

(31) **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 §§24.04.520–24.04.560.

(32) **Storm Drain Easements.** Public storm drain facilities shall be placed in public rights-of-way or in drainage easements of sufficient width (typically fifteen to twenty-five feet) per MC §§24.05. Easements shall provide safe access for inspection and maintenance and shall exclude private inlets or LID facilities unless specifically approved.

(33) **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.

(34) **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.

(35) **Bioretention Facility Requirements.** Bioretention facilities shall comply with MCSTOPPP, BASMAA Appendix A/D, and MCC §§23.18.020–23.18.040. Public storm drain lines shall not be routed through bioretention facilities. Exceptions may be considered by the County when tree protection or utility conflicts warrant alternate designs.

(36) **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.

(37) **Geotechnical Report.** A site-specific Geotechnical Report shall be prepared and submitted for County review and approval in accordance with MCC §23.08.050. 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 that shall be incorporated into the project plan set.

(38) **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.

(39) **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).

(40) **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).

(41) **Survey Monument Protection.** All survey monuments and property corners shall be shown on the grading plan and preserved during construction, consistent with MCC §§22.82.070 and 24.04.020(d). Any monuments damaged or destroyed shall be replaced by a licensed land surveyor at the developer's expense.

(42) **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.

(43) **NPDES And Post-Construction Requirements.** All development shall comply with MCSTOPPP, the BASMAA Post-Construction Manual, and MCC §§23.18.010–23.18.040. 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 §23.18.020.

(44) **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 consistent with MCC §§24.04.020–24.04.030.

(45) **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 per MCC §24.04.040.

(46) **Removal or Abandonment of Existing Mains.** Public utility mains to be decommissioned shall be removed unless the County approves abandonment in place for tree preservation or conflict avoidance per MCC §§24.04.020 and 24.04.040. Private mains within public easements shall be removed unless otherwise approved.

(47) **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 §13.04.

(48) **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.

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

a. 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.

b. Dust reduction plan.

c. Erosion and Sediment Control Plan.

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

e. Truck routing map for deliveries and removal of equipment and materials.

f. 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.

(50) **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 §22.84.030. The developer shall furnish performance, labor and materials, and maintenance securities.

(51) **Maintenance Security.** Maintenance security shall be posted and remain valid for at least one year following County acceptance of improvements, consistent with MCC §22.84.050.

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

(53) **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).

(54) **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).

(55) **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).

(56) **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 IV: VESTING

NOW THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

SECTION V: VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin held on this 30th day of March 2026 by the following vote:

AYES: COMMISSIONERS

NOES:

ABSENT:

GREG STEPANICICH, CHAIR
MARIN COUNTY PLANNING COMMISSION

Attest:

Sindy Palencia
Planning Commission Recording Secretary

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. _____

A RESOLUTION TO RECOMMEND APPROVAL OF 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-Construct 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.

5. 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	*Quercus agrifolia*	48	Range: 6 inches to 40 inches
Coast redwood	*Sequoia sempervirens*	1	22 inches
Bay laurel	*Laurus nobilis*	1	11 inches
TOTAL		***50***	

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, the Marin County Planning Commission 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.

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, syntenic 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, a series of outdoor balconies with glass panels, aiding 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 predominately 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) require 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 and 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 Director 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 Planning Commission recommends approval of the applicant's Design Review and Tree Removal Permit application associated with the North Coast Land Holdings Master Plan to the Marin County Board of Supervisors 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-Construct 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.

5. 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 shall consist of the following:

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

6. 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.

7. The project authorized above is subject to the conditions of project approval for the North Coast Land Holdings Master Plan.

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:

   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)

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

RECOMMENDED FOR APPROVAL at a regular meeting of the MARIN COUNTY PLANNING COMMISSION held on this 30th day of MARCH 2026 by the following vote:

AYES:

NOES:

ABSENT:

GREG STEPANICICH, CHAIR
MARIN COUNTY PLANNING COMMISSION

Attest:

Sindy Palencia
Planning Commission Secretary

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. _____

A RESOLUTION TO RECOMMEND APPROVAL OF THE NORTH COAST LAND HOLDINGS LLC MASTER USE 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 Master Use Permit approval for the following uses associated with the North Coast Land Holdings Master Plan application:

The applicant requests Master Use Permit approval for a day care (e.g., child day-care center) and a fitness center (e.g., health/fitness facilities). The uses would be located in a proposed 20,000 square foot shared building (subject to future Design Review approval) located in the central portion of the site, east of the playing field. The existing day care would be re-located from its current location (Academic Building) to the proposed building and would have an enrollment of up to 60 children, with preference given to families in the community. Parking would be provided in an existing parking structure and hours of operation would be Monday through Friday, 7:30am to 6:00pm (excluding national holidays, the week of Christmas, and one week in the spring). The daycare would be staffed by 16 employees, with eight to 12 employees working onsite on any given day. Deliveries would occur daily from 7:30am to 6:00pm.

The proposed fitness center would include a half-basketball court, cardiovascular and resistance training equipment, roof deck for fitness activities, outdoor workout area, reception area, locker rooms, offices and restrooms. The fitness center would also include existing playground equipment that would be relocated from the foot of Dormitory Hill; parking would be provided in an existing adjacent parking area. The proposed hours of fitness center operation would be 5:30am to 8:00pm daily. Membership would be limited to on-site residents, affiliates of the academic campus, and residents of the surrounding community that are within walking distance of the facility. The fitness center would be staffed by two to three full-time employees and deliveries would occur daily.

Master Use Permit approval is required pursuant to Marin County Development Code Section 22.49.020 as multiple conditional uses (per Table 2-4 of the Marin County Development Code), a child day-care center and health/fitness facility, are proposed on a single site.

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, the Marin County Planning Commission held a duly noticed public hearing to take public testimony and consider the project.

WHEREAS, the proposed project is consistent with the Marin Countywide Plan (CWP), the Strawberry Community Plan and the Amendments to the Strawberry Community Plan 1982, as the uses that are the subject of the Master Use Permit application are project elements of the North Coast Land Holdings Master Plan. The North Coast Land Holdings Masterplan contains mitigation measures and other required project conditions that ensure that implementation of the master plan is consistent with the Marin Countywide Plan, Strawberry Community Plan, and the Amendments to the Strawberry Community Plan 1982.

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

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.

WHEREAS, the proposed project is consistent with the mandatory findings for Master Use Permit approval (Marin County Code Section 22.49.040) as summarized below:

A. The proposed uses are allowed, as conditional uses, within the subject zoning district and comply with all of the applicable provisions of this Chapter.

The project site is zoned RMP 2.47 (Residential Multifamily Planned). Table 2-4 of the Marin County Development Code specifies those uses that are allowed in the RMP district. Consistent with the table, child day care centers and fitness centers are uses that are allowed with Use Permit approval.

B. The design, location, size, and operating characteristics of the proposed uses are compatible with the existing and future land uses in the vicinity.

Following an 18-month long process (Seminary Tomorrow) that included 50 meetings between the applicant and community members, the community expressed a need for the continuance of a day care (a legal nonconforming day care currently exists on site) and the establishment of a fitness center. Like the existing day care, the proposed day care use would accommodate 60 children with preference given to families in the community. Parking would be provided in an existing parking structure and hours of operation would be Monday through Friday, 7:30am to 6:00pm (excluding national holidays, the week of Christmas, and one week in the spring). The daycare would be staffed by 16 employees, with eight to 12 employees working onsite on any given day. Deliveries would occur daily from 7:30am to 6:00pm. The fitness center would include various fitness facilities (e.g., half-basketball court, resistance and cardiovascular training equipment, etc.) and existing playground equipment from the foot of the Dormitory Hill Planning Area would be located to the fitness center. The fitness center would be open 5:30am to 8:00pm daily and membership would be limited to on site residents, affiliates of the campus and the surrounding community. The center would be staffed by two- to three-full time employees and deliveries would occur daily. Both the daycare and fitness center would be housed in a proposed building that would located adjacent to the existing playing field; the building would be subject to future Design Review approval.

The location of the uses would be located in an accessible portion of the site, and the size and hours of operation are compatible with the large site and consistent with the needs expressed by the community. Further, there is a need County-wide for facilities that provide early childhood education-the proposed childcare facility would feel a need not only in the community but for the County. To ensure that adequate parking is provided to service the use, a condition of approval has been included that requires the applicant to provide a

parking study prior to the issuance of a Design Review decision for the building that would house the child care and fitness center. Due to the needs expressed by the community and the large nature of the site, the uses would be compatible with existing and future land uses in the area.

C. That granting the Master Use Permit will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.

The proposed uses would provide much needed services to the residents of the Strawberry community by providing additional fitness and early childhood education opportunities. The building that would house the uses is proposed in a developed area of the project site where existing access is available. As conditioned below, adequate parking would be required to serve the proposed uses. Therefore, the uses would not be detrimental to the public interest, health, safety and convenience or welfare of the County, nor would the uses by injurious to property or improvements in the vicinity and respective zoning district.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the Marin County Planning Commission recommends approval of the applicant's Master Use Permit application associated with the North Coast Land Holdings Master Plan to the Marin County Board of Supervisors 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 Master Use Permit approval authorizes a day care (e.g., child day-care center) and fitness center (e.g., health/fitness facilities). The uses shall be located in a proposed 20,000 square foot shared building (subject to future Design Review approval) located in the central portion of the site, east of the playing field. The existing day care shall be re-located from its current location (Academic Building) to the proposed building and shall have an enrollment of up to 60 children, with preference given to families in the community. Parking shall be provided in an existing parking structure and hours of operation shall be Monday through Friday, 7:30am to 6:00pm (excluding national holidays, the week of Christmas, and one week in the spring). The daycare shall be staffed by 16 employees, with eight to 12 employees working onsite on any given day. Deliveries shall occur daily from 7:30am to 6:00pm.

The authorized fitness center shall include a half-basketball court, cardiovascular and resistance training equipment, roof deck for fitness activities, outdoor workout area, reception area, locker rooms, offices and restrooms. The fitness center shall also include existing playground equipment that shall be relocated from the foot of Dormitory Hill; parking shall be provided in an existing adjacent parking area. The authorized hours of fitness center operation shall be 5:30am to 8:00pm daily. Membership shall be limited to on-site residents, affiliates of the academic campus, and residents of the surrounding community that are within walking distance of the facility. The fitness center shall be staffed by two to three full-time employees and deliveries shall occur daily.

Department Of Public Works

1. **PARKING STUDY.** Provide a parking study for all uses not outlined in MCC 24.04.340. The parking study shall inform the number of parking spaces required for the day care and fitness center uses.

SECTION III: VESTING

NOW THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

SECTION IV: VOTE

RECOMMENDED FOR APPROVAL at a regular meeting of the MARIN COUNTY PLANNING COMMISSION held on this (30th day of MARCH 2026) by the following vote:

AYES:

NOES:

ABSENT:

GREG STEPANICICH, CHAIR
MARIN COUNTY PLANNING COMMISSION

Attest:

Sindy Palencia
Planning Commission Secretary

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. _____

A RESOLUTION TO RECOMMEND APPROVAL OF THE NORTH COAST LAND HOLDINGS LLC VESTING TENTATIVE MAP 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 Vesting Tentative Map approval associated with the North Coast Land Holdings application to create a total of 185 condominium units on two parcels. The parcels consist of (1) "Parcel One", further identified as Lot 28 and APNs 043-261-25 and -26, that is 73.66 acres (3,208,629.9 square feet) in area; and (2) "Parcel Two", further identified as Lot 26 and APN 043-401-16, that is 16.08 acres (700,444.8 acres) in area. The existing parcel property boundaries and parcel areas would not changed under the proposed Vesting Tentative Map.

Tentative Map approval is required pursuant to Marin County Development Code Section 22.80.030(A) as the development includes a subdivision that would create five or more condominiums. Consistent with Marin County Development Code Section 22.84.110(A) whenever the County's Development Code requires that a Tentative Map be filed, a Vesting Tentative Map may be filed instead.

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, the Marin County Planning Commission 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 vesting tentative map is an element 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 Master 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 Vesting Tentative Map 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 Vesting Tentative Map, as well as the future development contemplated and approved under the Master Plan.

WHEREAS, the project is consistent with the mandatory findings for Tentative Map approval (Marin County Code Section 22.84.060) or Vesting Tentative Map approval (Marin County Code Section 22.84.110).

A. A Tentative Map shall be approved if the following findings can be made for each proposed parcel as well as the entire subdivision, including any parcel designated as a remainder in compliance with Map Act Section 66424.6.

1. The proposed subdivision including design and improvements is consistent with the Marin Countywide Plan and any applicable Community Plan or Specific Plan.

The proposed subdivision is contemplated under the North Coast Land Holdings Master Plan. As detailed in the Master Plan approval, the project is consistent with the Marin Countywide Plan, the Strawberry Community Plan, and the Amendments to the Strawberry Community Plan 1982 that are required under State law. Conditions of project approval have been included to ensure that mitigation measures prescribed in the project EIR and contained in the Master Plan are applicable to the proposed Vesting Tentative Map, as well as the future development contemplated and approved under the Master Plan.

2. The site is physically suitable for the type and proposed density of development.

The applicant has proposed a "housing development project" under state law containing 337 residential units, and the Vesting Tentative Map would allow the applicant to offer some of the residential units as condominiums in the future and provide a diversity of housing types and financing options. 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 determined 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 in the project Master Plan and would require the project to be constructed in compliance with County and State requirements and standards aimed at protecting public health and safety.

The site is large at 101.1 acres. The development would be primarily focused in developed areas and 80-percent of the site would remain as open area, walkways, trails and playing field(s) with implementation of the project. Existing private and County-maintained roads would be used to access the development with road extension limited to two roadway segments. Conditions of project approval have been included in the project Master Plan to ensure that mitigation measures proscribed in the project EIR are implemented, as well as other conditions of approval to ensure consistency with the County's codes and policies.

Therefore, the site is suitable for the proposed subdivision and density, as consistent with state law.

3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or injure fish or wildlife or their habitat.

The project EIR evaluated the design of the project including the subdivision and the potential for impacts on fish, wildlife and associated habitats. The EIR concluded that with the implementation of mitigation measures enumerated in the project EIR any potential impacts to fish, wildlife and associated habitats would be below less than significant levels. Mitigation measures have been included in the conditions of project approval of the Master Plan.

4. The design of the subdivision and type of improvements is not likely to cause serious public health or safety problems.

The proposed subdivision would not involve the modification of existing property lines and if for condominium purposes only. The subdivision is subject to the North Coast Land Holdings LLC Master Plan which contains conditions of project approval to ensure that potential public health and safety problems are minimized.

5. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision. This finding may be made if the Review Authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Review Authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision.

The proposed development would maintain 70-percent of the site as open area with trails, walkways and playing fields that would continue to be made available to the public and the design of the project would not conflict with existing access or use easements within the subdivision. To ensure that public access to the site provided, a condition of project approval

has been included in the project master plan that requires the applicant to obtain approval of an "Open Area and Trail Improvement Program" prior to the issuance of project building permits. This requirement stipulates that provisions for the creation of easements for permanent dedication of trails, pathways, and open spaces are required.

6. The proposed subdivision is consistent with the Subdivision Design Standards contained in Chapter 22.82 of the Marin County Development Code (MCC), all other applicable provisions of the MCC, and any other applicable provisions of the County Code, and the Map Act.

Conditions of project approval require the applicant to obtain approval of a drainage plan prior to the issuance of project development permits that complies with Title 24 of the Marin County Code. The project has been designed to conserve energy and includes low wattage lighting, solar panels, low water usage landscaping, biofiltration in storm drain system design, and energy efficient building materials. The project includes a landscaping plan that includes the use of species native to Marin County. Street side landscaping has been conditioned to comply with the requirements of Title 24 of the Marin County Code. The roads, driveways and sidewalks proposed with the project have been conditioned to meet specific requirements of the Department of Public Works, consistent with state law. To ensure that pathways and trails provided with the development comply with County requirements, an "Open Area and Trail Improvement Program" has been required and must specify trails and walkways widths, surfacing, connections, etc. This program will require approval by the County prior to the issuance of project development permits. In summary the project has been designed and contains conditions of project approval to ensure that the subdivision and associated development complies with the County's subdivision standards and the Map Act.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the Marin County Planning Commission recommends approval of the project described in condition of approval 1, subject to the 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.

SECTION III: CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Vesting Tentative Map approval authorizes the subdivision contemplated in the North Coast Land Holdings Master Plan that shall provide a total of 185 condominium units on two parcels. The parcels consist of (1) "Parcel One", further identified as Lot 28 and APNs 043-261-25 and -26, that is 73.66 acres (3,208,629.9 square feet) in area; and (2) "Parcel Two", further identified as Lot 26 and APN 043-401-16, that is 16.08 acres (700,444.8 acres) in area.

The existing parcel property boundaries and parcel areas shall not change under the authorized Vesting Tentative Map.

2. BEFORE RECORDATION OF THE SUBDIVISION, the applicant shall apply for and obtain Final Map Plan Check approval, as applicable, from the Planning Division.

    a. Plans submitted for a Final map 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.

    b. The project authorized above is subject to the conditions of project approval for the North Coast Land Holdings Master Plan.

3. BEFORE FINAL MAP PLAN CHECK APPROVAL, the applicant shall apply for and obtain address assignments for the new lots.

4. 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)

SECTION IV: VESTING

NOW THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

SECTION V: VOTE

RECOMMENDED FOR APPROVAL at a regular meeting of the MARIN COUNTY PLANNING COMMISSION held on this 30th day of MARCH 2026 by the following vote:

AYES:

NOES:

ABSENT:

GREG STEPANICICH, CHAIR
MARIN COUNTY PLANNING COMMISSION

Attest:

Sindy Palencia
Planning Commission Secretary

RECEIVED
FEB 05 2020
COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

II. Goals.

A. Community Amenities

It is the desire of the Community to assure that future development provide for such amenities as visual backdrops, neighborhood separators, retention of ridgelines, and protection of environmentally important areas, through careful planning and clustering of structures. In addition, all means of open space acquisition should be pursued, including purchase and dedication.

B. Housing Balance

The Community desires to retain a character that identifies the Strawberry area as a family-oriented community. Such an identity is established by the visual, physical setting of the community, as well as by families who reside there. It is important that the social patterns, personal interaction, sights and sounds that typify single family neighborhoods be maintained and strengthened. If new development is to occur, it can strengthen this character by providing the traditional setting of detached single-family units within any new development proposed for the area. Development plan proposals should give the highest priority to incorporating detached single-family homes into the plan. Where physical constraints or opportunities dictate another housing type (i.e., attached units), the Community goal is to ~~e~~insure that unit size and project amenities are designed to provide the opportunity for and encourage occupancy by families with children. In this manner then the Community wishes to ~~e~~insure a housing balance that will continue to provide for families.

C. Transportation

The Community desires that the movement of traffic through the Strawberry area be safe for both pedestrians and vehicles. The Community further desires that existing traffic movement not be further interrupted by new development and that existing potentially hazardous conditions for pedestrians and vehicles be improved to an acceptable level of safety. Therefore, it is the goal of the Community that the overall density of new development in Strawberry be scaled to ensure future acceptable traffic levels of service. Where levels of service or safety are now currently unacceptable, or where service levels or safety conditions will deteriorate due to traffic generated by new development, improvements shall be required in conjunction with that new development. These improvements should be considered as appropriate mitigation measures to be applied to new development. Owners of the large undeveloped properties in the Strawberry area (DeSilva Island, Watertank Hill, ~~Golden Gate Baptist Theological Seminary~~ and Strawberry Spit/Point) will be required to contribute on a proportional basis to the funding necessary to construct required improvements. The proportion of the funding to be required from each property owner is to be determined by the traffic generated by each development and the impact of that traffic on the intersection or road to be improved. The formula for proportionality and method of collection requires further study and should be determined in the near future.

RECEIVED
FEB 05 2020
COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

II. Goals.

A. Community Amenities

It is the desire of the Community to assure that future development provide for such amenities as visual backdrops, neighborhood separators, retention of ridgelines, and protection of environmentally important areas, through careful planning and clustering of structures. In addition, all means of open space acquisition should be pursued, including purchase and dedication.

B. Housing Balance

The Community desires to retain a character that identifies the Strawberry area as a family-oriented community. Such an identity is established by the visual, physical setting of the community, as well as by families who reside there. It is important that the social patterns, personal interaction, sights and sounds that typify single family neighborhoods be maintained and strengthened. If new development is to occur, it can strengthen this character by providing the traditional setting of detached single-family units within any new development proposed for the area. Development plan proposals should give the highest priority to incorporating detached single-family homes into the plan. Where physical constraints or opportunities dictate another housing type (i.e., attached units), the Community goal is to ~~e~~insure that unit size and project amenities are designed to provide the opportunity for and encourage occupancy by families with children. In this manner then the Community wishes to ~~e~~insure a housing balance that will continue to provide for families.

C. Transportation

The Community desires that the movement of traffic through the Strawberry area be safe for both pedestrians and vehicles. The Community further desires that existing traffic movement not be further interrupted by new development and that existing potentially hazardous conditions for pedestrians and vehicles be improved to an acceptable level of safety. Therefore, it is the goal of the Community that the overall density of new development in Strawberry be scaled to ensure future acceptable traffic levels of service. Where levels of service or safety are now currently unacceptable, or where service levels or safety conditions will deteriorate due to traffic generated by new development, improvements shall be required in conjunction with that new development. These improvements should be considered as appropriate mitigation measures to be applied to new development. Owners of the large undeveloped properties in the Strawberry area (DeSilva Island, Watertank Hill, ~~Golden Gate Baptist Theological Seminary~~ and Strawberry Spit/Point) will be required to contribute on a proportional basis to the funding necessary to construct required improvements. The proportion of the funding to be required from each property owner is to be determined by the traffic generated by each development and the impact of that traffic on the intersection or road to be improved. The formula for proportionality and method of collection requires further study and should be determined in the near future.

III. Development Guidelines.

C. Former Golden Gate Baptist Theological Seminary site – (See Map 4)

Description	
A.P. #	~~43-261-03,05,20 & 22~~ 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
Area	~~125.19~~123.35 acres of land, 22.25 acres of land underwater.
Existing zoning/density	RMP ~~2.1~~2.47; MF2 (1-4 units/acre)
Existing development	211 residential dwellings ~~for students and faculty~~available to the public. Various buildings utilized for educational ~~and religious~~ purposes.

LAND USE – A ~~combination of student/faculty housing, educational and religious uses and activities~~college/university use with a student population of approximately 1,000 ~~were~~ was granted for this property by Use Permit in 1953 overlaid on the site's base zoning of RMP 2.47. Extensive facilities including housing, administrative and educational buildings were built subsequently. These uses continue to be appropriate for the property. However, since that Use Permit was issued, the plans of the Seminary and the character of the community and the zoning applied to the property have changed. Any further development of ~~all of~~ the ~~Seminary~~ property must be established in a Master Plan because it is now subject to a Planned District classification. In general, it is recommended that ~~Seminary religious,~~ educational buildings, and uses and ~~student~~ housing be located on the central portion of the property. The areas located at the periphery of the ~~Seminary~~ property would be appropriate for ~~a limited number of~~ single-family detached residences ~~which would not be part of the Seminary's student and faculty housing~~. Development in these areas should be planned and designed to blend into the existing community.

The development potential of the ~~Seminary~~ property was discussed with the Citizen's Advisory Committee, the property owners and their representatives, and reviewed in the field by walking the property. The exact development of the property will be established in the more detailed review of a Master Plan application. ~~However, the following development was determined to be the maximum desirable based on the projected traffic impact and the context of the property within the community.~~ The following was originally determined to be the maximum desirable development based on the projected traffic impact and the context property within the community.

(1) 24 single-family detached residences located on the periphery of the ~~Seminary~~ property.

(2) 36 attached units.

(3) ~~90-100~~200-250 ~~student~~ housing units

(4) Some additional development related to the educational ~~and religious~~ use of the ~~Seminary~~ property itself. However, the only such development specifically discussed as part of this Community Plan Amendment was a chapel. Other potential development includes a student union building and additional classrooms (shown in the 1955 Use Permit) and a gymnasium (new Use). Any such development should be located adjacent to the existing campus development. The extent of additions to the campus should be determined in a Master Plan which evaluates such development in the context of all development on the property.

The following discussion sets out specific guidelines for the development potential of the portion of the property surrounding the ~~Seminary~~ campus area in consideration of a Master Plan. The areas discussed are identified by numbers on Map 4. The guidelines include a range of development that may be appropriate. Not all of them can be exercised and be consistent with the maximum development identified for this property. Any Master Plan application should be evaluated against these guidelines and the other provisions of the Strawberry Community Plan. The maintenance or improvement of existing service levels at the Seminary/101/Frontage Road interchange should be a prime determinate of the development that is permitted at this location.

(Area 1) Storer Drive Extension. Approximately six (6) single-family detached dwellings behind existing development on East Strawberry Drive would be appropriate. Alternatively, approximately 10-15 attached dwellings behind the existing apartments on East Strawberry Drive and approximately 3 single-family detached dwellings would also be suitable.

(Area 2) Platt Court Existing ~~Faculty~~ units – Existing use should remain; however, if the ~~Seminary~~ landowner desires to redevelop this area, approximately three (3) single-family detached dwelling units could be built on site.

(Area 3) Seminary Drive area at intersection with Great Circle Drive – Two single-family detached dwelling units could be located in this area.

(Area 4) Seminary Drive area adjacent to Brickyard Park – Development in this area should be single-family detached dwelling units, approximately 3 to 4 in number. Single-family homes should be located on the level plateau area below the road and on top of the bluff above the shore. Dwellings should be sited so that views of Richardson Bay from existing dwellings are not blocked. Lots should be designed so that public access to the shoreline is wide and inviting and that the level area up to the bluff cannot be fenced off but will remain open to the public.

(Area 5) Slope between Chapel and Seminary Drive – Development in this area should be entirely single-family detached dwellings and approximately 10 in number. This land use is recommended to maintain the single-family character of the neighborhood. The access to the dwellings would be obtained from either Chapel or Seminary Drive. A band of open undeveloped land should extend from Chapel Drive to Seminary Drive. Alternative development in this area could be a combination of single-family detached dwellings below the ridge and small scale attached units in the bowl area adjacent to Seminary Drive.

(Area 6) Any expansion of the campus or ~~student~~ housing should be developed in this area. Hilltop adjacent to Chapel Drive is a prominent visual landmark within the Community and should remain undeveloped, if possible. However, if development of this site is to occur, it should be limited to either structures for ~~Seminary~~ campus activities or allocated for housing. ~~No housing should be placed on this site.~~ Structures should be designed and placed so that they are as unobtrusive as possible. This should be accomplished by placing structures in the northern quadrant of the site and by "benching" the slope to provide a lower building pad and profile. Landscaping should also be incorporated into the site plan to screen views of the structure from existing dwellings. The existing views from residences along Hillard Drive should not be blocked be development on this hilltop.

(Area 7) Reed Boulevard – Two single-family detached dwelling units should be located on ~~Seminary~~ the property with frontage on Reed Boulevard.

(Area 8) Area between Seminary, Gilbert, Willis, Chapel Drive and the Forested Knoll – This area does not include the athletic field nor the slopes adjacent to it. The field and slopes should be considered as part of the campus and neither the property owner nor the public consider market housing as an appropriate use for this area.

If the ~~seminary~~ landowner desires to develop attached dwelling units as apartments or to be sold as condominiums, such units could be located off of Chapel Drive at the top of the slope above Seminary Drive south of the Athletic Field and Gilbert Drive. Apartments or ~~C~~condominiums in this location could be compatible with the existing multiple development south of Seminary Drive next to Richardson Bay, and yet would be visually separated from the single-family detached dwellings located on the Point. A maximum of 36 units might be located in this area.

Alternatively, a smaller number, a maximum of 10, single-family detached units could be located in this area.

Zoning/Density – Maintain the existing Planned Development zoning designation of RMP. Densities to be established upon specific review of a master plan for the property. Allowable densities to be subject to the preceding land use recommendations and the following policies.

Location of Development – The shoreline area adjacent to Brickyard Park should remain undeveloped because it can provide public view of and access to the Bay. The Forested Knoll ~~(Area 6)~~ above Seminary Drive should remain undeveloped because it is a prominent visual landmark in the Community. Other portions of the property may be developed as outlined previously.

Traffic/Circulation – Driveways for individual lots should be kept to a minimum along Seminary Drive by combining entrances wherever possible.

Traffic generated by this development will add to the unacceptable level of congestion projected to occur at the intersection of Highway 101, Seminary Drive interchange ramps and the Redwood Frontage Road. To mitigate this impact, the developer shall be required to contribute, on a proportional basis, along with the other three major Strawberry developers, to the funding required to reconstruct this intersection, including the installation of a traffic signal. This problem is discussed in more detail in the Transportation portion of the Plan.

Traffic generated from this project will add to the safety problems for pedestrians walking on East Strawberry Drive. To mitigate this impact, the developer should be required to participate, proportionately, in the financing of a sidewalk or similar improvements which would separate pedestrian and vehicular traffic, on East Strawberry Drive from Great Circle Road to Strawberry Point School.

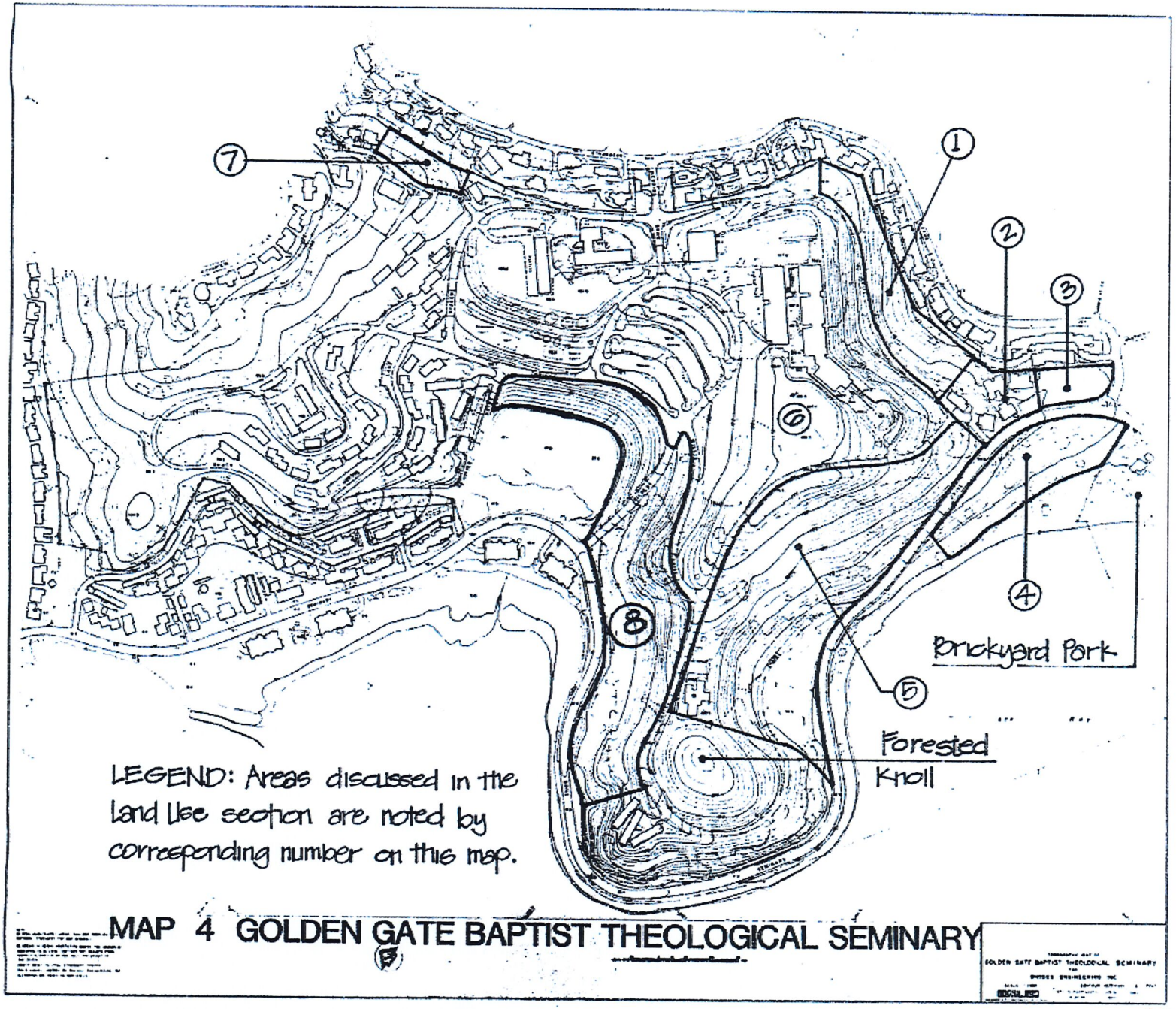
Design Guidelines – Development at the higher elevations between Chapel and Seminary Drives should be designed to retain an appearance of openness to the slopes, placing units below the ridge and grouping them toward the western and eastern portion of this area, so that the central portion of the slope and ridge remains open. This openness should be achieved by expanses of undeveloped areas rather than relying on space and landscaping between individual units; therefore, lots should not be uniformly placed across the ridge.

A complete landscaping plan should be incorporated into the site design. That plan should include placement and selection of landscaping materials to screen units on this site. Such landscaping should be installed as part of the site improvements and individual occupancy permits should be issued only after the landscaping is installed.

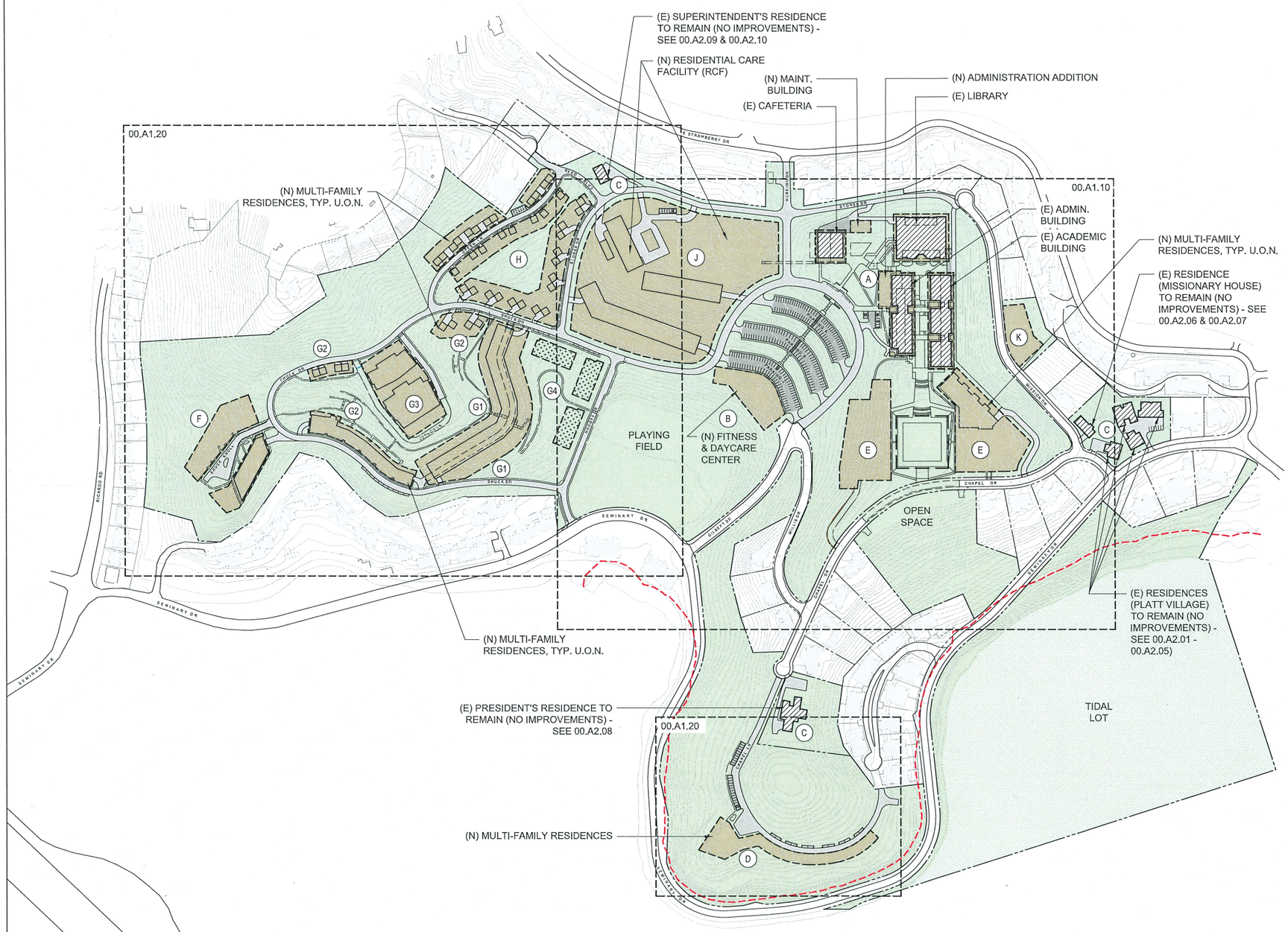
~~Student h~~Housing proposed for the knoll adjacent to Shuck Drive should be sited to minimize grading for structures and parking areas. The site plan should be designed so that direct views of ~~student~~ units from existing dwellings, especially those on Milland and Ricardo Drives, are screened. A landscape plan providing a "green belt" buffer of landscaping between ~~student~~ housing and existing dwellings should be incorporated

into the site plan. ~~Student h~~Housing should be sited so as to provide at a minimum the same distances between new structures as currently exists between existing structures.

The review of any proposed master plan for the ~~Seminary~~ property should include a discussion of the existing and potential public uses of and activities at the campus. Currently, the Community is not fully informed of the existing campus public activity programs. It would be beneficial if the ~~Seminary~~ landowner and Community could establish a formal understanding of the recreational opportunities and educational activities available. Possibly the Strawberry Recreation District could assist the ~~Seminary~~ landowner in establishing and publicizing these public uses and activities.



MAP 4 GOLDEN GATE BAPTIST THEOLOGICAL SEMINARY



MASTER PLAN NARRATIVE

SEE SEPARATE PROJECT DESCRIPTION

SHEET NOTES

- (A) ACADEMIC CAMPUS PLANNING AREA
- (B) ANCILLARY BUILDINGS & USES
- (C) EXISTING RESIDENTIAL BUILDINGS
- (D) SEMINARY POINT PLANNING AREA
- (E) CHAPEL HILL PLANNING AREA
- (F) SHUCK DRIVE KNOLL PLANNING AREA
- (G) HODGES / SHUCK PLANNING AREA
  - G1: OLIVER LANE
  - G2: SHUCK LOOP
  - G3: JUDSON LANE
  - G4: HODGES DR
- (H) REED / STORER / SHUCK PLANNING AREA
  - H: GREEN LANE
- (J) DORMITORY HILL PLANNING AREA
- (K) MISSION DR PLANNING AREA

DEVELOPMENT STANDARDS

PLANNING AREA 2019	BLDG TYPE	MIN. SETBACK (FT) PVT. ROADWAY	FRONT	SIDE	REAR	MAX. BLDG HEIGHT (FT)
ADMINISTRATION BUILDING	01	N/A	N/A	N/A	N/A	(E)
ACADEMIC BUILDING	02	N/A	N/A	N/A	N/A	(E)
CAFETERIA	03	N/A	N/A	N/A	N/A	(E)
LIBRARY / ARTS CENTER	04	N/A	N/A	N/A	N/A	(E)
FITNESS / DAYCARE CENTER	07	5	N/A	20	N/A	30
MAINTENANCE BUILDING	08	N/A	N/A	N/A	N/A	30
GREEN LANE	10	10	N/A	N/A	N/A	30
	11	10	N/A	N/A	N/A	30
	12	10	N/A	10	10	30
HODGES DR	20	20	N/A	N/A	N/A	50
OLIVER LANE	21	10	N/A	N/A	N/A	30
	30	10	N/A	N/A	N/A	30
SHUCK LOOP	31	10	N/A	N/A	N/A	30
	32	0	N/A	N/A	N/A	30
	33	15	N/A	N/A	N/A	30
JUDSON LANE	40	5	N/A	N/A	N/A	30
RESIDENTIAL CARE FAC. (RCF)	52	20	N/A	N/A	N/A	30
SHUCK DR KNOLL	60	40	N/A	N/A	N/A	30
SEMINARY POINT	70	50	N/A	N/A	N/A	30
	71	0	N/A	N/A	N/A	30
MISSION DR	72	0	0	20	50	30
CHAPEL HILL	80	15	20	N/A	N/A	30

LEGEND

- BUILDING DEVELOPMENT AREA
- ROADWAYS / DRIVEWAYS (PVT.)
- SURFACE PARKING
- OPEN SPACE
- EXISTING BUILDINGS
- HODGES DR.
- 100 FT SHORLINE SETBACK

0 100' 200' 400'

PROJECT NORTH

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO ARCHITECTS

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET
	04.21.2022	PLANNING / MP RESUBM SET
	02.29.2024	ADEIR

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

MASTER PLAN EXHIBIT

1" = 200'

SITE / BLDG. TYPE
00

SHEET NO.
A1.03

PC - Attachment 8

USE PERMIT

Under the provisions of Section 20 of
Ord. No. 264, the Zoning Ordinance of the
County of Marin, State of California.

A USE PERMIT is hereby granted authorizing Edward D. Landels
(Name of person)
to permit the construction of a Theological Seminary and dormitories and
other buildings incidental to such use, subject to the attached con-
(Use of land, building or structure proposed to be conducted) dition.

At _____ in Strawberry Point
(Street address or location) (Name of locality or community)

between East Strawberry Drive and West Strawberry Drive
(Street or Highway) (Street or Highway)
Map No. 13300 by J. C. Oglesby, Registered Civil Engineer, known as
on property legally described as: Lot ___ Block ___ Tract _____
"Plat of Portion Strawberry Point, Marin County, California"
on lands of S. R. Neider, lying south of Ricardo Road
(Here indicate any other legal description other than metes & bounds

situated in a R-1, One-Family Residence District.

Area of site 130 acres ± Dimensions of site ____ ft. by ____ ft.
(Square ft. or acres)

Distance from front of structure to street line _____ ft.

Property owned by S.R.Neider, 1075 California Street, San Francisco, Calif.
(Name and address)

If there are special conditions under which this Use Permit is granted, a statement of such conditions is attached hereto and the permit is conditional thereon.

The use permitted hereby shall be conducted and shall conform in all particulars to the provisions of all applicable laws and ordinances. Failure to comply with all the aforementioned provisions and conditions will be cause for the cancellation of this use permit by the County Planning Commission.

APPROVED AND CONFIRMED BY
BOARD OF SUPERVISORS,
COUNTY OF MARIN, STATE OF
CALIFORNIA, ON THE 15th
DAY OF Dec 19 53.

Geo. S. Jones
County Clerk

MARIN COUNTY PLANNING COMMISSION

By Mary R. Summers
Mary R. Summers
Planning Director

Date October 13, 1953

RECEIVED
PLANNING DEPARTMENT
COUNTY OF MARIN
JAN 12 12 19 PM '73

October 6, 1953

Board of Supervisors
Court House
San Rafael, California

Honorable Board of Supervisors:

It is understood that you have agreed to consider the application of Edward C. Landel for a Use Permit to permit the construction of a Theological Seminary and dormitories and other buildings incidental to such use on certain real property generally described as approximately 130 acres more or less, lying adjacent to and south of Strawberry Manor Subdivision Four, where Ricardson Drive intersects with Reed Boulevard, Marin County, California

The Commission heard this application at their meeting last evening. They received two (2) communications in writing thereon, one to the effect that they were not in favor of the granting of this application until some plan is submitted showing some access roads, the other opposing thereto.

At the meeting there was considerable discussion which brought out the following general facts:

1. The 130 acres will be developed in general, as shown on the plan for land use, in such a manner so as to make a self-contained unit, with major residential streets of the Strawberry Point neighborhood going by the development rather than through it.

2. A buffer of recreational open land of varying width will surround the entire holding, and adequate lands will be available for recreation of the studentbody and the parking of automobiles.

3. The studentbody will consists of around 1,000 students, about 60% of these students will be married and the seminary will provide apartments on their land for these students, and a pre-school nursery for the children of these families. Dormitories will be provided for the unmarried students.

4. It was brought out by those in favor that a college community, particularly of a post-graduate nature,

was an asset to a neighborhood and that its general effect was to increase surrounding property values.

5. It was also brought out that the seminary will of necessity have to contract with local districts in order to secure service and that in so doing, they would be paying their way for their fair share of the expenses of the local service districts.

6. It was felt that to ensure a well coordinated plan, the County should review a development plan which would show the location of buildings proposed for construction and uses of land.

Upon a motion by Commissioner Marsh, seconded by Commissioner Upton, the Commission unanimously resolved to recommend to your Board, the approval and confirmation of its decision to grant a Use Permit to Edward D. Landel as above setforth, subject to the condition that prior to any construction or improvement, the applicant shall secure the approval of the Marin County Planning Commission of a development plan as provided under Section 11.23, Paragraph (f), Ordinance No. 264, as amended.

Respectfully submitted,

MMS:jm

MARY M. SUMMERS
PLANNING DIRECTOR

IMPROVEMENT AGREEMENT UNDER CONDITIONAL USE PERMIT

THIS AGREEMENT, made and entered into this 1st day of July, 1959, by and between the GOLDEN GATE BAPTIST THEOLOGICAL SEMINARY, a corporation, hereinafter referred to as "Seminary" and the COUNTY OF MARIN, a political subdivision of the State of California, hereinafter referred to as "County";

W I T N E S S E T H:

WHEREAS, Seminary has heretofore applied to County for a Use Permit to allow the construction of a theological seminary, and other buildings incidental to such use, on property containing approximately 126 acres lying adjacent to and south of Strawberry Manor Subdivision 4 where Richardson Drive intersects with Reed Boulevard, Marin County, California; and

WHEREAS, County has heretofore granted said Use Permit subject to the condition that Seminary construct a public road from Gate III to Gate II as shown on the site plan approved pursuant to said Use Permit; and

WHEREAS, the terms of said Use Permit require that Seminary, prior to occupancy of any buildings constructed upon said property, enter into an agreement secured by an adequate performance bond agreeing to the construction of said road; and

WHEREAS, Seminary has constructed buildings on said property pursuant to said Use Permit and is now ready to occupy the same and therefore desires to execute this agreement for the construction of said road as required by the Use Permit; and

WHEREAS, Seminary has caused to be prepared plans and specifications forthe construction of said public road from Gate III to Gate II,

PC - Attachment 10

NOW, THEREFORE, IT IS HEREBY AGREED by and between the parties hereto as follows:

1. Seminary agrees that on or before July 1, 1961, it will construct a public road in accordance with the standards hereinafter set forth from Gate III to Gate II as said gates are shown on the site plan submitted and approved in accordance with said Use Permit.

The public road herein referred to between Gate III and Gate II as shown on said site plan shall be constructed in accordance with plans and specifications attached hereto, marked Exhibit "A" and incorporated in this agreement by reference.

2. On or before July 1, 1961, Seminary shall convey to County clear and marketable title to a strip of land fifty (50') feet in width between Gate III and Gate II, as shown on said site plan with a centerline as shown on the plans and specifications attached hereto and marked Exhibit "A".

3. Seminary, immediately upon the execution of this agreement, shall deliver to County a satisfactory performance security in the principal sum of $97,500.00 to secure the faithful performance of this contract.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first hereinabove mentioned.

GOLDEN GATE BAPTIST THEOLOGICAL SEMINARY

By Gould K Graves
PRESIDENT OF THE SEMINARY

COUNTY OF MARIN

By Walter Dexter
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:

CLERK

June 23, 2014

Gary Groat
Vice President of Business Affairs
Golden Gate Baptist Theological Seminary
201 Seminary Drive
Mill Valley, CA 94941

Dear Mr. Groat,

Thank you for your letter of April 2nd, 2014, in which you requested an interpretation of the Development Code. I appreciate your patience while we have been working to provide you with a response. Your request is very understandable, under the circumstances, but it is also unusual and has been challenging to address. In your letter you request an interpretation of Development Code section 22.48.050.A as it would apply to a successor school using the facilities of the Seminary. The Development Code section in question says:

> **Use Permit to run with the land.** A Use Permit granted in compliance with the provisions of this Chapter shall continue to be valid upon change of ownership of: the site, business, service, use, or structure that was the subject of the permit application.

You have requested this official interpretation in reliance on Development Code section 22.02.030 (Procedures for Interpretations), which sets forth a procedure to follow in those cases where the Director determines that the meaning or applicability of any of the requirements of the Development Code are subject to interpretation generally or as applied to a specific case. Under the procedure set forth in this section, the Director *may* issue an official interpretation, which may then be appealed to the Planning Commission and subsequently to the Board of Supervisors. Assuming the official interpretation is not appealed or is upheld on appeal, the Planning Division would subsequently revise the Development Code to clarify its meaning as soon as is practical.

The Use Permit provision in Development Code section 22.48.050.A is straightforward and self-explanatory, and does not need any official interpretation to be sufficiently clear. As an example of its meaning, if a bakery is sold by one owner to a new owner who wishes to continue the business as allowed by the existing entitlement, no amendment to the Use Permit would be necessary. However, the request in your April 2nd letter appears to be directed more toward the question of how much of a deviation from the originally entitled use would be possible before the County would require a new Use Permit or an amendment to an existing Use Permit. This is not an issue related to ownership, but rather an issue related to the nature and operations of the existing and possible future academic institutions on the Seminary.

Given the limited information provided about how a different educational institution would operate a school on the Seminary campus, Planning staff cannot speculate about whether the operations of a new school would fall within the confines of the County's entitlements and related policies and regulations for the property. However, we have spent a considerable amount of time and effort researching the history of the development and uses of the Seminary property as they relate to the various entitlements granted by the County over the years. I have enclosed a complete Property Information Packet for the Seminary property, and I think it may shed some light on the situation.

As you mention in your letter, the Seminary was first granted a Use Permit in 1953 (attachment 26 of the Property Information Packet). The 1953 Use Permit related to both the development and the operation of the Seminary. The property was at that time zoned R-1 (Residential Single Family), which allowed a school as a conditionally permitted use. As was customary at that time, the Use Permit encapsulated a description of the proposal and a rationale for approval as a record of the proceedings. There were six items noted in the Use Permit decision, quoted directly below:

1. The 130 acres will be developed in general, as shown on the plan for land use, in such a manner so as to make a self-contained unit, with major residential streets of the Strawberry Point neighborhood going by the development rather than through it.
2. A buffer of recreational open land of varying width will surround the entire holding, and adequate lands will be available for recreation of the student body and the parking of automobiles.
3. The student body will consist of around 1,000 students, about 60% of those students will be married and the Seminary will provide apartments on their land for these students, and a pre-school nursery for the children of these families. Dormitories will be provided for the unmarried students.
4. It was brought out by those in favor that a college community, particularly of a post-graduate nature, was an asset to a neighborhood and that its general effect was to increase surrounding property values.
5. It was also brought out that the Seminary will of necessity have to contract with local districts in order to secure service and that in so doing, they would be paying their way for their fair share of the expenses of the local service districts.
6. It was felt that to assure a well coordinated plan, the County should review a development plan which would show the location of buildings proposed for construction and uses of land.

The Use Permit decision was issued with the condition that the County review and approve a Development Plan before construction of the Seminary.

Only one of the items was specifically related to a restriction on the operations of the Seminary. Item three indicates fairly clearly that the student body would be limited to around 1,000 students. It also suggests that the Seminary expected to provide sufficient housing on-site for all the students at that time, but to date we have not found any explicit stipulation that students could not live off-site and commute to campus.

The other items relate more closely to the development of the property. These items are based on the general layout of the campus that was proposed by the applicant, which included the approach of having public roads go around the campus rather than through it, and stipulated that the County would need to review and approve a more detailed Development Plan before construction could begin. Following the approval of the Use Permit in 1953, the Seminary completed a "Campus Plan" in 1955, which appears to have been used as a basis for planning applications to the County. Attachment 30 of the Property Information Packet may represent this "Campus Plan", but the County record is not completely clear in that regard.

The permit record indicates that an issue arose regarding the cost and alignment of public roads subsequent to the 1953 Use Permit. Apparently, there was an initial assumption on the part of the County that a public road would go around the campus on Seminary property and be paid for by the Seminary. The Seminary sought to change the 1953 Use Permit with respect to the alignment and funding for a public road. As discussed in the "Compilation of minutes and Staff Reports" (attachment 29 of the Property Information Packet) and the "Excerpt from Minutes, meeting held July 15, 1958" attachment 23 of the Property Information Packet), the Seminary requested that the Planning Commission "permit the construction of buildings without the necessity of constructing West Strawberry Drive around the western periphery of their campus". This issue was resolved in July 1959 when the Board of Supervisors approved an "Improvement Plan Agreement Under Conditional Use Permit", which allowed the Seminary to occupy the site based on an assurance that they would complete the road by 1961 and provide a performance security of $97,500. This decision by the Board related only to the physical development, and included no change to the student population or other operational restrictions imposed by the 1953 Use Permit.

On March 13, 1984, the Board of Supervisors adopted Ordinance 2819 approving a Master Plan for the Seminary property (attachment 2 of the Property Information Packet). The Master Plan stated that future development would need to comply with Exhibit A, which was a conceptual site plan laying out the future development of the property, and Exhibit B, which set forth a set of design guidelines for various components of the project in a narrative that was also reflected in the text of the conditions of Master Plan approval. In addition, Condition 19 of the Master Plan approval stated: "With the approval of this Master Plan, the previously approved 1959 Campus Plan Use Permit shall become null and void and be of no further effect or benefit." This condition refers to the Board's 1959 approval of the "Improvement Plan Agreement Under Conditional Use Permit", which was related to the road alignments shown in the Campus Plan that was completed in 1955.

Master Plan Exhibit B contains a discussion of vested rights, indicating that the Seminary was not relinquishing any rights granted by the 1953 Use Permit, but also indicating they were willing to be flexible to satisfy concerns of the local community and County. Exhibit B explained that the impetus for the Master Plan was that the number of students and their housing needs had changed from what was originally envisioned, including the fact that a significant number of students preferred to live off campus. This is reflected by the proposed reduction in the number of on-site housing units for the Seminary from 354 student/faculty apartments that were planned in 1955 to 304 student/faculty apartments as part of the 1984 Master Plan. Neither the Master Plan conditions nor the Exhibits to the Master Plan contained any text or other indication that

the student population was being revised; just that their housing needs had evolved. Further, Master Plan Condition 19 related solely to a change to the Use Permit's requirements for the development of public roads, not to the student population or operations of the Seminary. Planning staff has reviewed the student population statistics you submitted and we believe that the Seminary continues to comply with the student population limit in item three of the 1953 Use Permit and the conditions of the 1984 Master Plan, and therefore we assume that your school's operations continue to satisfy the County's restrictions related to student population and operations.

I hope that this information, and the Property Information Packet on which it is based, will be helpful. In your letter, you mention that you are willing to pay any fees associated with the services you requested. The services we have provided do not fit neatly into any fee category, but are closest to our Property Information Packet ($128) and General Consultation ($290) applications. I have attached the requisite application form for these services. Please complete this form and return it with a check for $418 as the fee for these services at your earliest convenience.

Please contact me if you would like to meet with you to answer questions or discuss next steps. Thank you.

Sincerely,

Jeremy Tejirian
Planning Manager

CC:

Kate Sears, District Supervisor
Brian C. Crawford, CDA Director
Tom Lai, CDA Assistant Director

Enclosed:

Property Information Packet, prepared June, 2014
Zoning and Development Information Request

COUNTY OF MARIN

COMMUNITY DEVELOPMENT AGENCY
CODE ENFORCEMENT

April 10, 2017

North Coast Land Holdings LLC
Bruce W. Jones, Agent for Service
2350 Kerner Blvd, Suite 360
San Rafael, CA 94901

Re: Golden Gate Baptist Seminary – Complaint
201 Seminary Drive, Mill Valley
Assessor Parcel Number 043-261-25

Dear Mr. Jones:

On September 7, 2016, the Community Development Agency informed you that we had received a formal complaint alleging that the activities on the Seminary property are in violation of codes and conditions because (1) the sports field is being used for athletics unrelated to the Seminary; (2) administrative spaces are being rented and used for events and meetings not related to the Seminary; and (3) housing on the site is being offered for rent to the general public rather than being limited to Seminary students, staff, and faculty.

We are in receipt of your letter of October 28, 2016 in which you inform staff that North Coast Land Holdings LLC leases portions of the property to Golden Gate Baptist Theological Seminary and others, along with the enclosed letters from various organizations involved with activities on the site. The activities include allowing local groups to use the sports fields, All Season's Catering offering commercial catering services, administrative office space being used by North Coast and being used for other commercial purposes. Your October 28, 2016 letter also informs us that Golden Gate Baptist Theological Seminary has a current enrollment of approximately 80 students and 10 faculty and staff members. Out of 211 existing housing units that are offered and available to students and faculty, approximately 50 units are currently occupied by students, faculty, members of the community that are not students or faculty but are affiliated with the Golden Gate Baptist Theological Seminary. The remaining units are being offered to the general public for rent and/or as a donation. We are also in receipt of the letter of March 14, 2017 from Gary Groat, Vice President of the Seminary, which outlines past practices and activities at the Seminary site. I inspected the site on December 6, 2016 and have carefully reviewed the permit history for the site.

This investigation relates solely to violations of Marin County Code Title 22 (Development Code) and to conditions imposed by past discretionary approvals issued pursuant to Development Code requirements. Any inconsistencies, actual or implied, between the activities on the site and the governing planning policies contained in the Countywide Plan or Strawberry Community Plan are not subject to code enforcement, although they will be evaluated as part of the applications you currently have on file with the Planning Division.

We have determined that some of the activities that you are currently engaged in on the Seminary site are unauthorized and unlawful, as discussed in further detail below.

BACKGROUND

The Countywide Plan Designation for the Seminary property is Multiple Family (MF 2). Consistent with this Countywide Plan designation, the property is currently zoned Residential Multiple Family Planned (RMP), with various uses designated as principally permitted, conditionally permitted, or prohibited as set forth in Table 2-4 of Development Code section 22.10.030.

A comprehensive Property Information Packet was previously prepared for the property and an evaluation of the permit history was conducted by Planning staff, as outlined in the Planning Division's letter to Gary Groat dated June 23rd, 2014.

As described in the Planning Division's letter, the Seminary was first granted a Use Permit in 1953 (attachment 26 of the Property Information Packet). The 1953 Use Permit related to both the development and the operation of the Seminary. The property was at that time zoned R-1 (Residential Single Family), which allowed a school as a conditionally permitted use. As was customary at that time, the Use Permit encapsulated a description of the proposal and a rationale for approval as a record of the proceedings. There were six items noted in the Use Permit decision, quoted directly below:

1. The 130 acres will be developed in general, as shown on the plan for land use, in such a manner so as to make a self-contained unit, with major residential streets of the Strawberry Point neighborhood going by the development rather than through it.
2. A buffer of recreational open land of varying width will surround the entire holding, and adequate lands will be available for recreation of the student body and the parking of automobiles.
3. The student body will consist of around 1,000 students, about 60% of those students will be married and the Seminary will provide apartments on their land for these students, and a pre-school nursery for the children of these families. Dormitories will be provided for the unmarried students.
4. It was brought out by those in favor that a college community, particularly of a post-graduate nature, was an asset to a neighborhood and that its general effect was to increase surrounding property values.
5. It was also brought out that the Seminary will of necessity have to contract with local districts in order to secure service and that in so doing, they would be paying their way for their fair share of the expenses of the local service districts.
6. It was felt that to assure a well coordinated plan, the County should review a development plan which would show the location of buildings proposed for construction and uses of land.

The Use Permit decision was issued with the condition that the County review and approve a Development Plan before construction of the Seminary.

Only one of the items was specifically related to a restriction on the operations of the Seminary. Item three indicates fairly clearly that the student body would be limited to around 1,000 students. It also suggests that the Seminary expected to provide sufficient housing on-site for all the students at that time, but to date we have not found any explicit stipulation that students could not live off-site and commute to campus.

The other items relate more closely to the development of the property. These items are based on the general layout of the campus that was proposed by the applicant, which included the approach of having public roads go around the campus rather than through it, and stipulated that the County would need to review and approve a more detailed Development Plan before construction could begin. Following the approval of the Use Permit in 1953, the Seminary completed a "Campus Plan" in 1955, which appears to have been used as a basis for planning applications to the County. Attachment 30 of the Property Information Packet may represent this "Campus Plan", but the County record is not completely clear in that regard.

The permit record indicates that an issue arose regarding the cost and alignment of public roads subsequent to the 1953 Use Permit. Apparently, there was an initial assumption on the part of the County that a public road would go around the campus on Seminary property and be paid for by the Seminary. The Seminary sought to change the 1953 Use Permit with respect to the alignment and funding for a public road. As discussed in the "Compilation of minutes and Staff Reports" (attachment 29 of the Property Information Packet) and the "Excerpt from Minutes, meeting held July 15, 1958" attachment 23 of the Property Information Packet), the Seminary requested that the Planning Commission "permit the construction of buildings without the necessity of constructing West Strawberry Drive around the western periphery of their campus". This issue was resolved in July 1959 when the Board of Supervisors approved an "Improvement Plan Agreement Under Conditional Use Permit", which allowed the Seminary to occupy the site based on an assurance that they would complete the road by 1961 and provide a performance security of $97,500. This decision by the Board related only to the physical development, and included no change to the student population or other operational restrictions imposed by the 1953 Use Permit.

On March 13, 1984, the Board of Supervisors adopted Ordinance 2819 approving a Master Plan for the Seminary property (attachment 2 of the Property Information Packet). The Master Plan stated that future development would need to comply with Exhibit A, which was a conceptual site plan laying out the future development of the property, and Exhibit B, which set forth a set of design guidelines for various components of the project in a narrative that was also reflected in the text of the conditions of Master Plan approval. In addition, Condition 19 of the Master Plan approval stated: "With the approval of this Master Plan, the previously approved 1959 Campus Plan Use Permit shall become null and void and be of no further effect or benefit." This condition refers to the Board's 1959 approval of the "Improvement Plan Agreement Under Conditional Use Permit", which was related to the road alignments shown in the Campus Plan that was completed in 1955.

Master Plan Exhibit B contains a discussion of vested rights, indicating that the Seminary was not relinquishing any rights granted by the 1953 Use Permit, but also indicating they were willing to be flexible to satisfy concerns of the local community and County. Exhibit B explained that the impetus for the Master Plan was that the number of students and their housing needs had changed from what was originally envisioned, including the fact that a significant number of students preferred to live off campus. This is reflected by the proposed reduction in the number of on-site housing units for the Seminary from 354 student/faculty apartments that were planned in 1955 to 304 student/faculty apartments as part of the 1984 Master Plan. Neither the Master

Plan conditions nor the Exhibits to the Master Plan contained any text or other indication that the student population was being revised; just that their housing needs had evolved. Further, Master Plan Condition 19 related solely to a change to the Use Permit's requirements for the development of public roads, not to the student population or operations of the Seminary. The Master Plan clearly allows the construction of housing for students, faculty, and staff of the Seminary on campus, but not for the general public.

The Community Service section of the Master Plan (beginning on page nine of the Mater Plan Exhibit), acknowledged that the Seminary had made campus facilities and activities available to the community for many years. These included the following: Athletic Field; Jogging Paths; Auditorium; Cafeteria; Library; and Employment. As is evident from the description in the Master Plan, a wide variety of uses occurred on the campus, including child care for the Seminarians, team sports on the athletic field, community music and theatre performances, public lectures, community organization meetings such as the Rotary Club meetings, and a library open to the public. While it is not clear how long some of these activities were occurring on the campus, it is clear that the Master Plan acknowledged the owner's intention to continue them. Therefore, we recognize these uses as legal non-conforming, provided they are not expanded beyond what was recognized in the Master Plan.

FINDINGS

Based on the background and facts in evidence, we have concluded that the following non-residential activities are unauthorized: (1) North Coast's business offices; (2) the Golden Gate Academy, except to the extent that it enrolls children of Seminarians; (3) All Seasons Catering, except to the extent it serves Seminarians. In addition, we have determined that renting the residential units to the general public is unauthorized as long as the 1984 Master Plan is in effect because the Master Plan permitted their development specifically for the purpose of providing housing for the students, staff, and faculty of the Seminary.

CONCLUSION

If it is your intention to pursue legalizing the unauthorized activities, please revise your current planning applications to include these uses for consideration. Please note that baseline determinations for environmental review do not include the effects of unauthorized uses on a property.

You may contact me at cstanley@marincounty.org or (415) 473-7875.

Sincerely,

Cristy Stanley

Cristy Stanley
Supervising Code Compliance Specialist

CC: North Coast Land Holdings LLC
Andres Orphanopoulos
2350 Kerner Blvd, Suite 360
San Rafael, CA 94901 (Proof)

Brian Crawford, Community Development Agency Director (Via Email)
Jeremy Tejirian, Community Development Agency Planning Manager (Via Email)

Ragghianti|Freitas LLP

Attorneys at Law

1101 5th Avenue, Suite 100
San Rafael, CA 94901
telephone 415.453.9433
facsimile 415.453.8269
www.rflawllp.com

Riley F. Hurd III
rhurd@rflawllp.com

March 2, 2016

Via E-Mail Only

Jeremy Tejirian, AICP
Planning Manager
County of Marin
Community Development Agency
3501 Civic Center Drive, Suite #308
San Rafael, CA 94903

Re: North Coast Land Holdings Master Plan Amendment/Precise Development Plan/Tree Removal Permit/Use Permit Amendment/Tentative Map (15-0343)

INTERIM RENTALS OF THE PROPERTY

Dear Mr. Tejirian:

Our office continues to represent the Seminary Neighborhood Association in connection with land use issues on and around the Seminary Property. This letter is regarding an apparent plan by the owner to rent some or all of the Seminary Property for various uses (residential, commercial, etc.) while the above-referenced permit is processed by the County.

As will be explained below, the Seminary Property is entitled for one thing, and one thing only: a Seminary. Any use other than a Seminary cannot occur unless and until such time as the entitlements for the property are changed. We would request that the County proactively inform the owner of the Seminary Property that interim rentals for any use other than a Seminary are not, and will not, be permitted. We thought it best to make this request now, instead of waiting to file a complaint and have possible illegal tenants then affected by any resulting code enforcement action.

The Property can only be used as a Seminary

The Strawberry Community Plan, the master plan for the property, and the conditional use permit for the property, are all absolutely clear that the only currently approved use is a Seminary.

Community Plan

The Strawberry Community Plan ("SCP") is the specific, controlling Countywide Plan document for the Seminary Property, and the SCP has **always** contemplated that the site be used as a Seminary with associated student and faculty housing. (See numerous discussion in 1974 SCP regarding Seminary at pages 32, 47, and 58 for example.) While the SCP was amended in 1982 to permit a very specific amount of market-rate housing in a very specific area, this amendment did not change the fact that only a seminary and student and faculty housing would remain on the areas of the property not affected by the 1982 Amendment. Also, all of that market-rate housing was promptly sold.

Master Plan

The 1984 Master Plan that followed the 1982 SCP was undoubtedly also **only** for a Seminary, student and faculty housing, and the market-rate housing in a select area. The title of the document is "Master Plan - Golden Gate Baptist Theological Seminary." The summary on page *iii* of the 1984 Plan states:

> "The Master Plan proposes new Academic/Administration Buildings and new Housing Units **for use by Seminarians**, as well as 60 Homesites which may be leased or sold to non-Seminarians."

Unless and until the master plan is amended (this is an RMP zone), the Academic/Administration Buildings and associated housing units may only be used by, and for, a Seminary.

CUP

The 1953 CUP for the Property is for one use, and one use only:

> **"...to permit the construction of a Theological Seminary and dormitories and other buildings incidental to such use..."**

Unless and until the CUP is amended (housing and school uses in this zone require not only a master plan, but also a CUP), all parts of the property may only be used as a Seminary. All of the housing and buildings may only be used incidental to such use as a Seminary.

CEQA

A March 7, 2012, letter from the County extending 1984 Master Plan stated the following:

> "Any substantive modifications proposed to the allowable use and development of the property under the 1984 Master Plan shall render the baseline for purposes of environmental review of all components of future use and development to be those conditions that exist at the time the environmental review is initiated."

Since the new owner of the Seminary Property does not seem like an entity needing the minimal income that may arise out of interim rentals, it is possible that any interim uses may be designed to impact the CEQA baseline analysis. This is especially true given that the GGBTS has operated at extremely minimal levels for many years now, and is soon to vacate the property. Any future unpermitted use of the Property should never be counted towards the CEQA baseline.

Conclusion

We thought it important that this issue be addressed in advance, and we would ask that the County confirm that use of the Seminary Property for anything other than a seminary is not permitted unless and until such time as the entitlements for the property are changed.

Thank you for your attention to this important matter.

Very Truly Yours,

Riley F. Hurd III

CC: Seminary Neighborhood Association
Scott Hochstrasser
Supervisor Kathrin Sears
Brian Crawford
Tom Lai

SEMINARY
NEIGHBORHOOD
ASSOCIATION
OUR STRAWBERRY
OUR FUTURE

September 1, 2016

Marin County Community Development Agency, Planning Division
Attention: Enforcement
3501 Civic Center Drive, Room 308
San Rafael, CA 94903.
Fax: 415-473-7880

RE: Illegal Rentals at the Seminary Property

Dear Marin County Code Enforcement:

This letter constitutes a formal complaint regarding the fact that various type of rentals are taking place at the former Golden Gate Baptist Seminary site in Strawberry. The property has multiple addresses, but is primarily known as 201 Seminary Dr, Mill Valley, CA 94941. (Primary APNs include 043-261-25; 043-261-26; and 043-401-16.)

Background

The Seminary Property is entitled for one thing, and one thing only: a Seminary. Any use other than a Seminary cannot occur unless and until such time as the entitlements for the property are changed (including the property's Master Plan and the Strawberry Community Plan). Despite the clear singular use for which the property is currently entitled, the new owner is now renting out the student housing units to the general public, renting out the sports field to various private users, and allowing the Seminary administrative space to be used for events and meetings. None of these uses are allowed at the property at this time, and we would request that the County require the cessation of all unpermitted uses.

Our observation of the property led us to believe these illegal uses were occurring. Accordingly, we hired an investigator to visit the site and inquire about renting a unit as a member of the general public. The investigator's report is attached as **Exhibit A**. The rental form he was provided, which clearly identifies this property, is attached as **Exhibit B**. We are informed that the owners of the property do not dispute that these rentals are occurring.

We have also interviewed user of the sports field about the mechanism by which they ended up using the field for their private sports activities. They stated they were renting it from the current landowner.

Finally, we are informed that the Seminary administrative space is being used for non-seminary activities, such as events. For example, attached as **Exhibit C** is the Branson School 2016 Board of

Trustees Annual Retreat Agenda, identifying that the retreat is being held at the "Golden Gate Baptist Seminary." The site is not permitted for private retreats.

Entitlements

The Strawberry Community Plan, the master plan for the property, and the conditional use permit for the property, are all absolutely clear that the only currently approved use for this property is as a Seminary.

Community Plan

The Strawberry Community Plan ("SCP") is the specific, controlling Countywide Plan document for the Seminary Property, and the SCP has **always** contemplated that the site be used as a Seminary with associated student and faculty housing. (See numerous discussion in 1974 SCP regarding Seminary at pages 32, 47, and 58 for example.) While the SCP was amended in 1982 to permit a very specific amount of market-rate housing in a very specific area, this amendment did not change the fact that only a seminary and student and faculty housing would remain on the areas of the property not affected by the 1982 Amendment. Also, all of that market-rate housing was promptly sold.

Master Plan

The 1984 Master Plan that followed the 1982 SCP was undoubtedly also **only** for a Seminary, student and faculty housing, and the market-rate housing in a select area. The title of the document is "Master Plan - Golden Gate Baptist Theological Seminary." The summary on page *iii* of the 1984 Plan states:

> "The Master Plan proposes new Academic/Administration Buildings and new Housing Units **for use by Seminarians**, as well as 60 Homesites which may be leased or sold to non-Seminarians."

Unless and until the master plan is amended (this is an RMP zone), the Academic/Administration Buildings and associated housing units may only be used by, and for, a Seminary.

CUP

The 1953 CUP for the Property is for one use, and one use only:

> **"...to permit the construction of a Theological Seminary and dormitories and other buildings incidental to such use..."**

SEMINARY
NEIGHBORHOOD
ASSOCIATION
OUR STRAWBERRY
OUR FUTURE

Unless and until the CUP is amended, or a new one sought, (housing and school uses in this zone require not only a master plan, but also a CUP), all parts of the property may only be used as a Seminary. All of the housing and buildings may only be used incidental to such use as a Seminary.

Conclusion

We find it very disappointing that we have gotten to the point where this complaint must be filed. The illegal rental activities continue a concerning pattern of conduct by the now property owner. Furthermore, we wrote to the County in March warning that exactly this type of situation was going to occur, and requested proactive outreach to the owner. Unfortunately, no action was taken.

At this time, we request that the County immediately require that all unpermitted uses of the property cease. These new owners knew they were buying one thing, and one thing only: a Seminary. Action needs to be taken soon before more innocent renters are displaced by the unpermitted activities of the owner.

Thank you for your prompt attention to this matter.

Regards,

Josh Sale
Seminary Neighborhood Association

CC:

SEMINARY TOMORROW – A COMMUNITY ENGAGEMENT PROCESS

Following North Coast's purchase of the former Baptist Seminary property, an initial plan focused on helping a local secondary school secure a more viable campus. The Strawberry community opposed elements of the initial plan. The primary concern was traffic; other concerns included maintaining the community character, preserving open space, responding to demographic changes in the region and ensuring durability.

Marin County officials identified a growing need for diversity in housing types, stating that, "the insistence on continued single-family development is a thing of the past", and reinforced a desire to reimagine the site without "the constraints of trying to force it into the continuation of the [historic] Seminary use" or a decades-old master plan. This ultimately led to the secondary school's withdrawal from the project and the expiration of the 1984 Master Plan, reverting the Seminary site to its base residential zoning with a conditional use permit overlay allowing a college/university campus for approximately 1,000 students.

North Coast, untethered from the constraints of the 1984 Master Plan, began to examine other possibilities for the site. The Marin County Planning Commission encouraged this re-examination through a fresh lens without the restrictions of the 1984 Master Plan. Commissioner John Eller stated, "I believe that this will frame the approval process for this development more appropriately, i.e. that the developer, community, and the process should recognize the eventual changes to this property are rooted in the [1953] Use Permit for both an academic institution and a residential component."

In response to the preceding series of events, Marin County Supervisor Kathrin Sears charged both North Coast and the Strawberry community to "get real...to come out of their corners, stop trying to throw up roadblocks or maximize their perceived entitlements, be open to learning what a clarified, defined proposal means in terms of real, on the ground impacts, and be open to changing their minds."

North Coast and a group of Strawberry community representatives (the "Community Caucus") formed a working group and entered into professionally facilitated discussions, collectively calling themselves "Seminary Tomorrow."

The Community Caucus consisted of the following Strawberry residents who had been active with the Strawberry Community Association, Strawberry Design Review Board, Strawberry Recreation District Board, De Silva Island HOA, Seminary Cove HOA, and Seminary Neighborhood Association:

- Josh Andresen
- Julie Brown
- Fran Corcoran
- Bill Foss
- Bob Hendry
- David Leimsieder
- Josh Sale
- Barry Shafran

RECEIVED
FEB 12 2020
COUNTY OF
COMMUNITY DEVELOPMENT
PLANNING DIVISION

In addition, Seminary Tomorrow was professionally facilitated by Marie Rainwater of Rainwater & Associates.

It should be noted that the Seminary Tomorrow process did not include community members who advocate for more affordable and workforce housing or other Strawberry residents who have expressed a wide range of concerns, preferences and ideas that differ from the priorities of the Community Caucus.

The stated goal of Seminary Tomorrow was to collaborate on alterations to the redevelopment plan and reach consensus or qualified consensus on a new, reimagined plan. The original scope included 10 meetings taking place over several months. Since the formation of Seminary Tomorrow, a significant effort was made by all parties that included:

- Over 18 months of dialogue;
- Over 50 meetings;
- Hundreds of hours of communications;
- Thousands of pages of materials prepared; and
- Extensive analysis and response.

The Community Caucus analyzed a wide range of details, from overall land use and associated impacts to focused elements such as sidewalk design and architectural detail. The new plan was conceived and analyzed by the Seminary Tomorrow group in segmented detail including:

- Housing that addresses current regional shortages and unaffordability;
- Density issues;
- Housing for a local work force;
- A housing alternative for a growing older adult population in Marin;
- Traffic impacts of the selected land uses;
- The maintenance of open space;
- Preservation of the few remaining ridgelines;
- Preservation of long-established amenities such as the playing field and day care; and
- Extensive discussion regarding various academic uses.

The nature of the site allowed for the development of these elements to be completely inclusionary and synergistic, creating a new kind of live/work/learn community that could become as a whole, greater than the sum of its parts.

Significant improvements were made in North Coast's proposed redevelopment plan through the Seminary Tomorrow process. Due to the Community Caucus's initial focus on potential traffic, the group enlisted an independent third-party traffic engineer, Parisi Transportation Consultants, to conduct a preliminary analysis of the existing site and potential land use scenarios and provide a baseline understanding of traffic impacts.

The Community Caucus also focused on multiple aspects of the residential plan including community character and density. Each residential neighborhood was refined by Seminary Tomorrow and developed through an iterative process with multiple rounds of feedback and subsequent adjustments, producing a plan that conforms more closely to the Caucus's desire for high-quality, low-impact residential development.

Through the Seminary Tomorrow process, North Coast agreed to submit an alternative plan that reduced the base zoning RMP-2.47 unit count from 249 to 234 total units. Separately, North Coast agreed to remove six single-family units initially contemplated on the slope between Chapel and Seminary Drives in order to create an open space area (which is not a feature many residents living adjacent to the open space support).

It is North Coast's understanding that the balanced mix of proposed housing types addresses the Caucus's initial goal of responding to regional housing needs while also maintaining local impacts at an acceptable level.

Beyond the specifics of the housing, Seminary Tomorrow looked to ensure the network of private streets within the site were oriented toward pedestrian use rather than cars. The Community Caucus proposed the idea to reduce the stretch of Chapel Drive adjacent to Chapel Hill to emergency vehicle access only, thereby transforming the remaining two segments of Chapel Drive into residential cul-de-sacs and connecting the proposed Chapel Hill Park with the open space that extends to the Bay.

To further minimize traffic impact, Seminary Tomorrow agreed that the primary users of the fitness center should be limited to residents of the Residential Care Facility and on-site housing, academic users and the local community that are within walking distance. The goal of these amenities is to eliminate the need for residents, on-site users and the local community to drive to access similar services off-site.

Lastly, North Coast proposed reducing the maximum student population of the academic campus from the approximately 1,000 students allowed under the existing 1953 Conditional Use Permit to 700 students as a potential traffic mitigation measure. The Community Caucus rejected that proposal, which ultimately led to the conclusion of the Seminary Tomorrow process.

A Summary of Seminary Tomorrow Process Outcome

In October 2019, the Community Caucus and North Coast concluded the Seminary Tomorrow process. North Coast's summary of the discussions that took place among the parties is attached. North Coast agreed to include the results of the Seminary Tomorrow process in its application and to request that the County study these as part of an alternative project in the environmental review. Because no consensus was achieved following the conclusion of the Seminary Tomorrow process, it should be noted that the summary only outlines the ideas discussed and North Coast's understanding of the Caucus's positions. It does not form the basis of any proposed or alternate plan.

On Saturday, December 7, 2019, North Coast held an open house in its library and presented to the neighbors the facilitated concept. As part of the presentation, Parisi summarized its preliminary traffic analysis that was completed at the request of Seminary Tomorrow.

SEMINARY TOMORROW OUTCOME SUMMARY

1. ***A Residential Care Facility.*** *A Residential Care Facility (RCF) is proposed on the site that will include:*

    - *50 memory and assisted living residences;*
    - *100 independent living residences;*
    - *Meeting and other activity rooms;*
    - *Dining facilities; and*
    - *Administrative offices.*

    The existing bridge over Herring Drive will provide RCF residents access to the academic campus and additional dining facilities.

    Shift changes of staff will be scheduled to avoid peak hours. Staff will also have preference to lease on-site housing units.

    The average size of the independent residences is approximately 1,200 square feet. The average size of the assisted and memory care residences is approximately 500 square feet. Back-of-house and common areas, which are largely below grade, are approximately 100,000 square feet, which makes for a total of approximately 235,000 square feet. This number will change as the design is further refined.

2. ***The Academic Institution.*** *North Coast is exploring a long-term partnership with internationally recognized universities to establish a Center for Advanced Studies that would comply with the existing 1953 conditional use permit. The academic focus will include:*

    - *Intense study and research in areas related to California's dominance in innovation and research;*
    - *Competitive, high quality academic fellowships linked to the region;*
    - *International undergraduate and graduate-level study focused on interdisciplinary research;*
    - *Extended education and studies offered to Marin residents;*
    - *Specific areas of study dedicated to mission-based research focused on solving severe challenges of the 21st century (environmental degradation/poverty, etc.); and*
    - *Collaboration with regional biomedical, medical, pharmacology, high technology companies, and California universities.*

    North Coast will continue discussions with interested community members as it explores this type of academic use with potential tenants.

    Some of the goals that were discussed in detail during the Seminary Tomorrow process and where there was general agreement are to:

    - *Substantially reduce student population to potentially mitigate impacts.*
    - *Dedicate a portion of the on-site housing to the academic use in two ways:*

- *Require a percentage of the market-rate housing set aside for use by the academic institution*
- *A Certificate of Preference program will be used to give priority to lease applicants who are students, faculty, and staff (and other on-site staff)*

- *Contain the campus to the 120,600 square feet of buildings that currently exist on site*
- *Require quiet hours between 9:00 PM and 6:00 AM daily except for special events programming.*
- *Schedule classes and related activities to avoid peak AM and PM traffic periods.*
- *Require that janitorial and property management services, including gardening and maintenance of the grounds, commence at 6:00 AM.*
- *Develop a Good Neighbor Policy in collaboration with community representatives that will include the following:*
  - *A commitment to continued communication and collaboration with the community*
  - *A dedicated point of contact to work with the community*
  - *A defined process to address community concerns*
  - *Strategies to reduce and/or manage potential impacts associated with special events or ongoing academic operations*
- *Require access to any permanent cultural/art exhibits be by appointment only. Hours of operation will be consistent with the academic campus.*

Areas not currently supported by the Community Caucus:

The Community Caucus supports an academic use if the maximum student population is capped at 350 and with a minimum of 50% of the market-rate housing tied to the campus.

The nature and number of special events is not yet defined. The Community Caucus wants more definition regarding the number of special events allowed per year and has suggested that these events be limited to 12 per year. It also would like visitors attending any permanent art exhibit be limited to 25 at any one time.

North Coast is not requesting any modification to the 1953 Conditional Use Permit in its application.

3. ***Housing**. The alternate plan includes 233 housing units (in addition to the Residential Care Facility) to be built on the Seminary site. The total includes 20% affordable housing units.*

The average unit size of the 233 housing units excluding the Residential Care Facility is approximately 1,775 square feet. The total residential square footage is approximately 413,575 square feet.

Area not currently supported by the Community Caucus:

The Community Caucus wants a minimum of 50% of the market-rate housing tied to the academic use.

4. ***Open Space.*** *Open spaces, preserved viewsheds, and new trails and pedestrian pathways will remain open to the public. North Coast will implement a long-term landscaping plan that will preserve the forested nature of the site. Specific areas include the following:*
    - *Seminary Drive Landscape Buffer*
    - *Seminary Field*
    - *Campus Approach*
    - *Forested Knoll*
    - *Seminary Point Trail*
    - *Seminary Cove Trail*
    - *Chapel Hill Park and Wildlife Corridor*
    - *Shuck Knoll Trail*
    - *Campus Slopes*
    - *Storer Pathway*
    - *Woodland Buffer*

5. ***Playing Field.*** *A re-envisioned playing field will be elevated and moved away from Seminary Drive, leaving a natural landscaped berm as the only visible element from Seminary Drive. There will be no access to the field from Seminary Drive and vehicle access will be internal. The field will be redesigned to include picnic areas, and the existing redwood grove will be preserved. Field usage will be maintained at historic use levels and the field will remain as a low-profile, community-based amenity. Lights and loudspeakers will not be permitted.*

    Area not currently supported by the Community Caucus:

    The Community Caucus wants to limit future use of the sports field to on-site residents, the local Strawberry community, and past users at previous levels or less.

6. ***Fitness Center.*** *An on-site fitness center located at the top of the playing field is proposed. The use of the center will be limited to on-site residents and the local Strawberry community.*

7. ***Daycare.*** *A daycare will continue to operate on-site and will be located adjacent to the fitness center. Its use will be limited to no more than the current enrollment of approximately 60 students with preference given to on-site residents and residents of the local Strawberry community.*

8. ***Additional Parcels.*** *The Community Caucus requested that North Coast propose a total of 30 parcels as part of its application.*

    Area of concern for the Community Caucus:

    The Community Caucus is concerned that parcel taxes collected will not be used for Strawberry resources including the fire department, schools, and the sanitation district.

9. ***Traffic Management.*** *North Coast anticipates that a County condition of approval will include a Traffic Demand Management plan. North Coast agrees that this is appropriate and will commit to the following services as part of that plan:*

- *An on-site Transportation Demand Management Coordinator who will be responsible for enforcing the plan and will be accountable to designated community representatives*
- *Bicycle parking*
- *Shuttle services to be provided for on-site residents and workers*
- *Staggered on-site employee shift changes*
- *Campus and worker housing preference program*
- *A program that includes:*
    - *A Guaranteed Ride Home provision*
    - *Subsidized transit passes*
    - *On-site car and bike sharing*
    - *Employer education*
    - *Ride matching*
- *Special events valet parking as needed*
- *Construction traffic mitigation plan that includes community review and input*

Areas not currently supported by the Community Caucus:

A preliminary independent traffic analysis was conducted within the past year as part of the Seminary Tomorrow process. A copy of the report is attached as ***Appendix A****. The Community Caucus wants to use the results of this preliminary study to define a number of daily and peak hour trips as a condition for the new development. Specifically, the Community Caucus wants daily trip levels to not exceed 3,000 and peak hour trips to not exceed 400. The Community Caucus's preferred strategy for achieving this traffic objective is to cap the student population to 350 and tie a minimum of 93 housing units to the academic use.*

North Coast is committed to preparing and enforcing a Traffic Demand Management plan, which will include the services outlined above, after considering the results of a full environmental review and a traffic analysis based on 'Vehicle Miles Traveled'. The Community Caucus, however, would like a more detailed plan to be submitted as part of the application for environmental review.

10. ***Durability.*** *In order to ensure that the foregoing plans are reasonably durable, following substantive completion of construction a deed restriction for the entire site will be executed, which will be in effect for 25 years.*

11. ***Off Site Intersection.*** *The community and North Coast representatives will meet with the local Marin County Supervisor, the Public Works and Planning staff to encourage the County to address the 7-Eleven intersection congestion.*

APPENDIX A

PARISI TRANSPORTATION CONSULTANTS PRELIMINARY TRAFFIC ANALYSIS

The Seminary Site

Vehicle Trip Generation and Intersection Impacts

March 11, 2019

Parisi

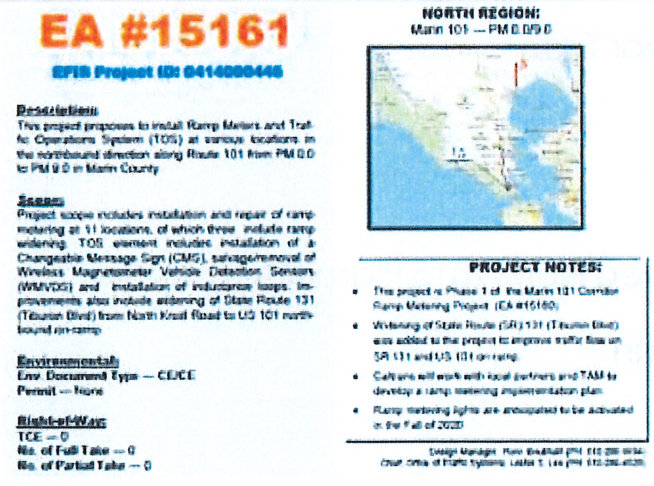
Traffic Committee Meetings

- 11/9/2018 Meeting
  - Reviewed scope of work
- 12/6/2018 Meeting
  - Presented scenario land uses
  - Draft trip generation, intersection volumes, and level of service
- 1/11/2019
  - Presented revised scenario and data that incorporated feedback from previous meeting
- 1/29/2019
  - Presented revised scenarios

Tonight's Agenda

- Land Use Scenarios
- Vehicle Trip Generation
  - Vehicle Trip Generation Rates
  - Estimated Weekday, AM peak, and PM peak trips
- Key Intersections
  - Intersection volumes and level of service update
  - Level of Service by turning movement for key intersections
  - Potential Mitigation
- Key Roadway Segments

Near- Term Regional Improvements



EA #15161

NORTH REGION:
Marin 101 — PM 0.0/9.0

Description:
This project proposes to install Ramp Meters and Traffic Operations System (TOS) at various locations in the northbound direction along Route 101 from PM 0.0 to PM 9.0 in Marin County

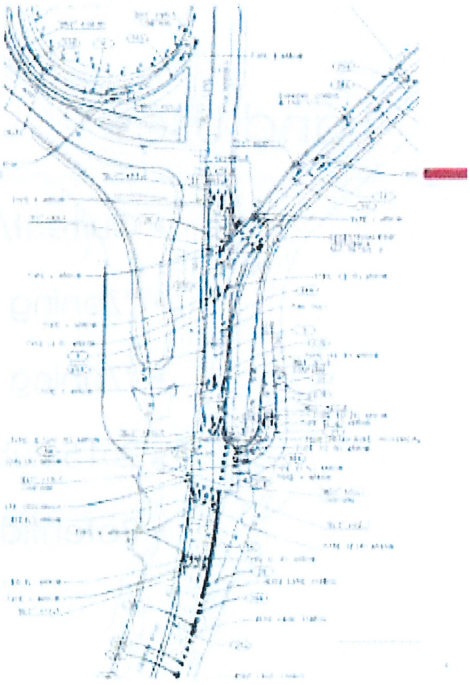
Scope:
Project scope includes installation and repair of ramp metering at 11 locations, of which three include ramp widening. TOS element includes installation of a Changeable Message Sign (CMS), salvage/removal of Wireless Magnetometer Vehicle Detection Sensors (WMVDS) and installation of inductance loops. Improvements also include widening of State Route 131 (Tiburon Blvd) from North Knoll Road to US 101 northbound on-ramp

Environmental:
Env. Document Type — CE/CE
Permit — None

Right-of-Way:
TCE — 0
No. of Full Take — 0
No. of Partial Take — 0

PROJECT NOTES:

- This project is Phase 1 of the Marin 101 Corridor Ramp Metering Project (EA #15160)
- Widening of State Route (SR) 131 (Tiburon Blvd) was added to the project to improve traffic flow on SR 131 and US 101 on-ramp
- Caltrans will work with local partners and TAM to develop a ramp metering implementation plan
- Ramp metering lights are anticipated to be activated in the Fall of 2020



Scope

- Estimate vehicle trips generated by different land use scenarios for the Seminary site
- Estimate the potential traffic impacts of the trips generated by different land use scenarios
- Identify possible improvements and their effects on traffic delay

Land Uses

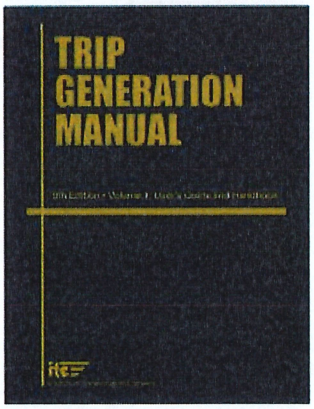
- Current/ Near Term
- "Zoning 1"
- "Zoning 2"
- 2015 Published Plan/ 2015 Plan with ITE Rates
- Potential Plan

Land Uses

Current/Near-Term	"Zoning 1"	"Zoning 2"	2015 Published Plan/ 2015 Plan with ITE Rates	Potential Plan
Residential				
211 Dwelling Units	258 Dwelling Units	299 Dwelling Units	304 Dwelling Units	258 Dwelling Units
Academics				
300/ 1,000 Graduate Students	1,000 Graduate Students	1,000 Graduate Students	1,000 High School Students	700 Graduate Students
Amenities				
• 65 Student Day Care • 3.47 Acre Field • North Coast Office 1,000 SF	• 65 Student Day Care • 3.47 Acre Field	All amenities assume they are for the exclusive use of the Seminary and don't generate any new external trips	• 65 Student Day Care • 17 Thousand SF Athletic Facility/ Community Use • 1,200 Seat Auditorium • 900 Seat Sport Facility • 100 Attendee Playing Field	• 65 Student Day Care • 3.47 Acre Field • 17 Thousand SF Athletic Facility/ Community Use • North Coast Office 1,000 SF
Senior Care Facility				
				150 Dwelling Units

Vehicle Trip Generation

The Institute of Transportation Engineers' Trip Generation Manual provides trip generation rates for numerous land use and building types. Ongoing work is added to the report periodically. Over 4,000 studies were aggregated in the current edition.



Trip Generation Rates

	Weekday Daily Trip		Weekday AM Peak Hour		Weekday PM Peak Hour		Source
Land Use	Rate		Rate		Rate		
Single Family Dwelling Unit	9.52	per unit	0.75	per unit	1.00	per unit	Average rate for ITE Category 210 (Single Family).
Multi-Family Dwelling Unit	6.65	per unit	0.68	per unit	0.90	per unit	Average rate for ITE Category 220 (Apartment).
University/ College	1.71	per student	0.17	per student	0.17	per student	Average rate for ITE Category 550 (University/College).
Private High School	2.48	per student	0.81	per student	0.81	per student	Average rate for ITE Category 536 (Private School K-12).
Day Care	4.48	per student	0.80	per student	0.81	per student	Average rate for ITE Category 565 (Day Care).
Athletic Field	22.75	per acre	4.50	per acre	3.50	per acre	Average rate for ITE Category 411 (City Park).
Gym/ Health Center / (YMCA style facility)	32.93	per 1,000 SF	1.41	per 1,000 SF	3.53	per 1,000 SF	Average rate for ITE Category 492 (Health/Fitness Club)
Office	11.65	per 1,000 SF	1.80	per 1,000 SF	1.74	per 1,000 SF	Average rate for ITE Category 710 (General Office Building)
Senior Center	3.11	per dwelling unit	0.17	per dwelling unit	0.24	per dwelling unit	Combined average rate for ITE Categories 252, 254 and 253(Senior Adult Housing Detached, Assisted Living and Congregate Care Facility)

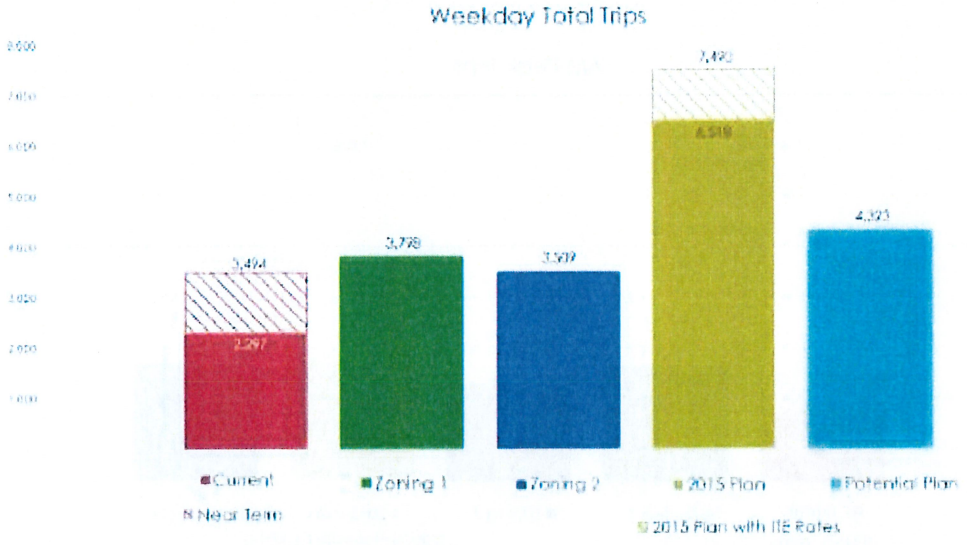
Trip Generation Rates In/Out Split

	Weekday AM Peak Hour			Weekday PM Peak Hour		
Land Use	Rate	In	Out	Rate	In	Out
Single Family Dwelling Unit	0.75 per unit	25%	75%	1.00 per unit	63%	37%
Multi-Family Dwelling Unit	0.68 per unit	20%	80%	0.90 per unit	65%	35%
University/ College	0.17 per student	78%	22%	0.17 per student	32%	68%
Day Care	0.80 per student	53%	47%	0.81 per student	47%	53%
Athletic Field	4.50 per acre	55%	45%	3.50 per acre	55%	45%
Gym/ Health Center / (YMCA style facility)	1.41 per 1,000 SF	50%	50%	3.53 per 1,000 SF	54%	46%
Office	1.80 per 1,000 SF	89%	11%	1.74 per 1,000 SF	15%	85%
Senior Center	0.17 per dwelling unit	42%	58%	0.24 per dwelling unit	53%	47%

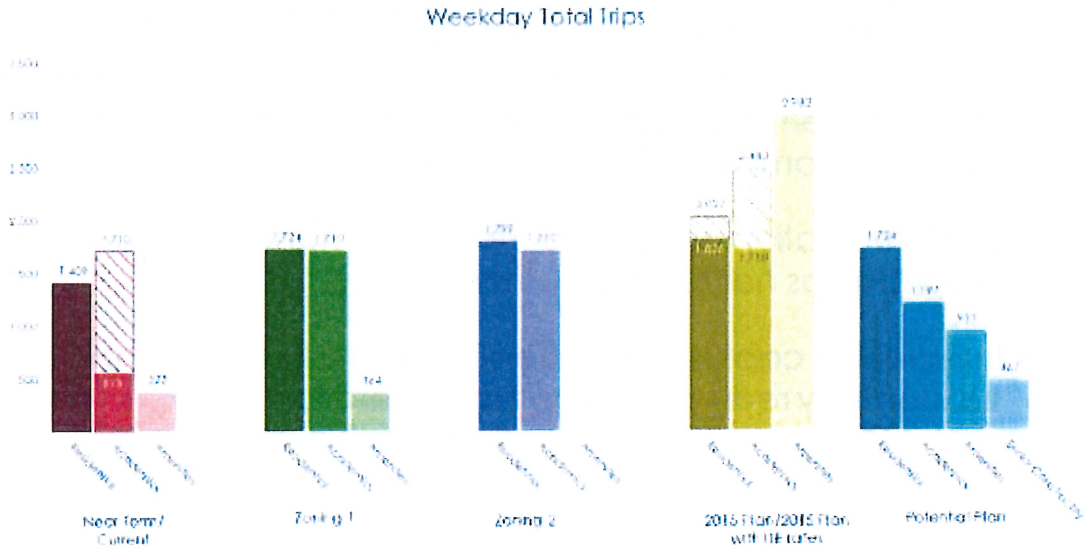
Trip Generation Assumptions

- Minimal internal vehicle trip reductions have been assumed between complimentary land uses
- Implementation of a transportation demand management program has not been assumed
- Internal trip capture plus effective TDM measures could substantially reduce vehicle trip generation

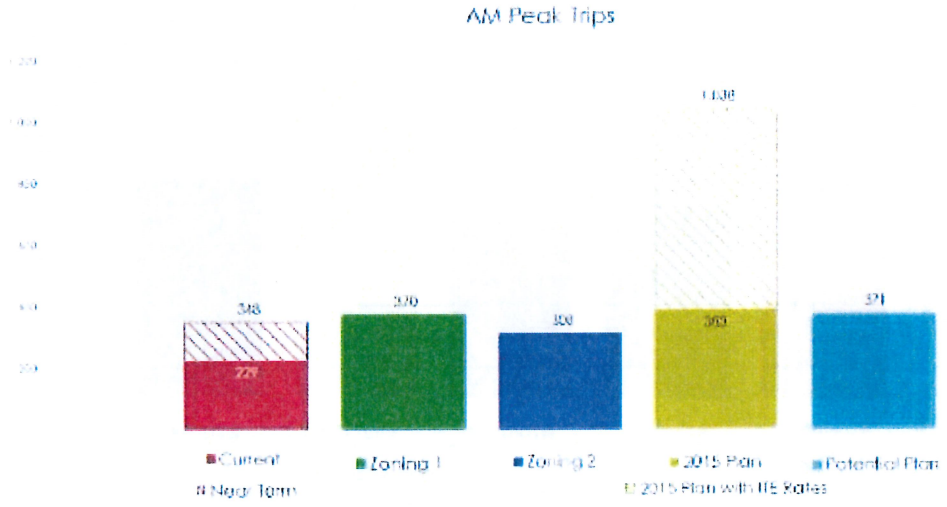
Estimated Weekday Vehicle Trips



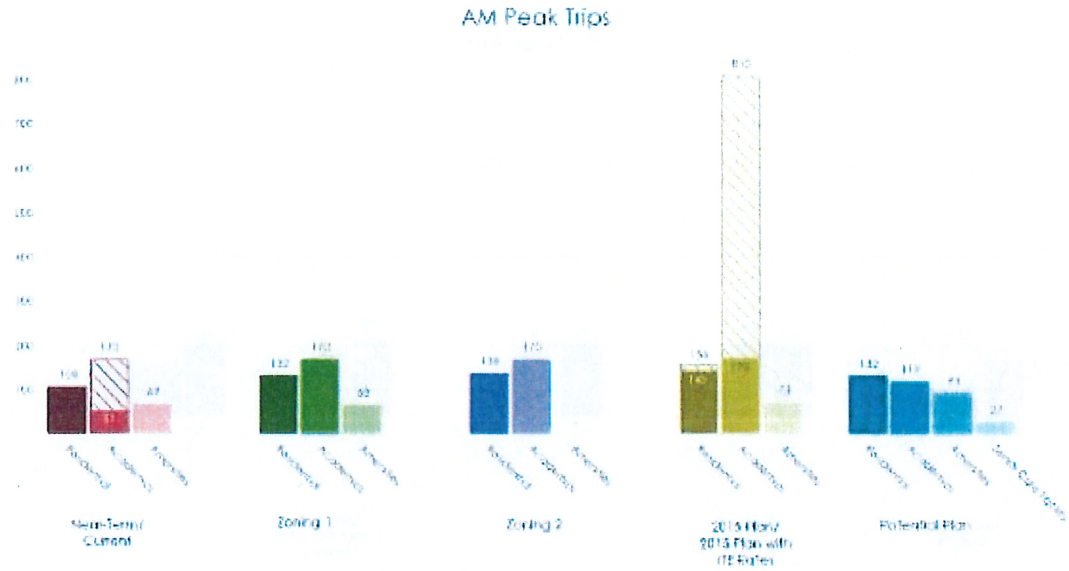
Estimated Weekday Vehicle Trips



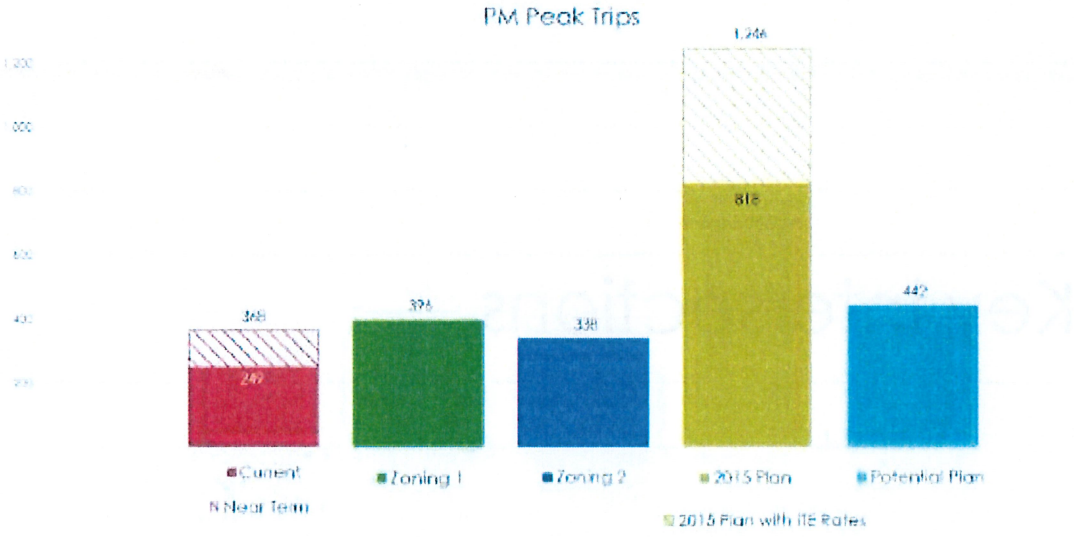
Estimated AM Peak Hour Vehicle Trips



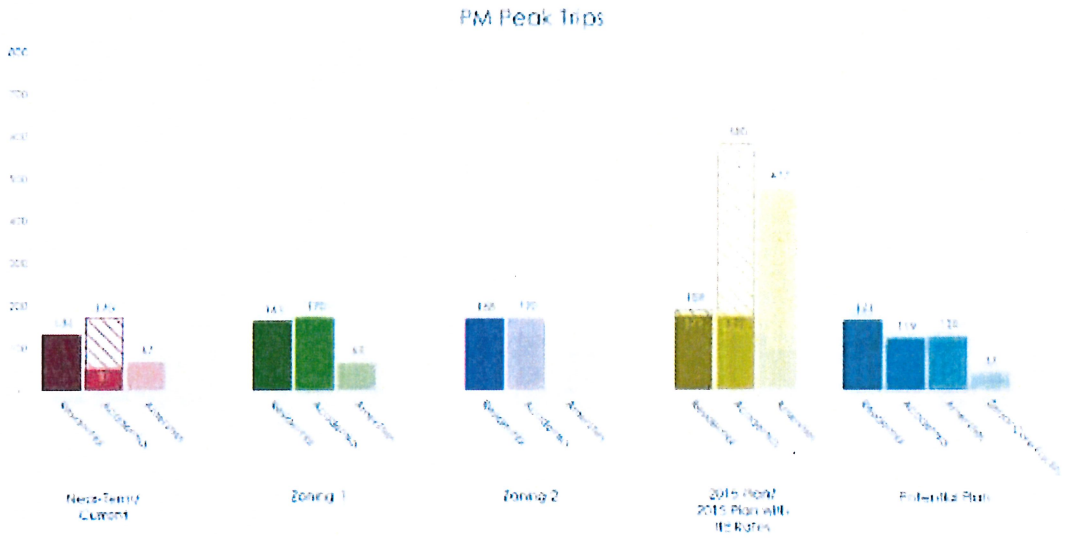
Estimated AM Peak Hour Vehicle Trips



Estimated PM Peak Hour Vehicle Trips



Estimated PM Peak Hour Vehicle Trips



Key Intersections

Level of Service

- A standard measurement of vehicle delay which reflect the relative ease of traffic flow
- LOS is expressed as a letter grade A-F
- LOS D is acceptable according to the County's General Plan

Level of Service

Level of Service	Signalized Intersection Average Delay in seconds	Unsignalized Intersection Average Delay in seconds	Description
A	0 -10 sec	0 – 10 sec	Free Flow
B	>10 - 20 sec.	> 10 -15 sec.	Stable Flow (slight delays)
C	>20 - 35 sec.	> 15 – 25 sec.	Stable Flow (acceptable delays)
D	>35 – 55 sec.	> 25 – 35 sec.	Acceptable conditions; occasionally approaching congested conditions
E	>55 - 80 sec.	>35 – 50 sec.	Unstable flow
F	> 80	> 50 sec.	Highly congested (congestion and queues fail to clear)

Key Intersections Studied

#1 - Redwood Hwy Frontage Road/ US 101 SB Ramps

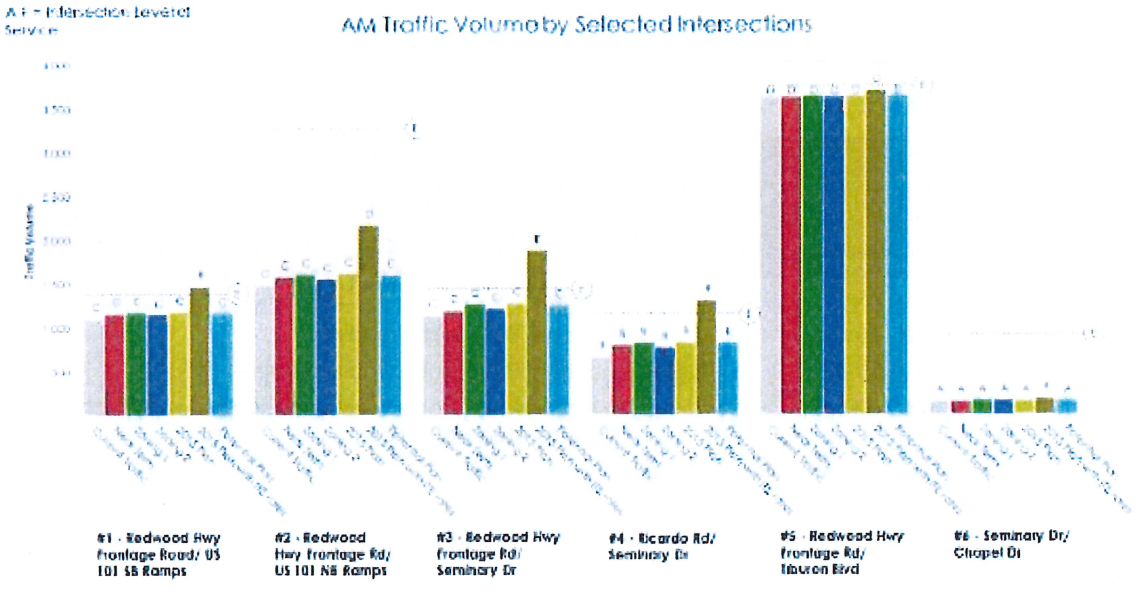
#2 - Redwood Hwy Frontage Rd/ US 101 NB Ramps

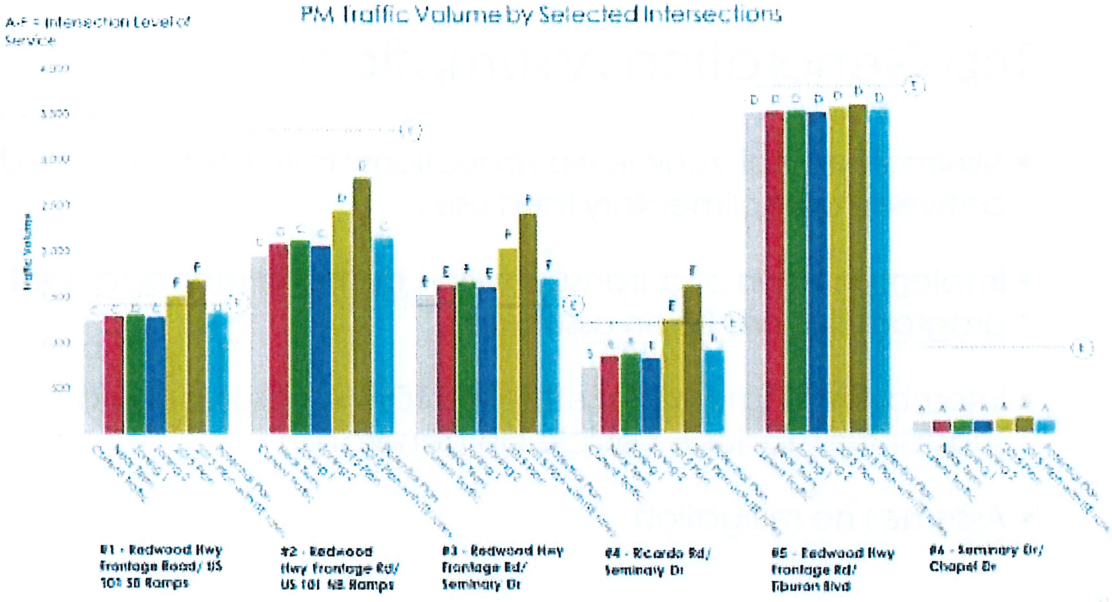
#3 - Redwood Hwy Frontage Rd/ Seminary Dr

#4 - Ricardo Rd/ Seminary Dr

#5 - Redwood Hwy Frontage Rd/ Tiburon Blvd

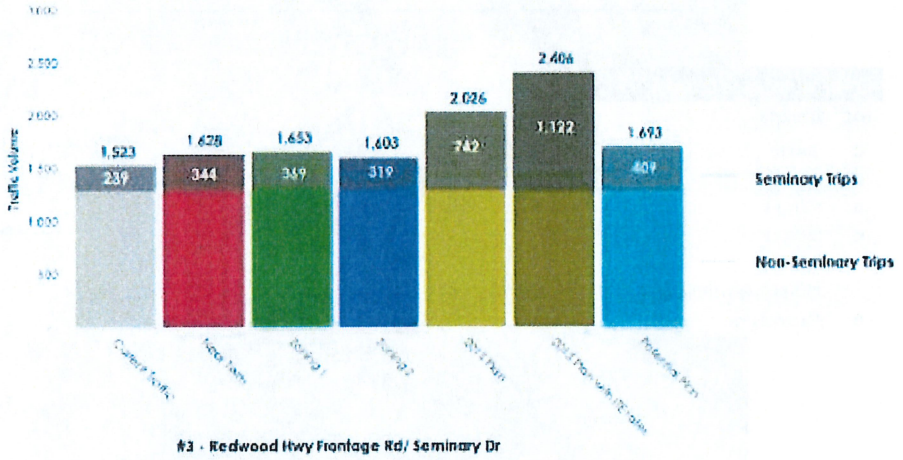
#6 - Seminary Dr/ Chapel Dr





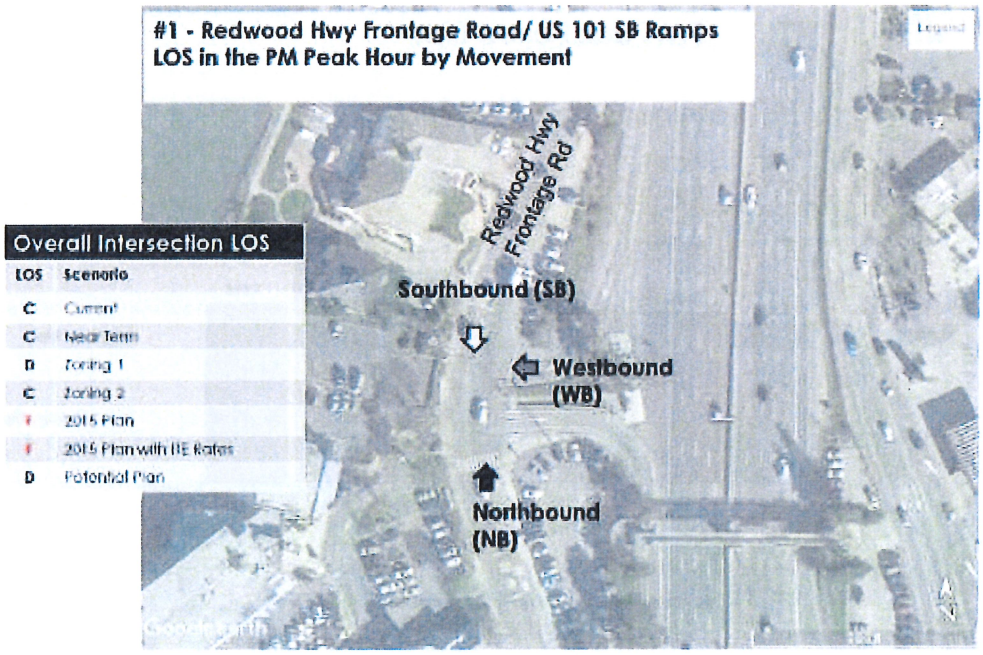
PM Peak Period Trips

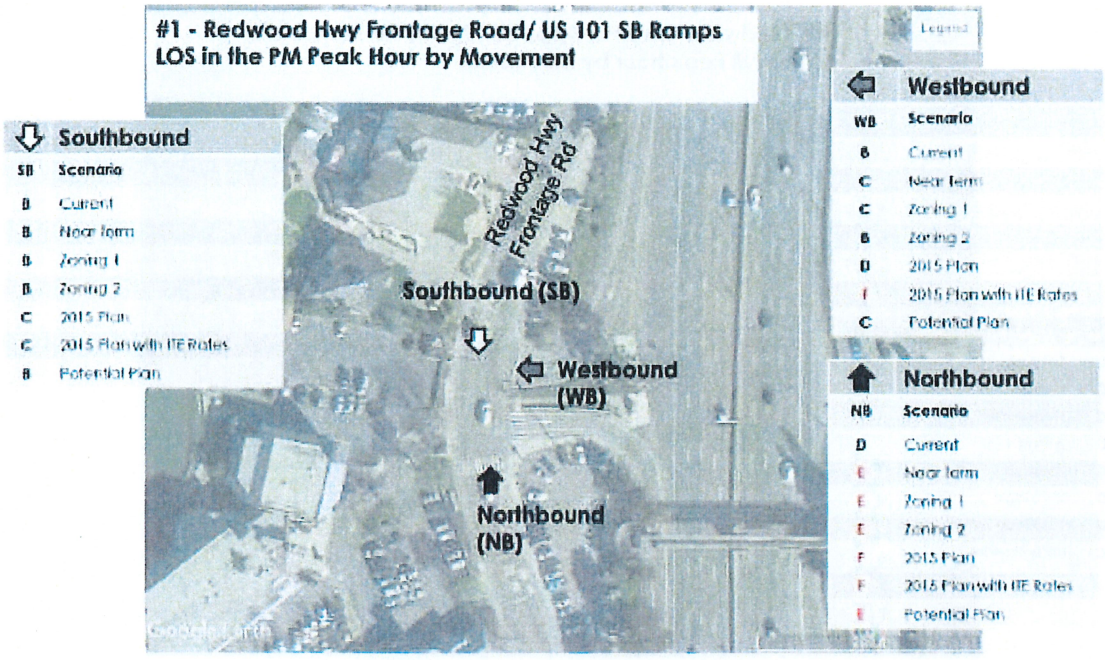
Seminary Trips vs. All Trips

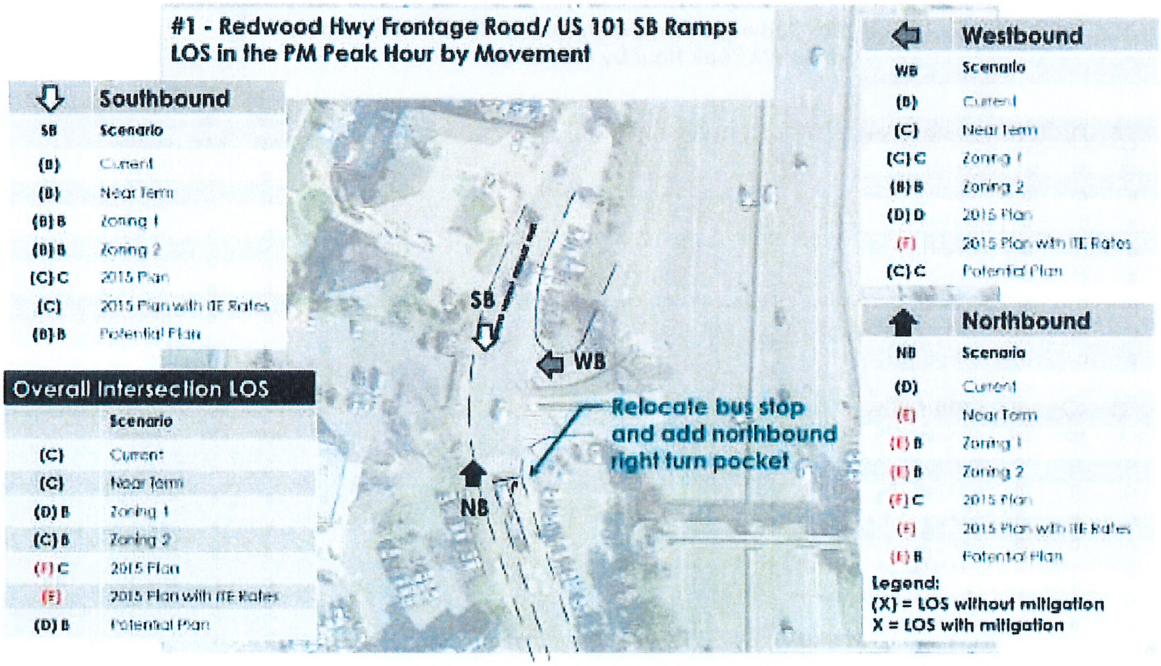


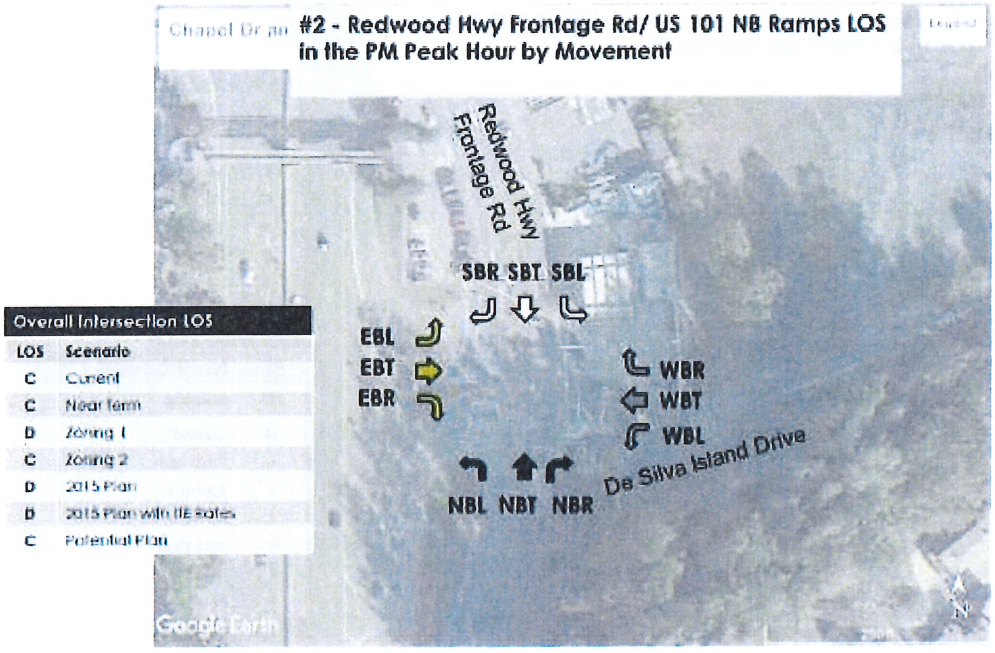
Trip Generation Assumptions

- Minimal internal vehicle trip reductions have been assumed between complimentary land uses
- Implementation of a transportation demand management program has not been assumed
- Internal trip capture plus effective TDM measures could substantially reduce vehicle trip generation
- Assumes no mitigation



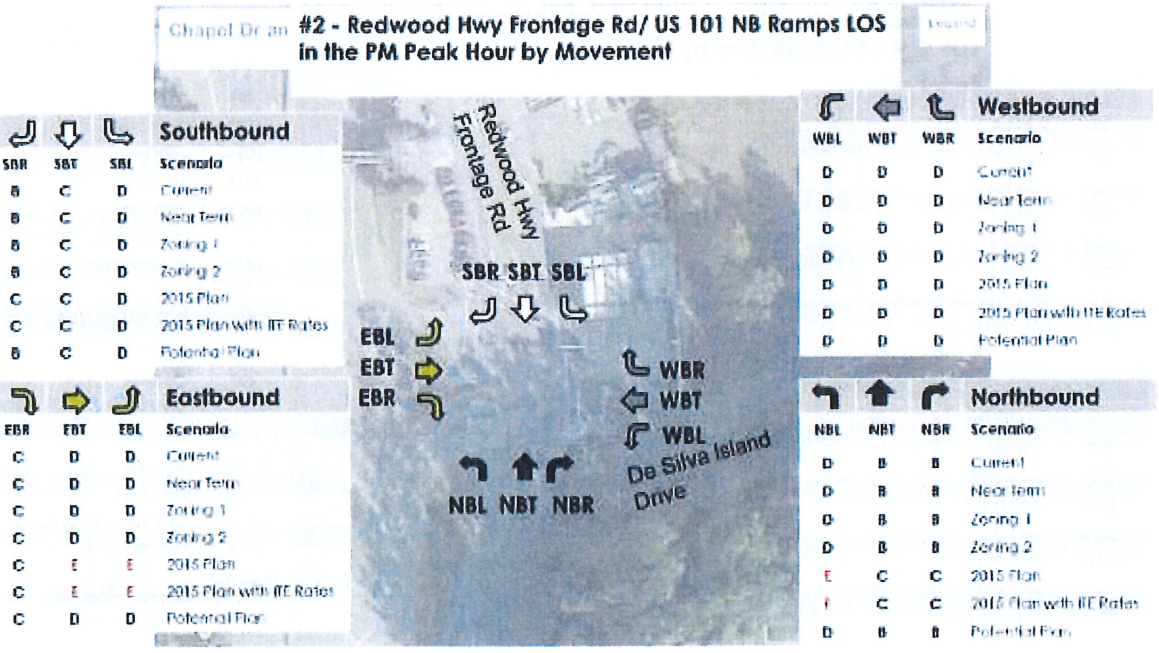

#1 - Redwood Hwy Frontage Road/ US 101 SB Ramps
LOS in the PM Peak Hour by Movement
Southbound
SB Scenario
B Current
B Near Term
B Zoning 1
B Zoning 2
C 2015 Plan
C 2015 Plan with ITE Rates
B Potential Plan
Redwood Hwy Frontage Rd
Southbound (SB)
Westbound (WB)
Northbound (NB)
Westbound
WB Scenario
B Current
C Near Term
C Zoning 1
B Zoning 2
D 2015 Plan
F 2015 Plan with ITE Rates
C Potential Plan
Northbound
NB Scenario
D Current
E Near Term
E Zoning 1
E Zoning 2
F 2015 Plan
F 2015 Plan with ITE Rates
E Potential Plan


#1 - Redwood Hwy Frontage Road/ US 101 SB Ramps
LOS in the PM Peak Hour by Movement
Southbound
SB Scenario
(B) Current
(B) Near Term
(B) B Zoning 1
(B) B Zoning 2
(C) C 2015 Plan
(C) 2015 Plan with ITE Rates
(B) B Potential Plan
Overall Intersection LOS
Scenario
(C) Current
(C) Near Term
(D) B Zoning 1
(C) B Zoning 2
(F) C 2015 Plan
(F) 2015 Plan with ITE Rates
(D) B Potential Plan
SB
WB
NB
Relocate bus stop and add northbound right turn pocket
Westbound
WB Scenario
(B) Current
(C) Near Term
(C) C Zoning 1
(B) B Zoning 2
(D) D 2015 Plan
(F) 2015 Plan with ITE Rates
(C) C Potential Plan
Northbound
NB Scenario
(D) Current
(E) Near Term
(E) B Zoning 1
(E) B Zoning 2
(F) C 2015 Plan
(F) 2015 Plan with ITE Rates
(E) B Potential Plan
Legend:
(X) = LOS without mitigation
X = LOS with mitigation



Overall Intersection LOS

LOS	Scenario
C	Current
C	Near Term
D	Zoning 1
C	Zoning 2
D	2015 Plan
D	2015 Plan with ITE Rates
C	Potential Plan

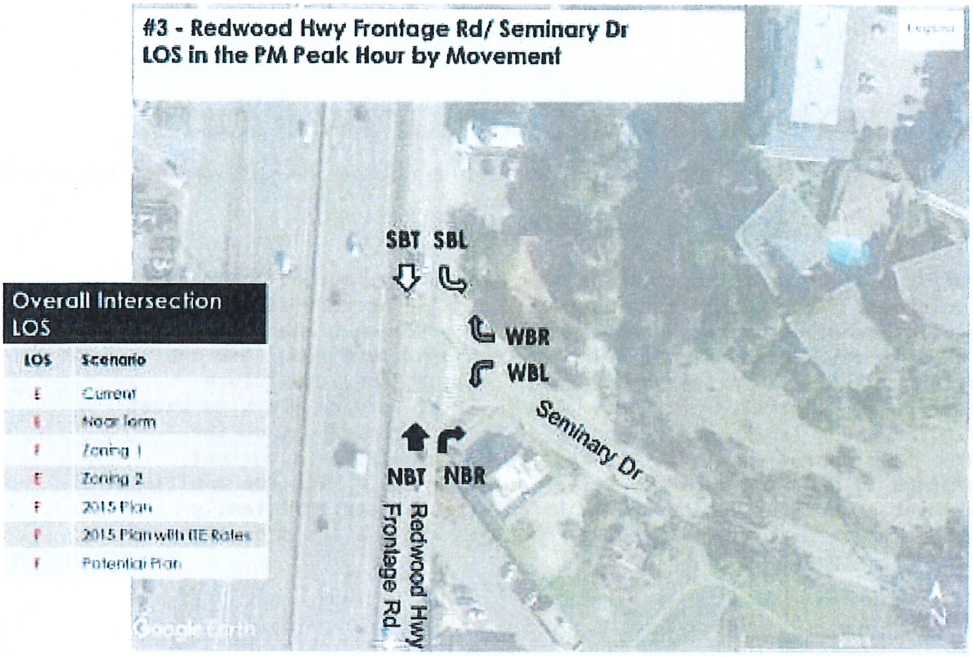


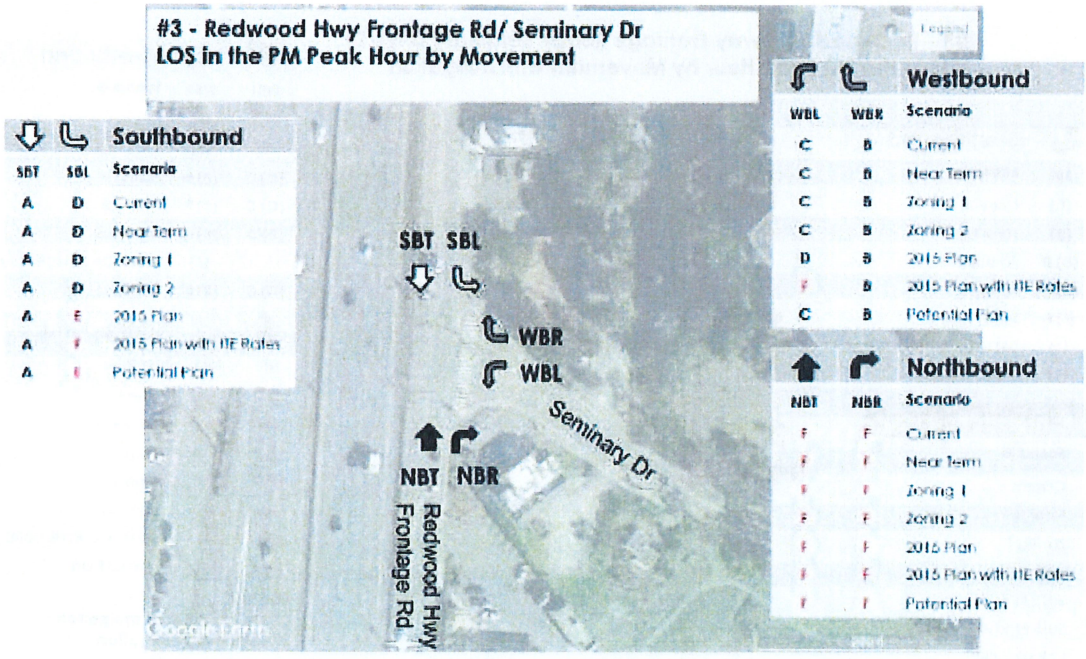
Southbound			
SBR	SBT	SBL	Scenario
B	C	D	Current
B	C	D	Near Term
B	C	D	Zoning 1
B	C	D	Zoning 2
C	C	D	2015 Plan
C	C	D	2015 Plan with ITE Rates
B	C	D	Potential Plan

Eastbound			
EBR	EBT	EBL	Scenario
C	D	D	Current
C	D	D	Near Term
C	D	D	Zoning 1
C	D	D	Zoning 2
C	E	E	2015 Plan
C	E	E	2015 Plan with ITE Rates
C	D	D	Potential Plan

Westbound			
WBL	WBT	WBR	Scenario
D	D	D	Current
D	D	D	Near Term
D	D	D	Zoning 1
D	D	D	Zoning 2
D	D	D	2015 Plan
D	D	D	2015 Plan with ITE Rates
D	D	D	Potential Plan

Northbound			
NBL	NBT	NBR	Scenario
D	B	B	Current
D	B	B	Near Term
D	B	B	Zoning 1
D	B	B	Zoning 2
E	C	C	2015 Plan
F	C	C	2015 Plan with ITE Rates
D	B	B	Potential Plan

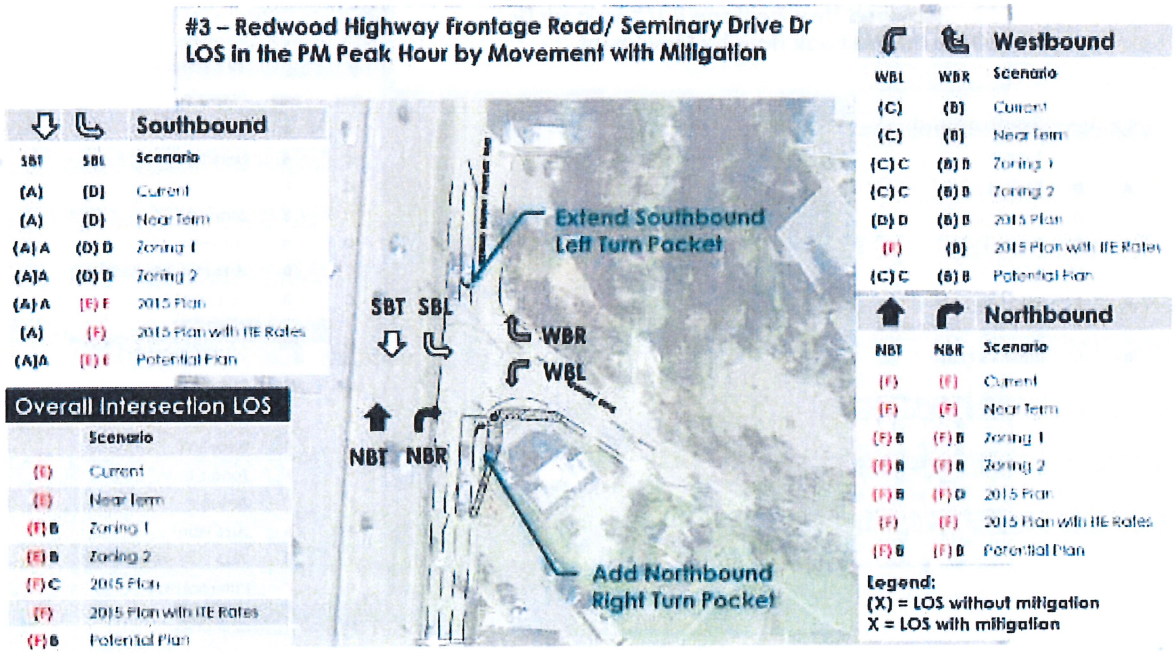

#3 - Redwood Hwy Frontage Rd/ Seminary Dr
LOS in the PM Peak Hour by Movement
SBT SBL
WBR
WBL
Seminary Dr
NBT NBR
Redwood Hwy Frontage Rd
Overall Intersection LOS
LOS Scenario
E Current
E Near Term
F Zoning 1
E Zoning 2
F 2015 Plan
F 2015 Plan with ITE Rates
F Potential Plan


#3 - Redwood Hwy Frontage Rd/ Seminary Dr
LOS in the PM Peak Hour by Movement
Southbound
SBT SBL Scenario
A D Current
A D Near Term
A D Zoning 1
A D Zoning 2
A E 2015 Plan
A F 2015 Plan with ITE Rates
A F Potential Plan
Westbound
WBL WBR Scenario
C B Current
C B Near Term
C B Zoning 1
C B Zoning 2
D B 2015 Plan
F B 2015 Plan with ITE Rates
C B Potential Plan
Northbound
NBT NBR Scenario
F F Current
F F Near Term
F F Zoning 1
F F Zoning 2
F F 2015 Plan
F F 2015 Plan with ITE Rates
F F Potential Plan
SBT SBL
WBR
WBL
Seminary Dr
NBT NBR
Redwood Hwy Frontage Rd

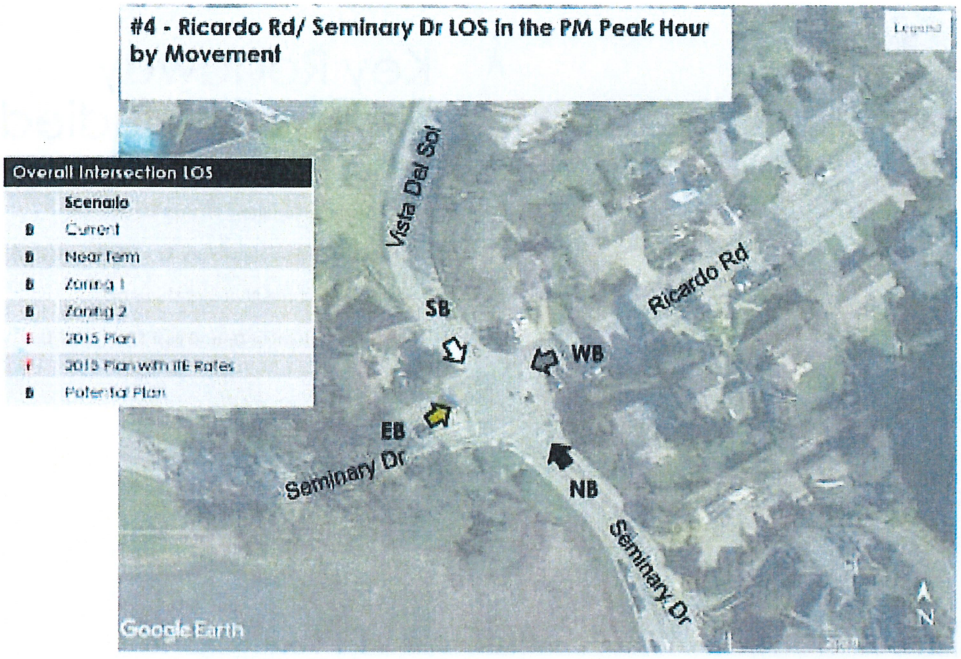
1982 Strawberry Community Plan

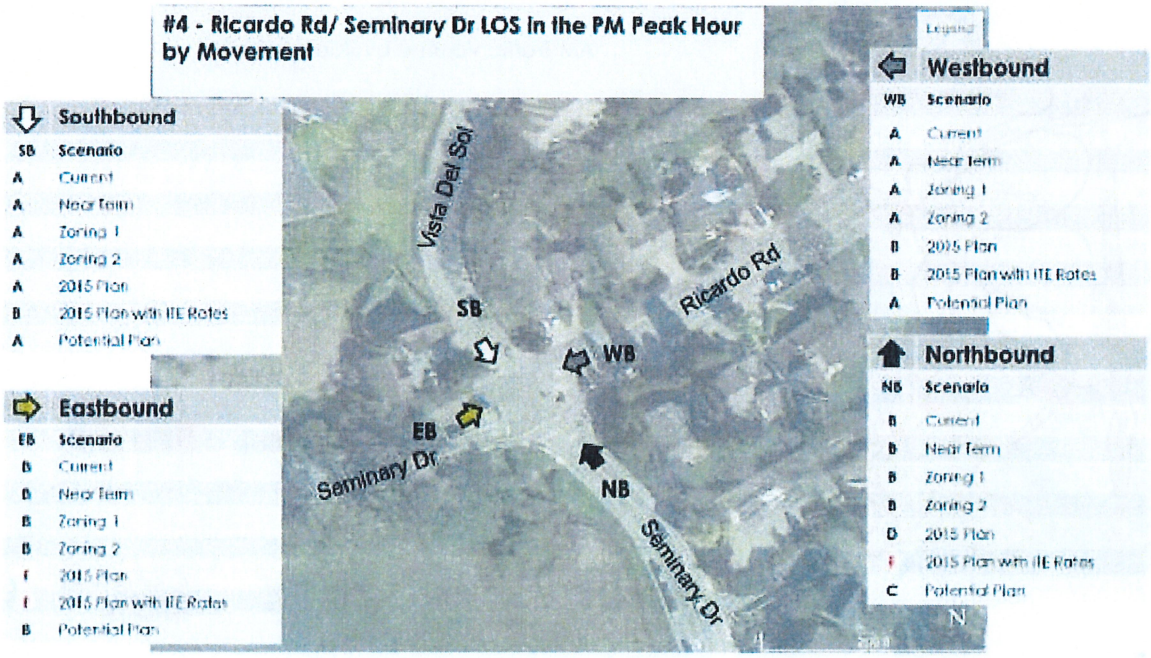
e. Seminary Drive and Redwood Frontage Road.

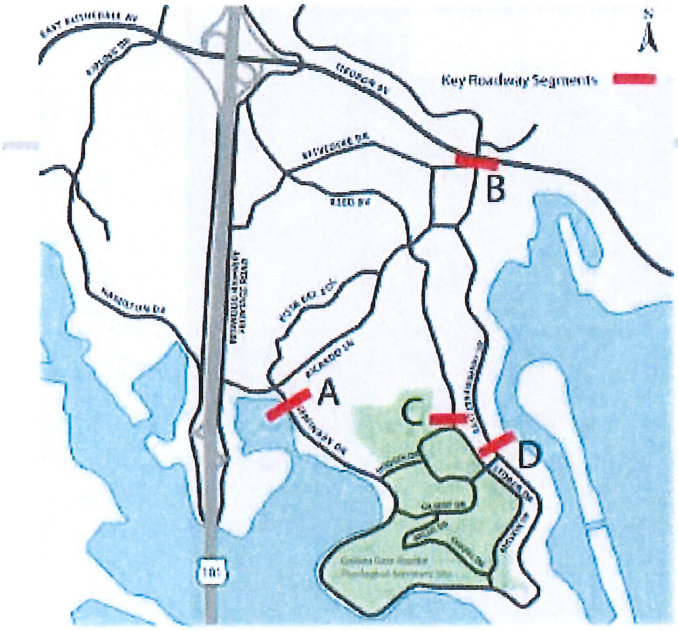
Traffic will be added to this intersection by all four of the major development proposals in Strawberry. The existing service level for this intersection is very high and will drop somewhat when all projects are built out. However, by adding a southbound left turn lane and a northbound right turn lane on Redwood Frontage Road, the future traffic can be handled at a very good level of service (Service Level B). The added lanes should be part of the program to extend the three lane operation of the frontage road south from its current terminus to near the Seminary Drive freeway ramps. With the additional pavement, the intersection should be able to operate efficiently without additional traffic control measures such as new stop signs or a traffic signal.



S


#4 - Ricardo Rd/ Seminary Dr LOS in the PM Peak Hour by Movement
Overall Intersection LOS
Scenario
B Current
B Near Term
B Zoning 1
B Zoning 2
E 2015 Plan
F 2015 Plan with ITE Rates
B Potential Plan
Vista Del Sol
Ricardo Rd
SB
WB
EB
NB
Seminary Dr
Seminary Dr
Google Earth
N


#4 - Ricardo Rd/ Seminary Dr LOS in the PM Peak Hour by Movement
Southbound
SB Scenario
A Current
A Near Term
A Zoning 1
A Zoning 2
A 2015 Plan
B 2015 Plan with ITE Rates
A Potential Plan
Eastbound
EB Scenario
B Current
B Near Term
B Zoning 1
B Zoning 2
E 2015 Plan
F 2015 Plan with ITE Rates
B Potential Plan
Westbound
WB Scenario
A Current
A Near Term
A Zoning 1
A Zoning 2
B 2015 Plan
B 2015 Plan with ITE Rates
A Potential Plan
Northbound
NB Scenario
B Current
B Near Term
B Zoning 1
B Zoning 2
D 2015 Plan
F 2015 Plan with ITE Rates
C Potential Plan
Vista Del Sol
Ricardo Rd
SB
WB
EB
NB
Seminary Dr
Seminary Dr
N



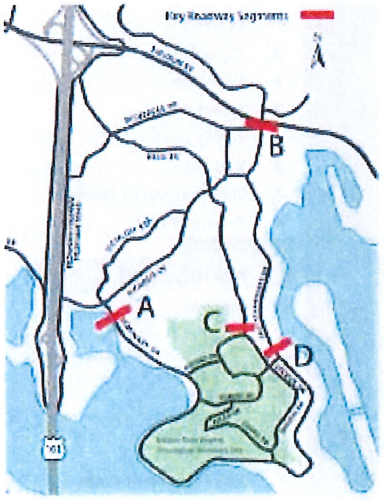
Key Roadway Segments Studied

A - South of Seminary Dr and Ricardo Ln

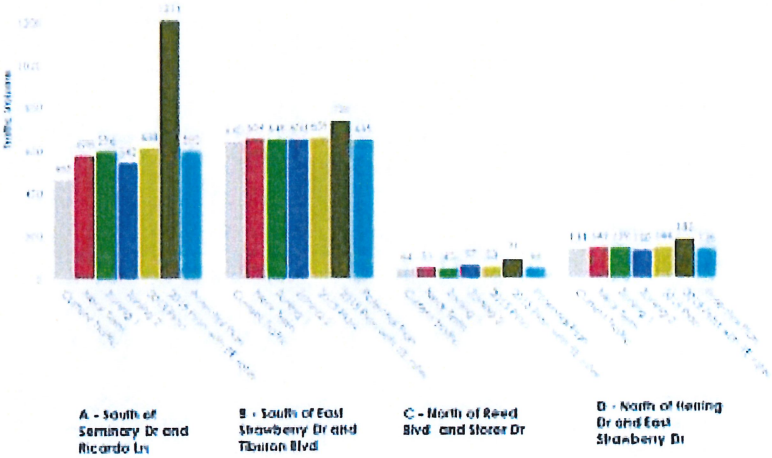
B - South of East Strawberry Dr and Tiburon Blvd

C- North of Reed Blvd and Storer Dr

D- North of Herring Dr and East Strawberry Dr



AM Traffic Volume by Road Segment

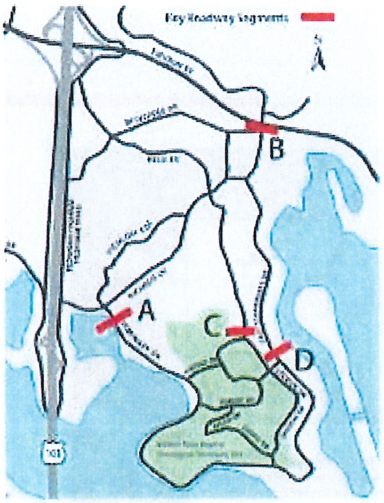


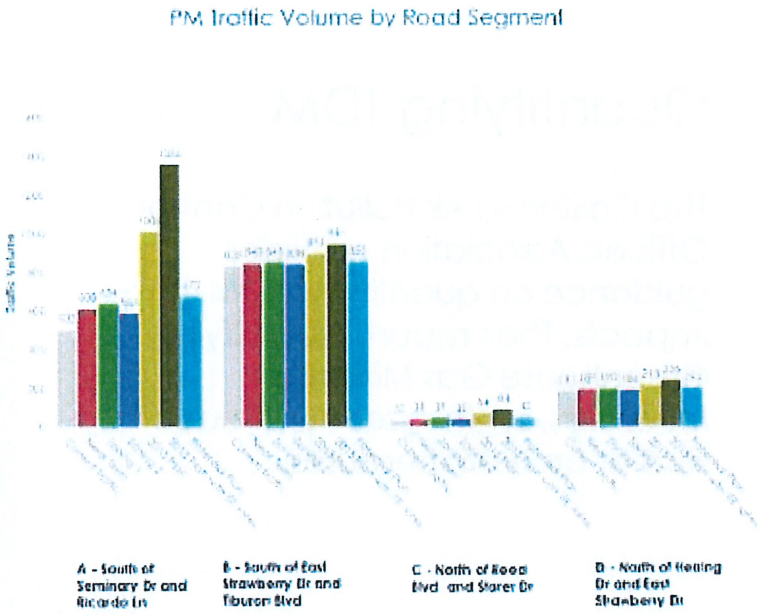
A - South of Seminary Dr and Ricardo Ln

B - South of East Strawberry Dr and Tiburon Blvd

C - North of Reed Blvd and Storer Dr

D - North of Herring Dr and East Strawberry Dr





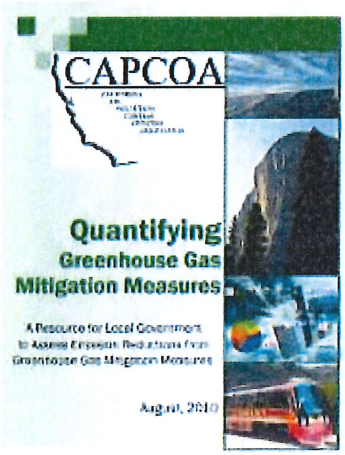
Potential Effective Transportation Demand Management (TDM) Measures

- Campus housing and on-site residential services
- Carpool/vanpool incentives
- Shuttle service
- Unbundled parking (for residential)
- Parking permit fees /parking cash out
- Free/ reduced price transit passes

Schools in Marin and Universities throughout California have been able to reduce drive alone trips with TDM measures

Quantifying TDM

The California Air Pollution Control Officers Association provides guidance on quantifying TDM impacts. Their report, Quantifying Greenhouse Gas Mitigation Measures, synthesizes hundreds of studies on TDM measures.



TDM Reduction Rates

Factor	Description	Land Uses Trip Reduction Applies to	Potential for Trip Reduction
Campus/worker housing	Constructed on-campus housing to shift away from being primarily a commuter school.	Academic, Residential	21%[1]
On-site residential services	Provide on-site residential services, such as groceries, banking, fitness center, etc.	Residential, Amenities	5%[2]
Carpool and vanpool incentives	Give priority parking to carpool vehicles, provide website services and message board to coordinate rides, give financial incentive	Academic	1 - 5%
Shuttle service	Implement a free shuttle service	Academic, Residential, Senior Center	0.3 - 13.4%
Unbundle parking	Parking is priced separately from rent prices	Residential	2.6 - 13%
Parking fees/ parking cash out	Charging for parking or providing employee parking "cash-out"	Academic, Amenities	0.1 - 19.7%
Free/ reduced price transit	Provides free rides on Marin/ Golden Gate Transit for all campus affiliates, residents and CCRC affiliates.	Academic, Residential, Amenities, Senior Center	1 - 20%
Staggered working hours	Encourage workers to start/end work hours outside peak traffic times	Academic	*
Reduced workday week	Encourage telecommuting and alternative work schedules to reduce commute trips	Academic	1 - 5.5%

[1]Source: Not CAPCOA data. ITE has a off-campus student housing trip rate category (ITE Land Use 225)
[2]Source: Not CAPCOA data. ITE mixed use trip generation rate that decrease for internal trip capture.
*Source: Recommend not calculating this TDM measure reduction as land use types aren't applicable to existing data but implementing in TDM Plan

TDM Reduction Rates

Factor	Description	Land Uses Trip Reduction Applies to	Potential for Trip Reduction
Employee TDM coordinator	Implement marketing strategies, new employee orientation, event promotion, publication and annual monitoring and modifying the program	Academic, Residential, Amenities, Senior Center	1 - 4%
On-site car sharing	Work with Zipcar or others to provide vehicles on site	Academic, Residential, Senior Center	0.4 - 0.7%
On-site bike sharing	Incorporate bikeshare services on site	Residential, Amenities	0.5 - 2.5%
Bike Parking, on site services	Provide secure bike parking for residents, students, employees, shower facilities and lockers	Residential, Academic	1 - 5%
Traffic calming	Improve walking and biking conditions in the neighborhood, improve signage, and reduce on-site traffic speeds		No trip impact, but site benefits
Off-peak freight delivery	Schedule campus deliveries during off peak hours	Fright delivery's already tends to avoid the peak, will assume no pea period trip reduction but recommend implementing this strategy	
Special events valet parking	Limit events to a set number of times per year		No peak period reduction
Guarantee ride home Program	TAM already offers this service. Add this to marketing material on-site Transportation Demand Coordinator will distribute		

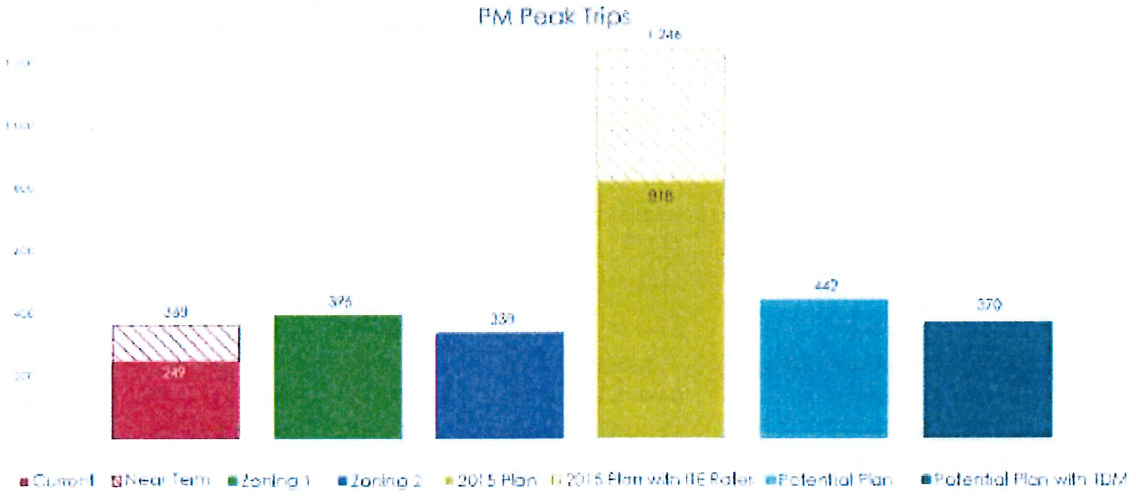
TDM Reduction Rates

Trip Reduction Potential	Measures	Ranges	Academic	Residential	Amenities	Senior Center	Reduction in Trips
High	Student/worker housing (applied to 50 units)			21%			72
	Shuttle Service	0.3 -13.4%	5%	5%	5%	5%	
	On-site residential services		5%	5%	5%		
	Parking fees/ parking cash out	0.1 - 19.7%	2%				
	Free/ reduced price transit	1 - 20%	5%	5%		5%	
	Employee TDM coordinator	1 - 4%	2%		2%	2%	
Medium	Carpool and vanpool incentives	1 - 5%	1.5%				6
	Unbundle Parking	2.6 - 13%		0.5%			
	Reduced workday week	1 - 5.5%	1.5%				
Low	On-site car sharing	0.4 -0.7%	0.5%	0.5%	0.5%	0.5%	5
	On-site bike sharing	0.5 - 2.5%	0.5%	0.5%	0.5%		
	Bike parking and on site services	1 - 5%	0.5%				
Not Analyzed	Staggered working hours, Off-peak freight delivery	These measures are difficult to quantify, especially given land use types, should be implemented regardless of estimated trip reduction					

Trip Reduction Due to TDM

- Conservative trip reduction factors were used
- Even with conservative numbers, implementation of measures with high potential could reduce PM trips by at least 16%
- With implementation of additional measure or more aggressive measures (increased shuttle buses) could reduce PM peak trips by 20%

Estimated PM Peak Hour Vehicle Trips



Future Analysis

- Environmental documentation will evaluate baseline, cumulative and project scenarios for broader study area
- Will assume planned transportation improvements

Affordable Housing Plan
(Updated February 2026)

Introduction and Overview:[1]

The Project, as proposed, will develop a total of 337 residential units. The units will consist of single-family and multi-family residences, as well as a residential care facility (counted as one residential unit but supporting up to 170 residents). Under the Countywide Plan and consistent with State Density Bonus Law (Government Code Section 65915), the project site can be developed with a maximum of up to six residential units per acre (606 units). The project proposes a lesser density of 3.3 units per acre.

As described further below, the project will dedicate 70 of the proposed 337 residential units (20.8% of the total units) as affordable to lower income households, which satisfies the County's Affordable Housing Regulations (Marin County Code Chapter 22.22), entitles the project to enumerated benefits under the State Density Bonus Law and complies with all applicable replacement housing requirements. (See Gov. Code Secs. 66300.5(i)(1); 66300.6(b)(1)(A); 65915(c)(3)(B).)

Replacement Housing Obligations:

The Project site currently includes 132 dwelling units that will be demolished to accommodate the Project; however, many of these units are uninhabitable and have been vacant for more than five years. Of those 132 dwelling units, 85 dwelling units are currently occupied. An additional 29 units are vacant but have been occupied within the five-year period preceding the project application. Eighteen units are uninhabitable and/or have been vacant for five years or more. Therefore, 114 units are required to be replaced within the project.[2]

Consistent with applicable requirements, the Project will replace units that were occupied in the five-year period preceding the submission of the Project's application at an affordable rent equal to the income category of the previous occupants. The State Density Bonus Law specifies that if the income of previous occupants is unknown, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy ["CHAS"] database. (Gov. Code Sec. 65915(c)(3)(B).)

---

[1] The County's Inclusionary housing ordinance involves the same problems as other similar ordinances that are being challenged in court. To paraphrase the complaint filed in *Yu v. City of East Palo Alto* (N.D. Cal. (2025), No. 3:25-cv-06456), the County's "affordable" housing regulations actually make housing much more costly. The County's inclusionary housing requirements do not bear an essential nexus to its goals, and they are not roughly proportional to the impacts placed on developers. For these reasons, we reserve all rights to challenge the County's inclusionary housing requirements in court.

[2] Note that Draft EIR Table 3.12-4 assumed 139 existed on site. However, Table 3.12-4 includes an arithmetic error, and only lists 132 existing dwelling units, consistent with the figure used above. It also does not account for the 18 units that have been vacant for more than five years.

Based on the latest CHAS data, 61% of renter households throughout unincorporated Marin County are occupied by lower-income households. Therefore, 61% of the 114 replacement units (equivalent to 70 total units)[3] will be made available at affordable rents to low income households (as defined by Health and Safety Code Section 50053) for a term of at least 55 years.

In addition, the Housing Crisis Act and State Density Bonus Law require that affordable replacement units be an "equivalent size" to the units being replaced, which means that the replacement units must contain at least the same total number of bedrooms as the units being replaced. The 70 units presumed occupied by lower income households to be replaced include 35 studios and one-bedroom units, 29 two-bedroom units, 5 three-bedroom units, and 1 four-bedroom unit, for a total of 112 bedrooms, or an average of 1.6 bedrooms per unit. The proposed replacement units will include an average of approximately 2.2 bedrooms per unit, and in no event will they include fewer than 112 total bedrooms.

Affordable Housing Components:

Except as for any provisions of the County Code that are subject to Density Bonus concessions, incentives, or waivers, the design and availability of the affordable housing units (including the bedroom mix and distribution of the affordable housing units) will be subject to the requirements in Chapter 22.22 of the County Code and all other applicable laws and regulations, including any provisions in State law that supersede County requirements.

A. Number, affordability level, unit type, tenure, number of bedrooms, location, size, and design of inclusionary units. The 70 units will be offered to households that qualify for the applicable "low-income" thresholds, as established by the median household income criteria (see income thresholds in Table 3-4b of the County Code). As discussed above, the affordable units will include no fewer than 112 total bedrooms, and it is anticipated that they will include an average of 2.2 bedrooms per unit.

The applicant seeks approval of an alternative plan for the distribution of affordable units throughout the site. Pursuant to County Code Section 22.22.080(E), distribution requirements for affordable housing units "may be modified for cause by the review authority. The review authority may grant a waiver to this requirement if they determine an alternative proposal demonstrates a better means of serving the County in achieving its affordable housing goals." The applicant requests to be permitted to concentrate the affordable housing units in three multi-family residential buildings.. This will allow the applicant to build the affordable housing in a more efficient construction type, resulting in a reduction of between 20% to 30% in construction costs for those units.[4] The waiver will therefore facilitate a better means of serving the County in achieving its affordable housing goals.

---

[3] Note that the CHAS database shows that 54% of renter households are low income within the Strawberry Census Area. Because the Strawberry Census Area more accurately reflects the demographics in the vicinity of the project site than the County-wide data, this figure may better reflect the lower income households that occupy units at the project site. Accordingly, the applicant reserves the right to refute the County's presumption that 61% of the project site households are occupied by lower income households.

[4] This figure is based on estimates and evaluations prepared by qualified professionals and based on the most current information available.

Pursuant to the State Density Bonus Law and County Density Bonus waiver provisions, the applicant requests a concession under the State Density Bonus Law[5] for relief from the requirements of County Code Section 22.22.090 (affordability levels); applicant requests to provide 70 low-income units and no very-low income ["VLI"] units in lieu of requirement to provide 10% VLI units). (See Gov. Code, § 65915(d)(2)(B) and Marin County Code, § 22.24.020(C) & Table 3-5c.) The adjustment in affordability levels is consistent with the affordability requirements of the State Density Bonus Law, and it would result in an actual and identifiable cost reduction by reducing the amount of rent subsidy needed to underwrite the affordable housing units.[6]

In addition, the applicant requests a waiver pursuant to the State Density Bonus Law (Gov. Code § 65915(e)) and the County Code's density bonus provisions (Marin County Code, § 22.24.020(C)). to be relieved of the requirements of County Code Section 22.22.080(F) ("design and character of affordable housing units") that would require the project's affordable housing units to contain on average, the same number of bedrooms as the market rate units and to disperse affordable housing units throughout the project. The total bedroom mix throughout the Project site (not including the residential care facility) will be approximately 2.6 bedrooms per unit (859 bedrooms in 336 units). Compliance with these provisions would physically preclude development of the project as the applicant has designed and proposed it; therefore, the State Density Bonus Law requires the County to waive these provisions. Note that the project's affordable units will be compatible with (though not identical to) the market rate units in appearance, materials, amenities, and exterior finish quality.

B. Selection Criteria. The selection criteria for all affordable units shall comply with all applicable fair housing laws. Please note that the applicant intends to select residents pursuant to the terms Marin County Code, Section 22.22.120(C)(1), which provides that the "applicant or owner shall have final discretion in the selection of eligible tenants." It is the intent of the applicant to give preference to select individuals who work at the project site as tenants for the affordable units, provided that these individuals meet the applicable "low-income" housing income criteria.

C. Construction schedule and phasing of inclusionary units in relation to market-rate units. The construction of affordable housing units will be contemporaneous with the construction of the overall Project. Please note that it is anticipated that the Project will be constructed in phases, and all affordable housing units will be constructed contemporaneously with market-rate units in the same phased construction area.

D. Provisions for income certification and screening. Provisions for screening applicants and ongoing monitoring and administration will be undertaken by the applicant, subject to the above-referenced selection criteria.

---

[5] The incentives, concessions, and waivers requested for the Project are also summarized in Section E, below.

[6] Pursuant to *Schreiber v. Los Angeles* (2021) 69 Cal.App.5th 549, because the project provides sufficient affordable housing to qualify for the State Density Bous Law, each requested concession is presumed to result in actual and identifiable cost reductions. No affirmative finding is required, and the County would bear the burden of proof to demonstrate a proposed concession would not reduce development costs. Nevertheless, additional financial analysis is summarized in Section E.

E. Incentives, concessions, and waivers requested. The applicant is entitled to concessions, incentives, waivers, and/or parking reductions under the State Density Bous Law, in addition to certain benefits under the County Code offered in exchange for the provision of affordable housing. Specific requests are enumerated below. The applicant reserves the right to modify and/or add to this proposal in response to the County's ongoing review of the project, including the County's environmental review process that may result in further mitigation measures and revisions to the Project, which may necessitate corresponding revisions to the density bonus request and the requests for concessions or incentives.

Incentives and Concessions: Because the project dedicates more than 20% of its units as affordable to low income households, it is entitled to two concessions or incentives that result in actual, identifiable cost reductions for the project. (Gov. Code § 65915(d)(2)(B); see also Marin County Code, Chapter 22.24 & Table 3-5c.) The applicant requests the following two incentives/concessions, and it reserves the right to withdraw, supplement or modify this request in the future:

1. As noted above, the applicant requests a concession under the State Density Bonus Law for relief from the requirements of County Code Section 22.22.090 (affordability levels); applicant requests to provide 70 low income units and no VLI units in lieu of requirement to provide 10% VLI units. (See Gov. Code, § 65915(d)(2)(B) and Marin County Code, § 22.24.020(C) & Table 3-5c.) The adjustment in affordability levels is consistent with the affordability requirements of the State Density Bonus Law, and it would result in an actual and identifiable cost reduction by reducing the amount of rent subsidy needed to underwrite the affordable housing units. No affirmative finding of cost reductions is required, and the County would bear the burden of proof to demonstrate a proposed concession would not reduce development costs. Nevertheless, the applicant's alternative proposal is estimated to result in an actual and identifiable cost savings of approximately $48,000 per month and results in a corresponding decrease in subsidies necessary to support the affordable housing in the Project. This figure is based on estimates and evaluations prepared by qualified professionals and based on the most current information available.

2. Section III.C of the Strawberry Community Plan specifies that the **maximum** "desirable" development for the project site includes "90 – 100 student housing units" in addition to the 211 residential units existing on site, for a total of 311 units contemplated by the Community Plan. As explained above, the State Density Bonus Law entitles the Project to 606 units (although only 337 units are proposed). We do not believe that Section III.C mandates any student housing but instead creates a potential cap on student housing. However, to the extent the County determines otherwise, the applicant requests a concession for relief from any requirement to provide student housing, including any requirement to provide 90 – 100 student housing units referenced in the Strawberry Community Plan. Relief from this requirement will result in an actual, identifiable cost savings for the Project by replacing the student housing – which would require deep subsidies and would suffer from high vacancies – with unrestricted housing units.

Waivers: Waivers of development standards and parking requirements shall be approved when those standards would physically preclude construction of the project that qualifies for a density bonus or incentive. Applicants may request an unlimited number of waivers pursuant to the State Density Bonus Law (Gov. Code § 65915(e)) and the County Code's density bonus provisions (Marin County Code, § 22.24.020(C)).[7]

The applicant requests that the County waive or otherwise grant relief from County Code Sections 22.22.080(E) and 22.22.080(F).

The Pursuant to the State Density Bonus Law, the applicant requests a waiver from the requirements of County Code Section 22.22.080(F) ("design and character of affordable housing units") that would require the project's affordable housing units to contain on average, the same number of bedrooms as the market rate units and to disperse affordable housing units throughout the project.

The applicant requests a waiver of any applicable height limits as set forth in the 2023-2031 County Housing Element and applicable provisions of the Marin County Code.

The applicant further requests a waiver of Section III, Area 6 of the Strawberry Community Plan, which says that the hilltop adjacent to Chapel Drive should remain undeveloped, if possible. The Section also says that if development of the site occurs, "no housing should be placed on this site" (meaning Chapel Drive hilltop) . Although the Project has been designed to avoid development on the hilltop adjacent to Chapel Drive, the Project includes residential units within the remainder of this area, including below and surrounding the hilltop area. Therefore, compliance with this requirement would eliminate proposed residential uses and result in a reduction in the Project's density. Accordingly, this provision of the Strawberry Community Plan would physically preclude development of the Project and must be waived.

Finally, the applicant requests that the County grant waivers and/or exceptions from the Chapter 24 development standards listed below and in **Attachment A** to this Affordable Housing Plan:

1. Minimum required parking spaces: Municipal Code Section 24.04.340
2. Interior Design: Chapter 22.24.020(D)
3. Impacted Roadways: Chapter 22.24.020(H)
4. Fee Waivers: Chapter 22.24.020(1)
5. Technical Assistance: Chapter 22.24.020(K)
6. Priority Processing: Chapter 22.24.020(L)
7. Driveway minimum length: Municipal Code Section 24.04.250

[7] Furthermore, when the conditions of approval of a master plan, development plan, design review or other relevant community development agency approval allow or require exceptions to the standards contained in Chapter 24 of the Code ("Development Standards"), the County may grant waivers or exceptions from applicable Chapter 24 standards. (Marin County Code, § 24.15.030.) The applicant reserves the right to also seek exceptions and/or waivers pursuant to Chapter 24 of the Code.

F. Fair Housing Market Plan. Applicant will ensure compliance with all applicable fair housing laws through the implementation of a Fair Housing Marketing Plan which will include the following:

- Identification of Fair Housing recipients - The applicant will compare regional demographics with neighboring counties (San Francisco, Contra Costa, Sonoma, and Napa)

- Policy - The applicant will have written policies in place regarding program opportunities to groups of people otherwise least likely to apply for these housing opportunities.

- Training - The applicant will participate in Fair Housing training through educational opportunities offered through HUD in compliance with HUD regulations.

- Data Collection/Reporting - The applicant will have procedures in place to obtain appropriate information and the ability to report it.

- Compliance Assessment - The Project Sponsor will have a review process in place ensuring efforts are effective and in compliance with the law.

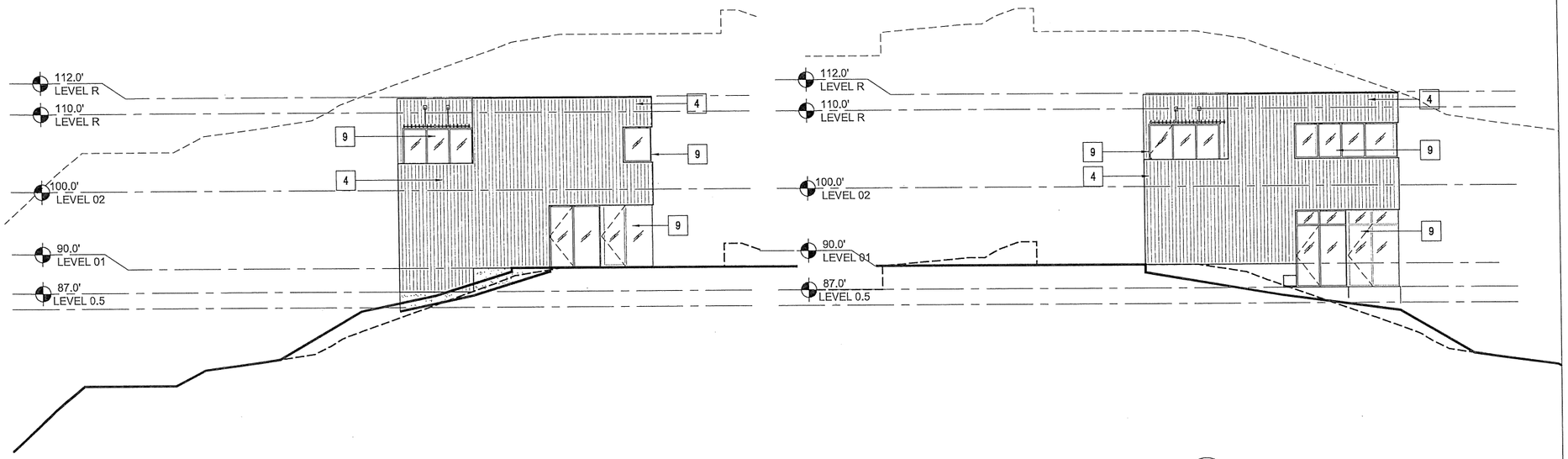
- Recordkeeping - The Project Sponsor will have procedures for record keeping on all relevant data.

ATTACHMENT A	
Waiver Requested Per State Density Bonus Law (Gov. Code § 65915(e)) and the County Code's density bonus provisions (Marin County Code, § 22.24.020(C))	***Description***
Height Limits	Waiver from applicable height limits in Housing Element & Code
Reduced Road width for Shuck Drive	Roads have been designed to comply with Southern Marin Fire's / California Fire Code's minimum width of 20 feet. This reduction from Marin County's required width of 24 feet (with curbs) is designed to minimize construction impacts including minimizing the overall grading footprint, materials to import or off-haul, construction traffic, square footage and height of retaining walls, among other minor impacts.
Reduced road width for Shuck Lane	"
Reduced road width for Storer Drive	"
Reduced road width for Hodge Drive	"
Reduced road width for Reed Boulevard	"
Reduced road width for Green Lane	"
Horizontal curves	Roads have been designed to match, as closely as possible the configuration of the existing roads they are replacing in order to minimize construction impacts including minimizing the overall grading footprint, materials to import or off-haul, construction traffic, square footage and height of retaining walls, among other minor impacts. A design speed of 20 MPH (signed at 15 MPH) is proposed to reduce the number of horizontal curves that have radii less that what is recommended for a 25 MPH design speed road
Vertical curves	Roads have been designed to match, as closely as possible the configuration of the existing roads they are replacing in order to minimize construction impacts including minimizing the overall grading footprint, materials to import or off-haul, construction traffic, square footage and height of retaining walls, among other minor impacts.
Shoulders	Per Marin County Code, Section 24.04.110(c), shoulders are required on each side of all roads. Per the width table shown in Section 24.04.110, two widths are shown for Limited Residential Roads: 20 feet with shoulders and 24 feet with curbs. This implies that shoulders can be eliminated if curbs are included.
Reduce driveway lengths at Green Lane, Mission Shuck Lane	Marin County Code, Section 24.04.250 specifies minimum driveway length or 20 feet. The Project is requesting an exception for driveway lengths along the indicated streets. This will promote pedestrian use and encourage traffic calming.

Attachment No. 15

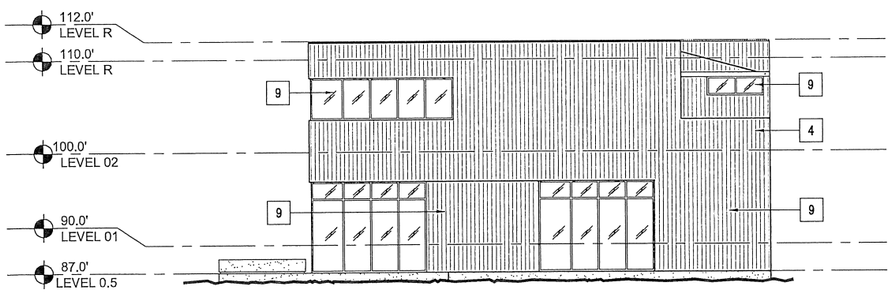
Complete project plan set found at the following url:

https://www.marincounty.gov/departments/cda/planning/projects/mill-valley-alto/north-coast-land-holdings-community-plan-amendmentmaster-plandesign-reviewmaster-use-permittentative-maptree-removal-permit-former-golden-gate-baptist-seminary-property-p1490

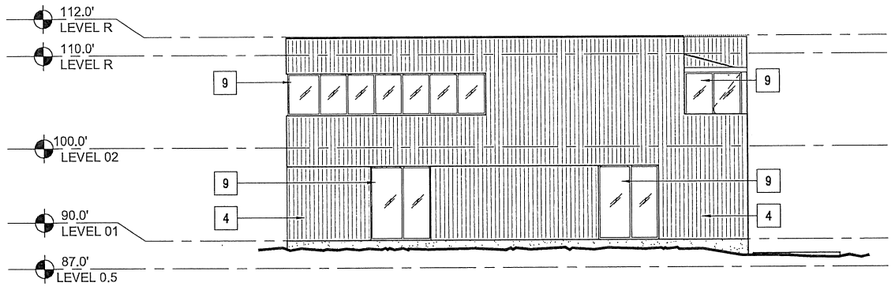


4 BUILDING 70.b - EAST ELEVATION
1/8" = 1'-0"

2 BUILDING 70.b - WEST ELEVATION
1/8" = 1'-0"



3 BUILDING 70.b - NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING 70.b - SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

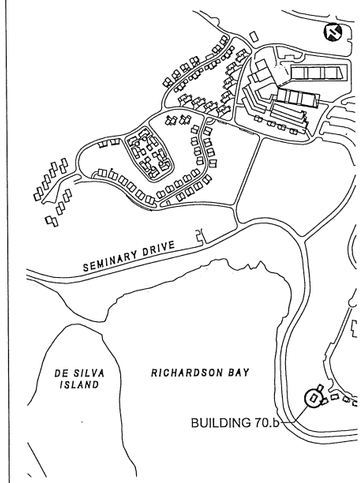
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO
KLIK DALDORFF ECKLUND ET ARCHITECTS

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY

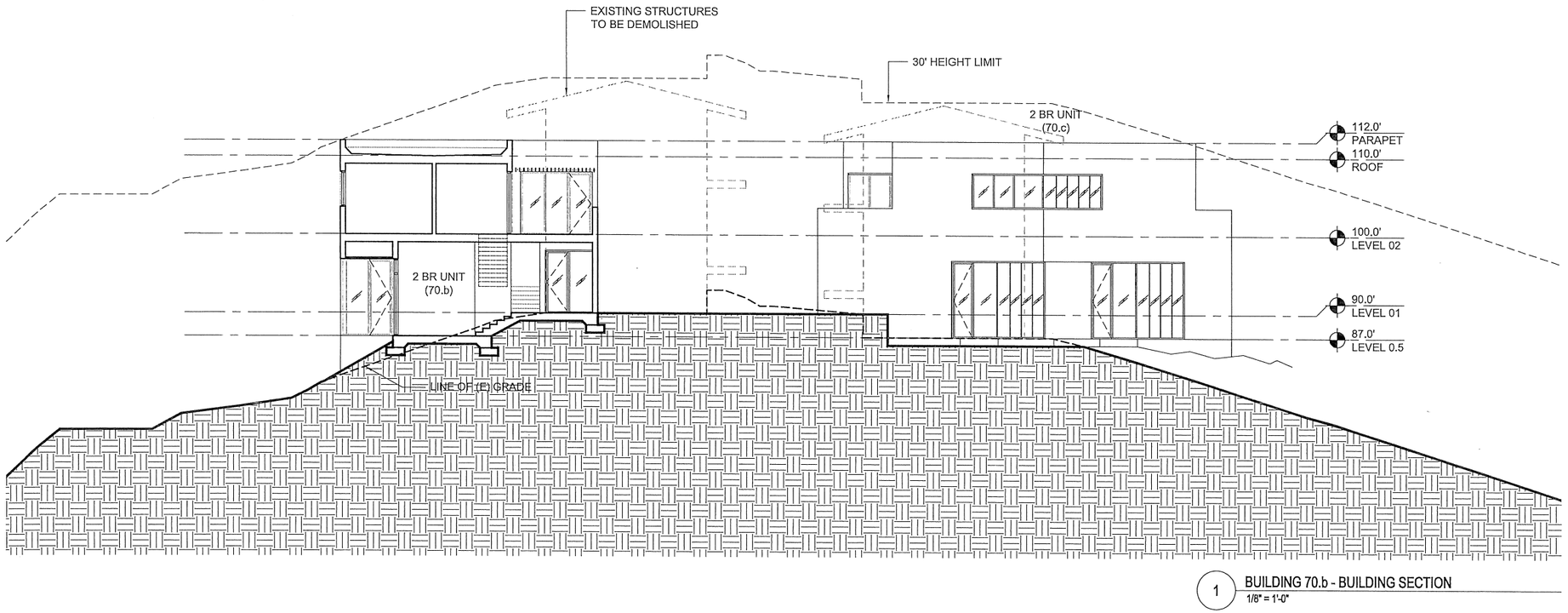
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

CHAPEL DR (SEMINARY PT)
BUILDING 70.b
EXTERIOR ELEVATIONS

1/8" = 1'-0"

SITE / BLDG. TYPE
70

SHEET NO.
A3.01



1 BUILDING 70.b - BUILDING SECTION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

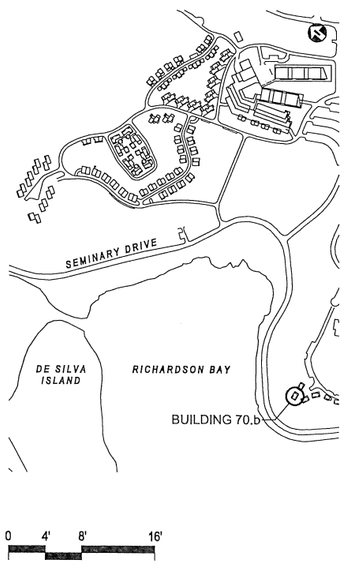
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



0 4' 8' 16'

NORTH
COAST
LAND HOLDINGS
LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

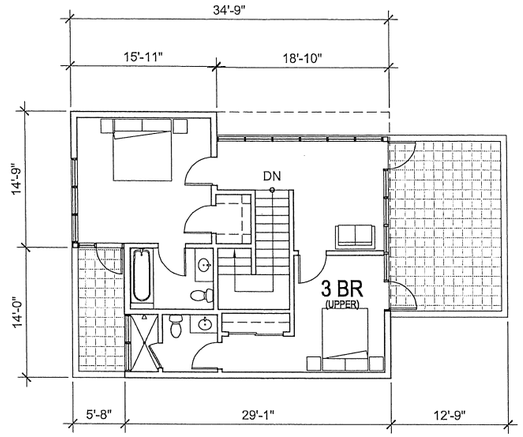
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

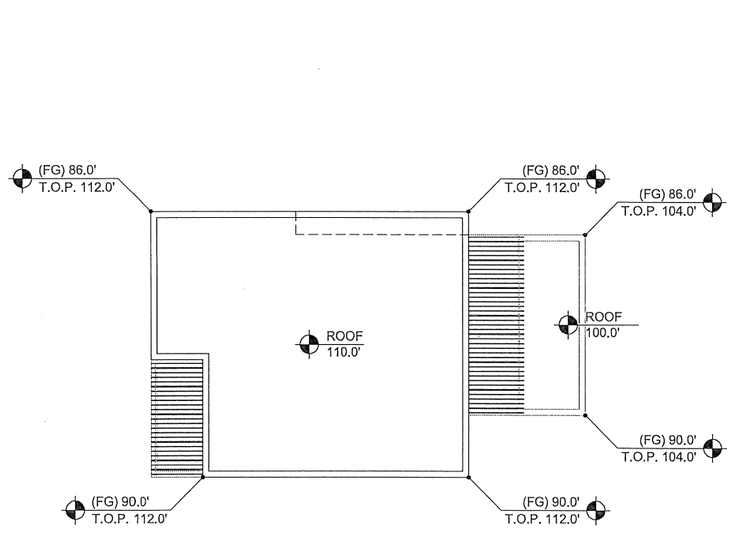
CHAPEL DR (SEMINARY PT)
BUILDING 70.b
BUILDING SECTIONS
1/8" = 1'-0"

SITE / BLDG. TYPE
70

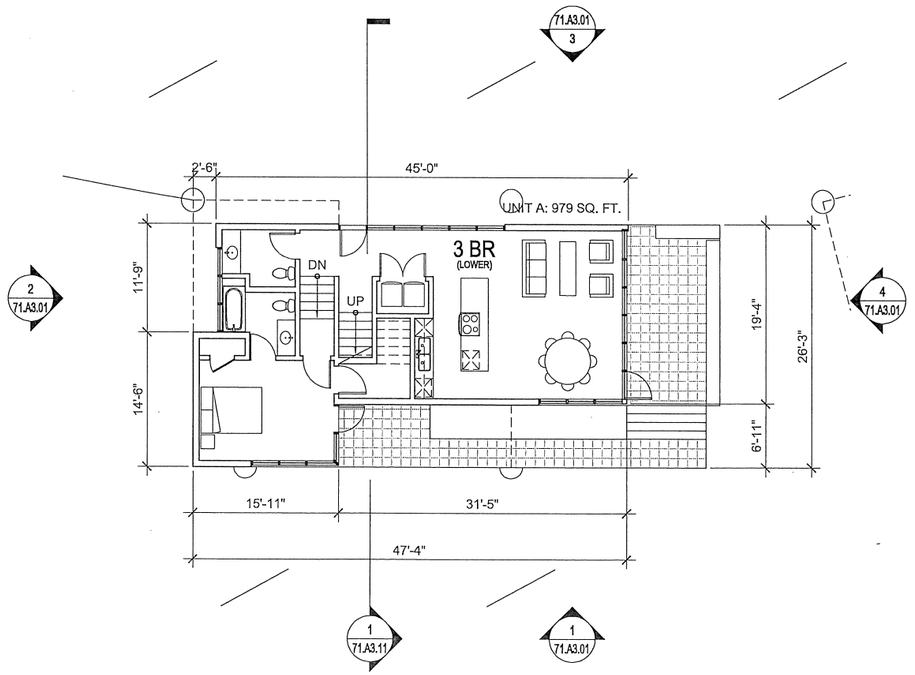
SHEET NO.
A3.11



2 BUILDING 71.a- PLAN LEVEL 02
1/8" = 1'-0"



3 BUILDING 71.a- ROOF PLAN
1/8" = 1'-0"



1 BUILDING 71.a- PLAN LEVEL 01
1/8" = 1'-0"

UNIT SUMMARY

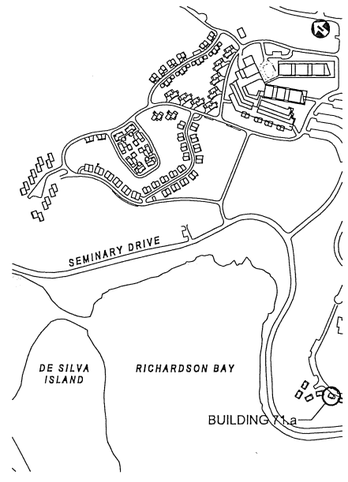
BUILDING TYPE 71
UNITS SHOWN ON THIS SHEET: 1
QTY. (1) - 3 BEDROOM SINGLE FAMILY DWELLING

TOTAL UNITS FOR BUILDING TYPE 71: 6
1 SINGLE FAMILY DWELLING x 6 BUILDINGS

FLOOR AREA - EACH BUILDING: 1,762 SF

PLEASE SEE SHEET 00.A0.04 FOR ADDITIONAL INFORMATION

KEY PLAN - SITE NORTH



NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

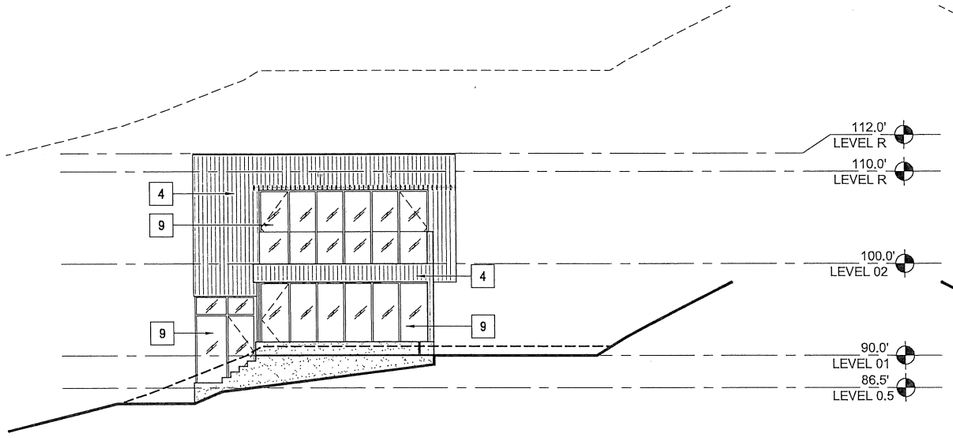
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

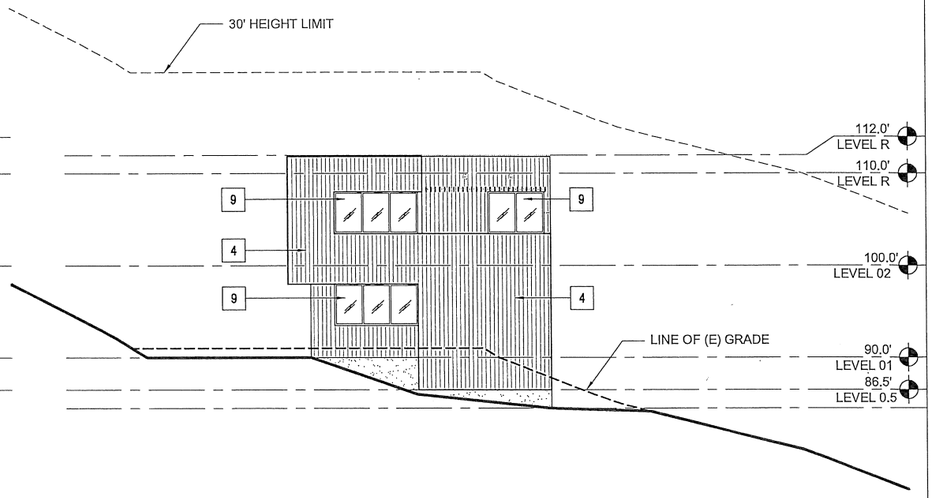
CHAPEL DR (SEMINARY PT)
BUILDING 71.a
FLOOR PLANS
1/8" = 1'-0"

SITE / BLDG. TYPE
71

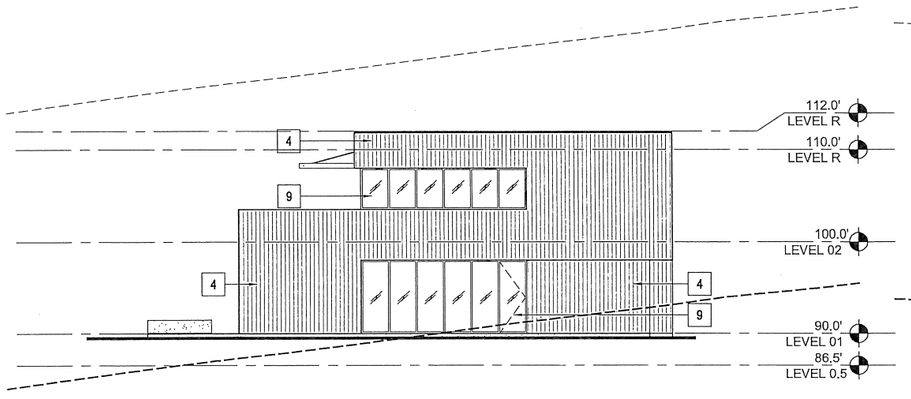
SHEET NO.
A2.10



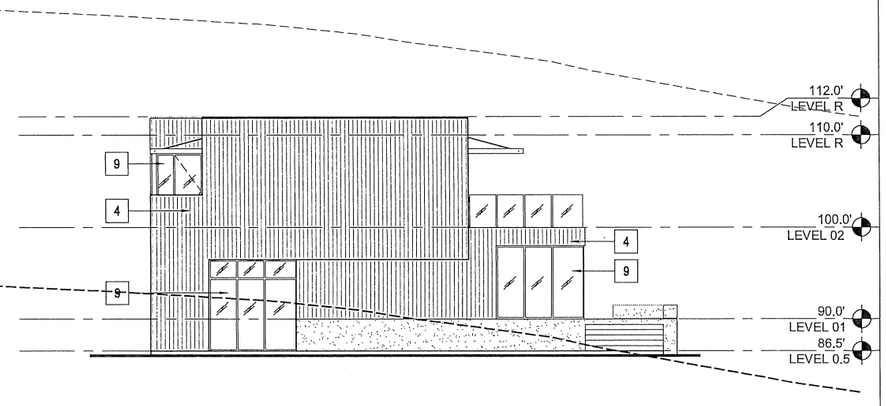
4 BUILDING 71.a - SOUTH ELEVATION
1/8" = 1'-0"



2 BUILDING 71.a - NORTH ELEVATION
1/8" = 1'-0"



3 BUILDING 71.a - EAST ELEVATION
1/8" = 1'-0"



1 BUILDING 71.a - WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

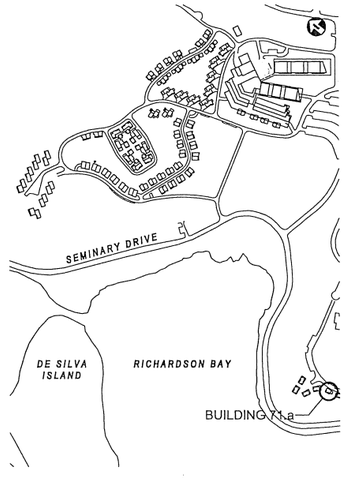
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



0 4' 8' 16'

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

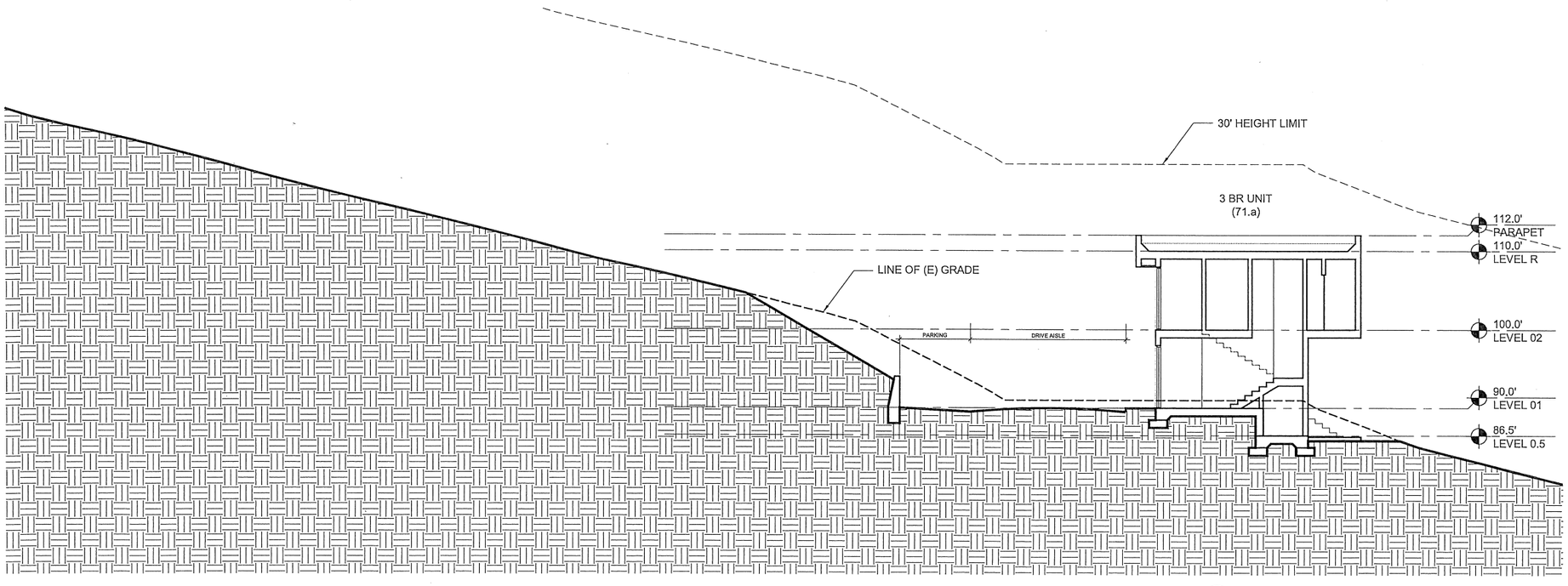
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

CHAPEL DR (SEMINARY PT)
BUILDING 71.a
EXTERIOR ELEVATIONS
1/8" = 1'-0"

SITE / BLDG. TYPE
71

SHEET NO.
A3.01



1 BUILDING 71.a - BUILDING SECTION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

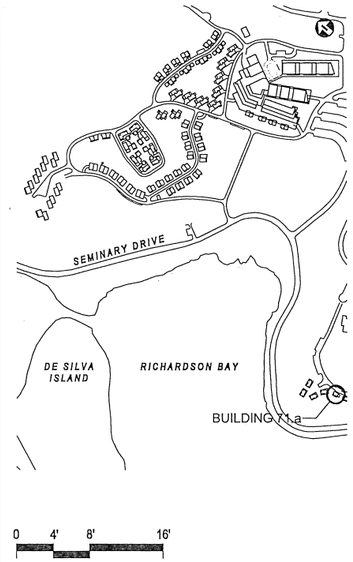
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY

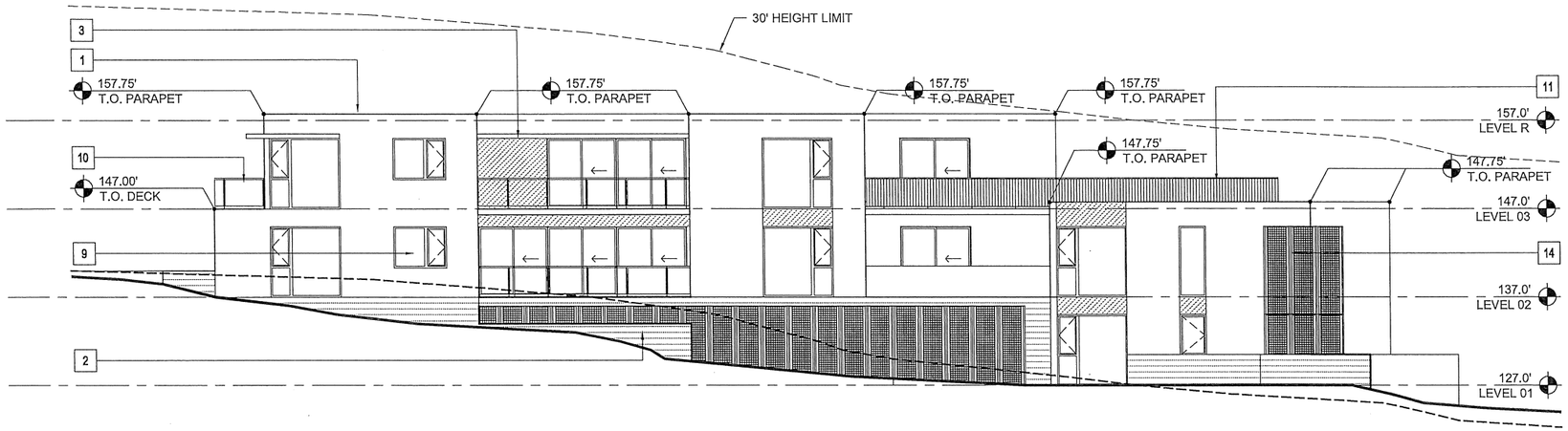
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

CHAPEL DR (SEMINARY PT)
BUILDING 71.a
BUILDING SECTIONS

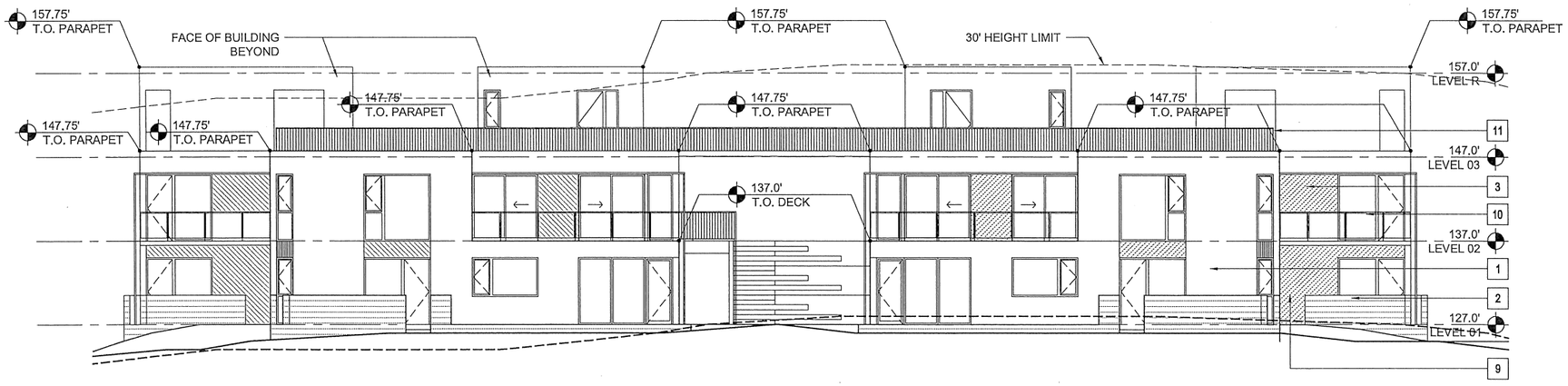
1/8" = 1'-0"

SITE / BLDG. TYPE
71

SHEET NO.
A3.11



2 BUILDING 40.c- WEST ELEVATION
1/8" = 1'-0"



1 BUILDINGS 40.b AND 40.c- SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

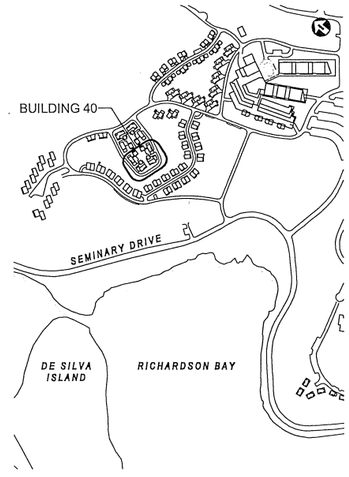
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO
KARA CAVAGNERO ASSOCIATES ARCHITECTS

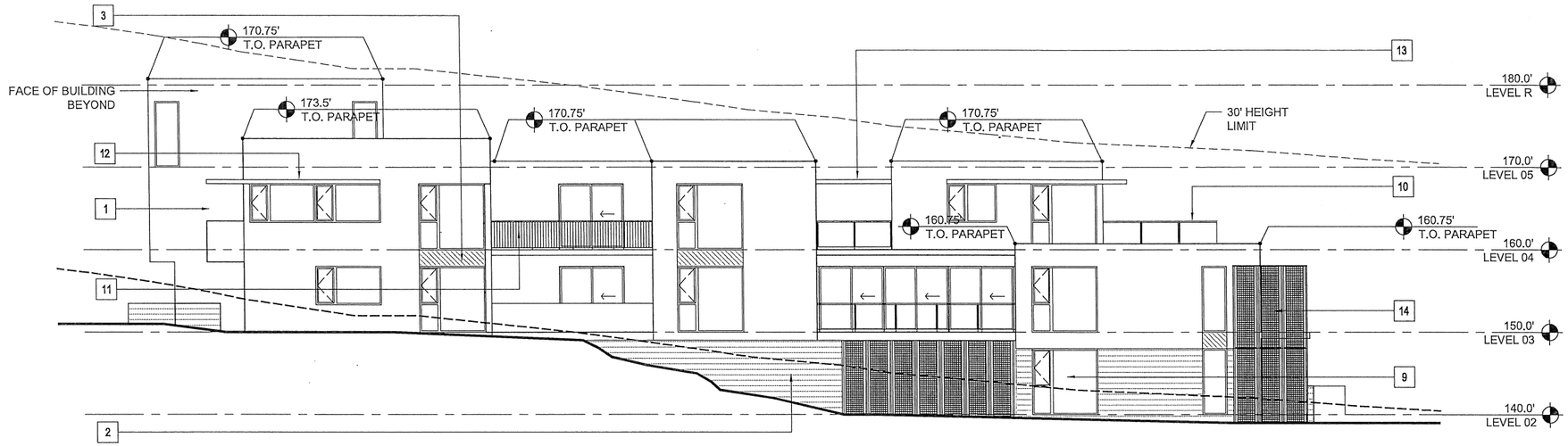
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

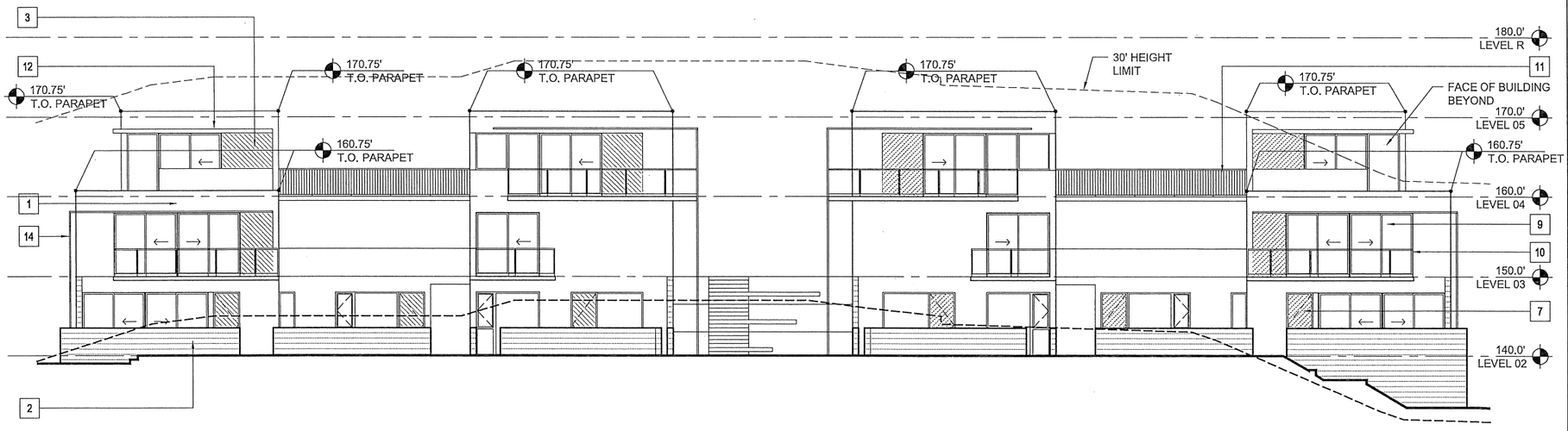
HODGES / SHUCK
BUILDING 40
EXTERIOR ELEVATIONS
1/8" = 1'-0"

SITE / BLDG. TYPE
40

SHEET NO.
A3.01



2 BUILDING 40.d- WEST ELEVATION
1/8" = 1'-0"



1 BUILDINGS 40.a AND 40.d- SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

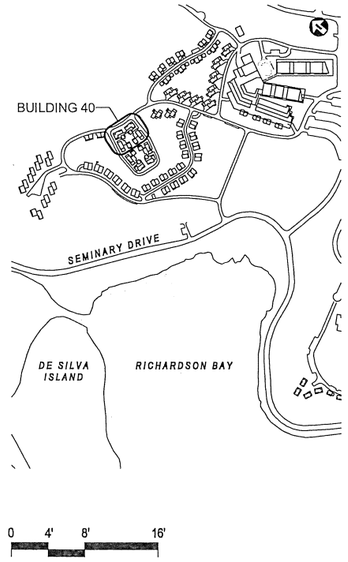
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



0 4' 8' 16'

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO
ARCHITECTS

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY

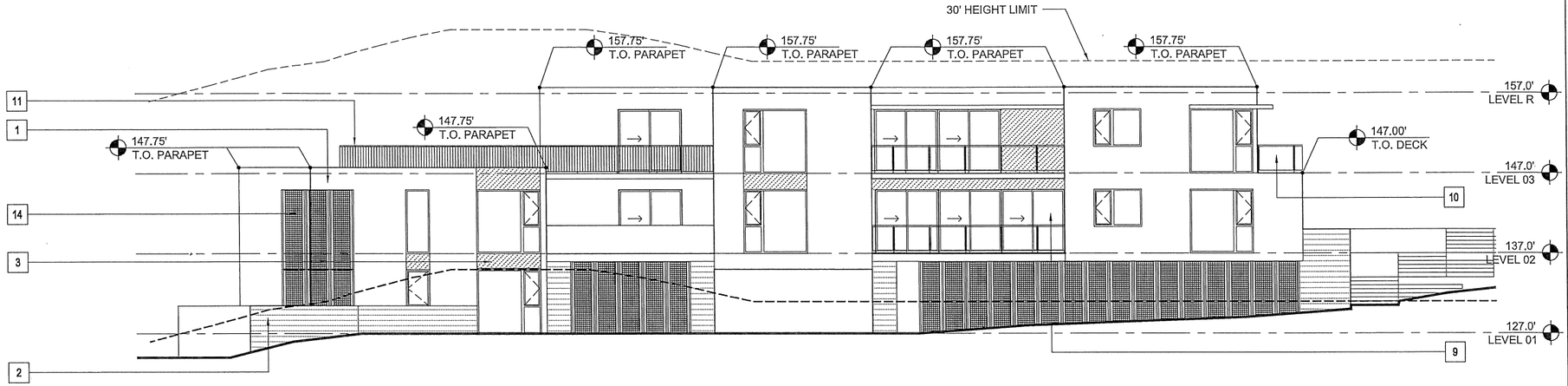
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

HODGES / SHUCK
BUILDING 40
EXTERIOR ELEVATIONS

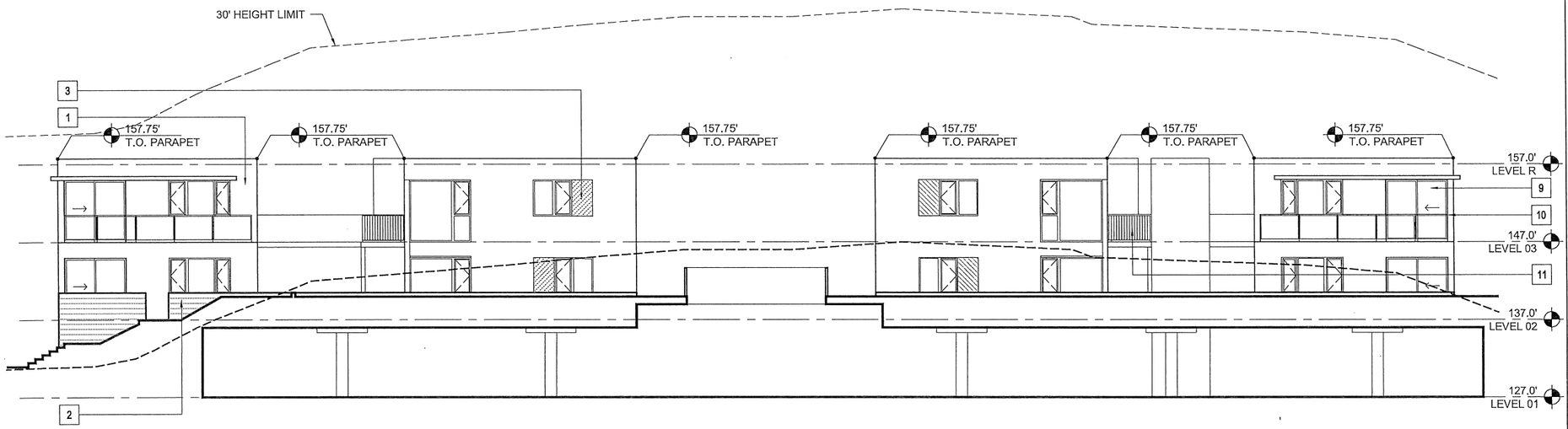
1/8" = 1'-0"

SITE / BLDG. TYPE
40

SHEET NO.
A3.03



2 BUILDING 40.b- EAST ELEVATION
1/8" = 1'-0"



1 BUILDINGS 40.b AND 40.c- NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

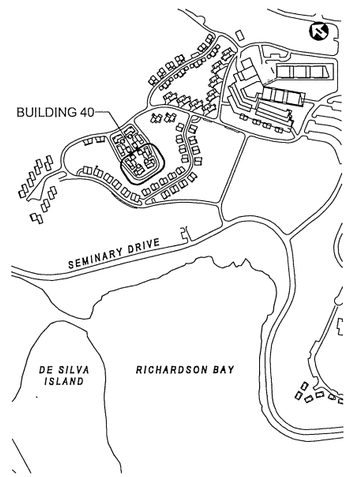
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO ARCHITECTS

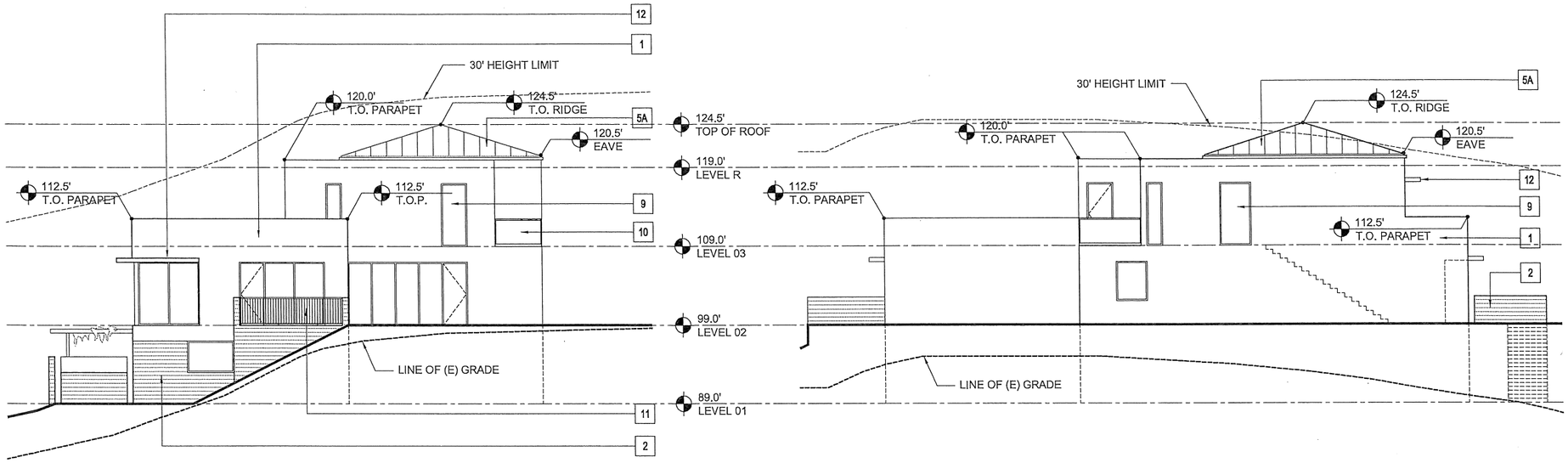
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

HODGES / SHUCK
BUILDING 40
EXTERIOR ELEVATIONS
1/8" = 1'-0"

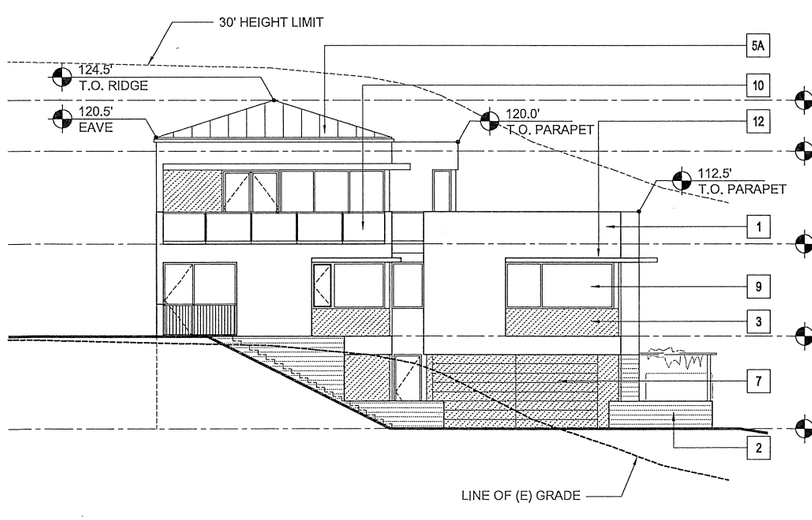
SITE / BLDG. TYPE
40

SHEET NO.
A3.02

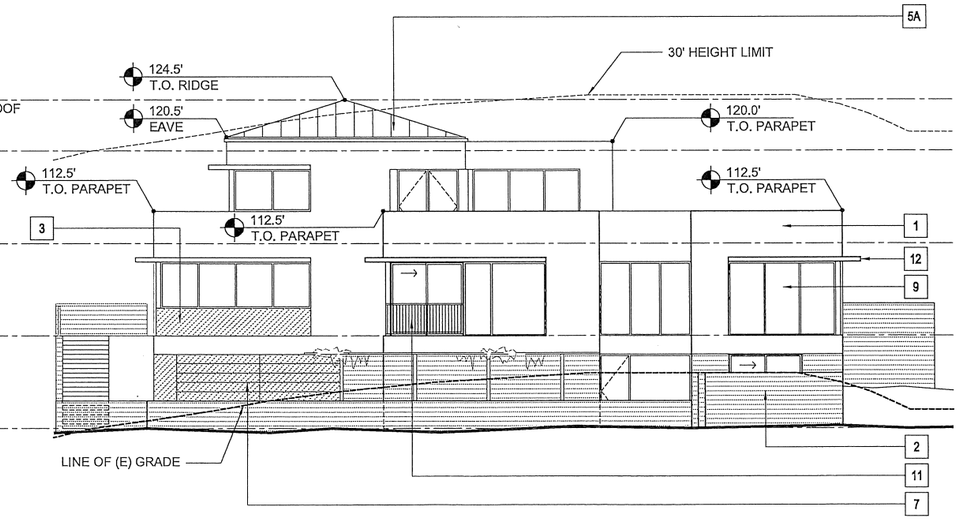


4 BUILDING 10.f- EAST ELEVATION
1/8" = 1'-0"

3 BUILDING 10.f- NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 10.f- WEST ELEVATION
1/8" = 1'-0"



1 BUILDING 10.f- SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

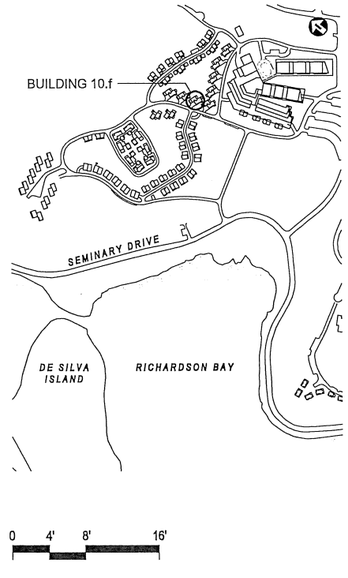
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

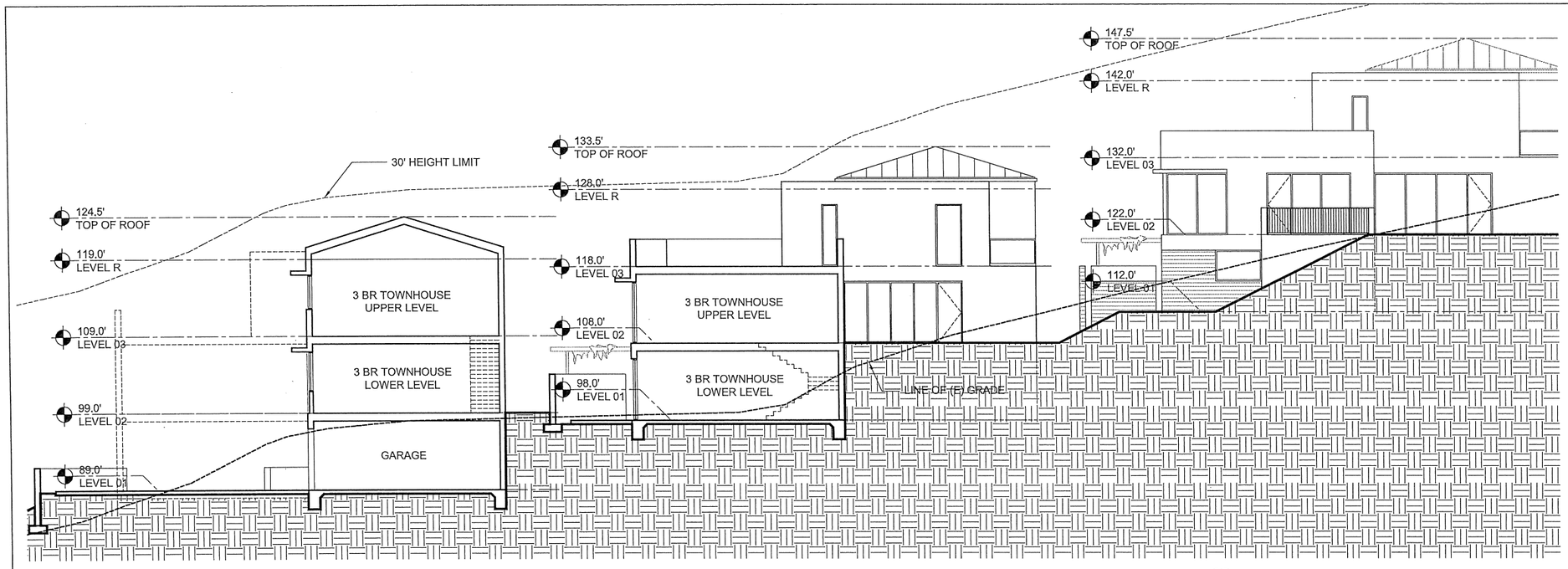
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

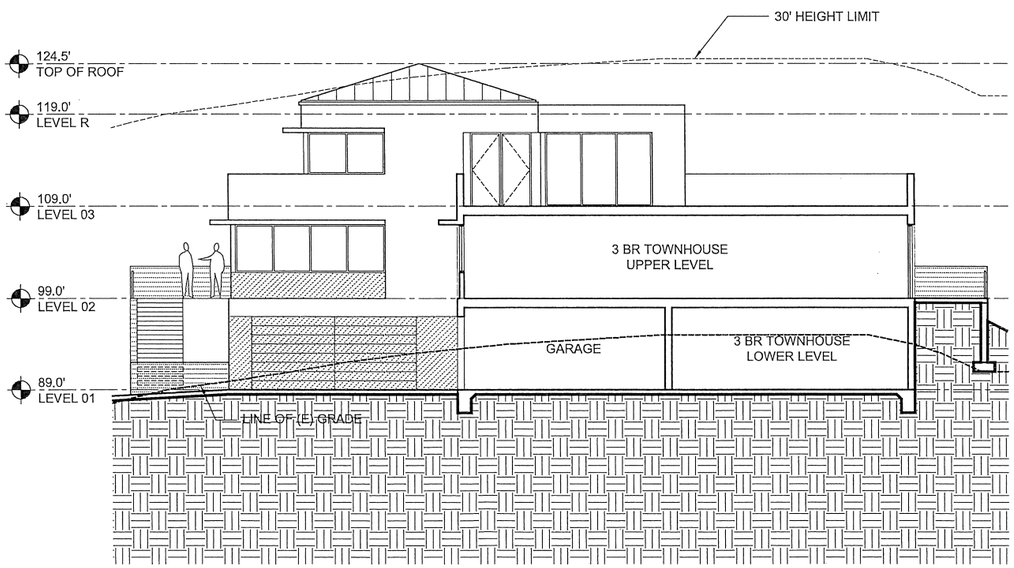
REED / STORER / SHUCK
BUILDING 10.f
EXTERIOR ELEVATIONS
1/8" = 1'-0"

SITE / BLDG. TYPE
10

SHEET NO.
A3.01



2 BUILDING 10.f- TRANSVERSE SECTION
1/8" = 1'-0"

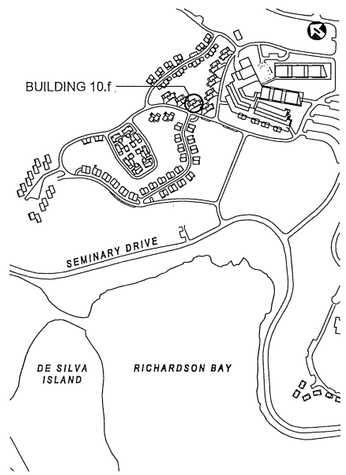


1 BUILDING 10.f- LONGITUDINAL SECTION
1/8" = 1'-0"

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



NORTH
COAST
LAND HOLDINGS
L L C
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

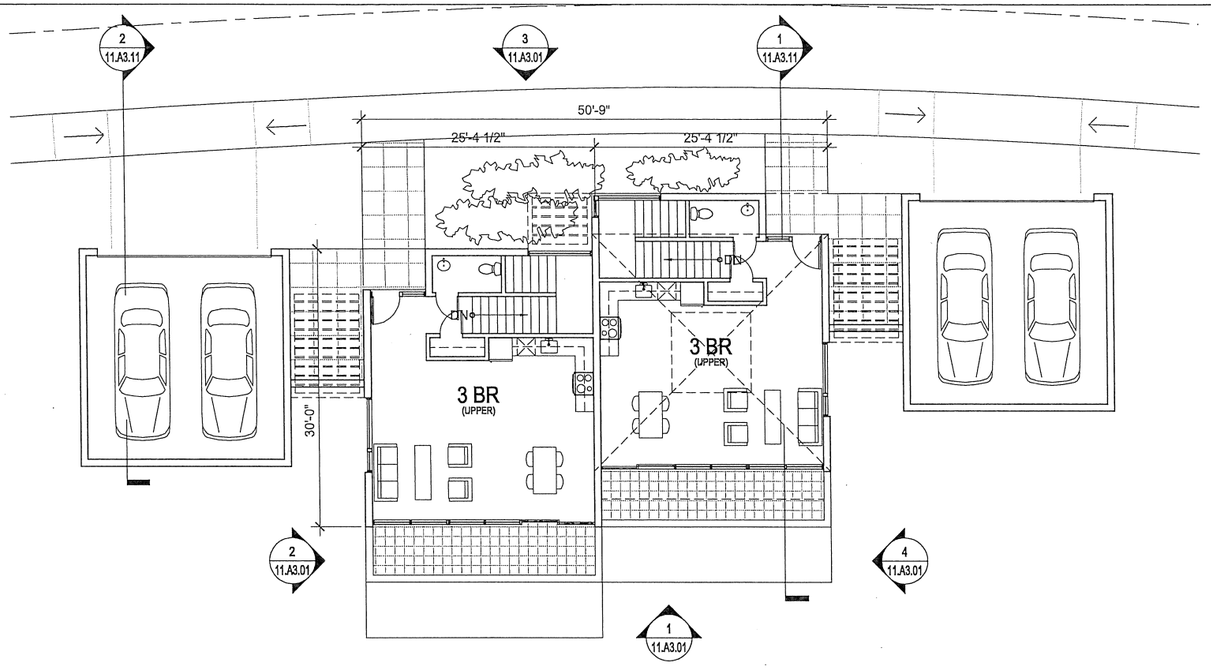
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

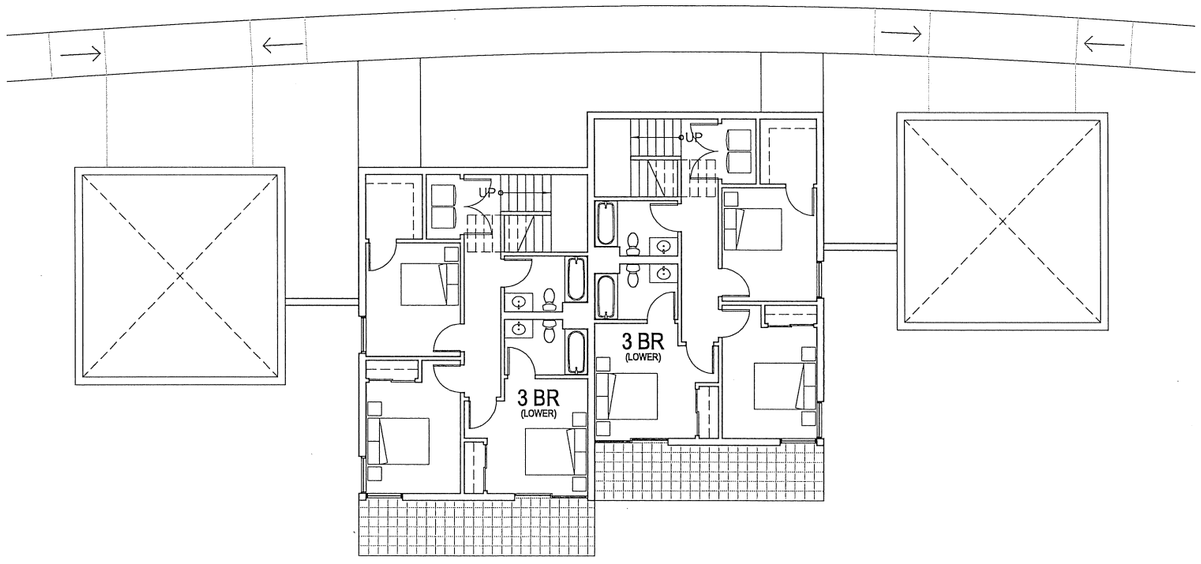
REED / STORER / SHUCK
BUILDING 10.f
BUILDING SECTIONS
1/8" = 1'-0"

SITE / BLDG. TYPE
10

SHEET NO.
A3.11



2 BUILDING 11.b- PLAN LEVEL 02
1/8" = 1'-0"



1 BUILDING 11.b- PLAN LEVEL 01
1/8" = 1'-0"

UNIT SUMMARY

BUILDING TYPE 11

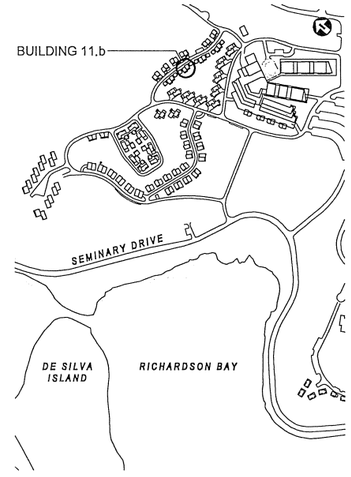
UNITS SHOWN ON THIS SHEET: **2**
QTY. (2) - 3 BEDROOM TOWNHOUSES

TOTAL UNITS FOR BUILDING TYPE 11: **8**
2 UNITS PER BUILDING x 4 BUILDINGS

FLOOR AREA - EACH BUILDING: **3,088 SF**

PLEASE SEE SHEET 00.A0.04 FOR ADDITIONAL INFORMATION

KEY PLAN - SITE NORTH



0 4' 8' 16'

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

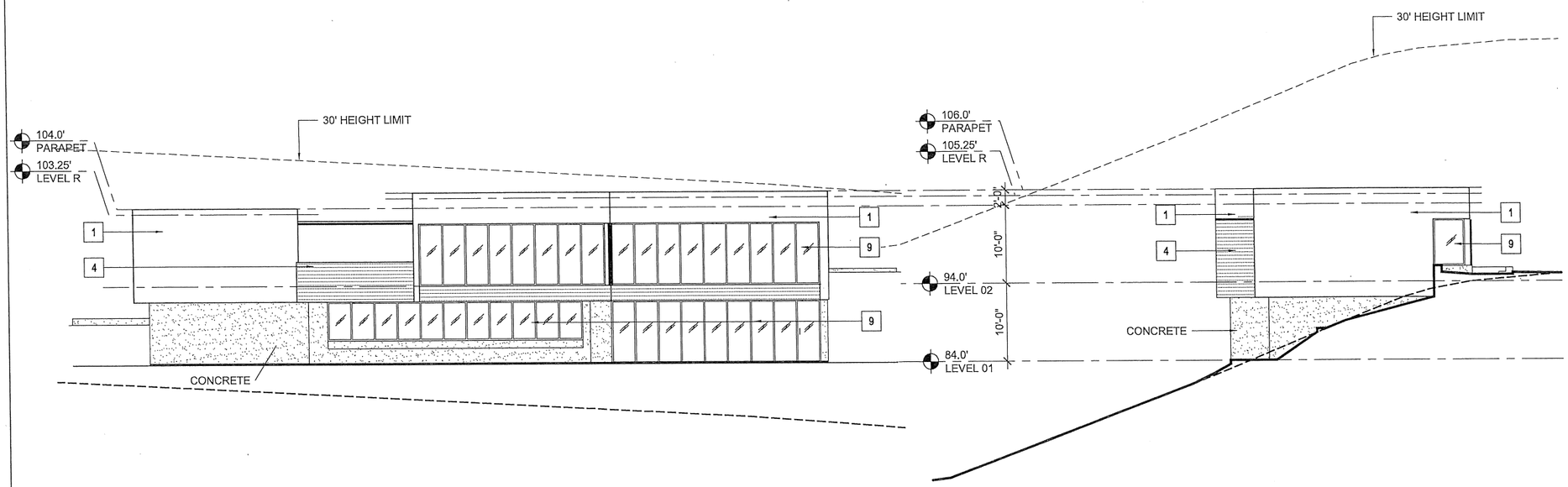
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

REED / STORER / SHUCK
BUILDING 11.b
FLOOR PLANS
1/8" = 1'-0"

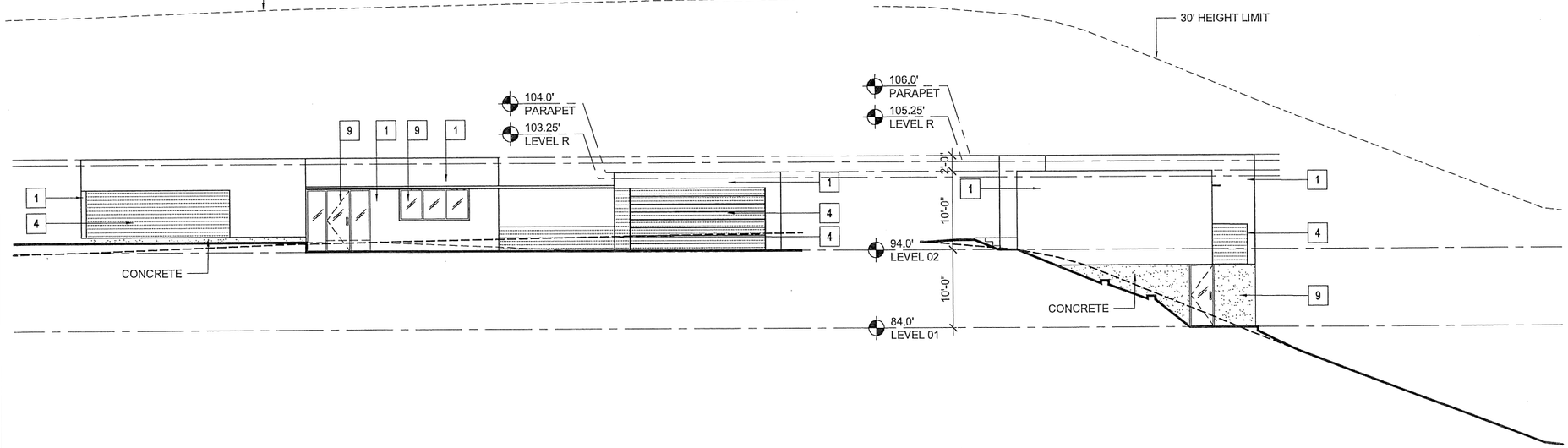
SITE / BLDG. TYPE
11

SHEET NO.
A2.10



4 BUILDING 72.b - EAST ELEVATION
1/8" = 1'-0"

2 BUILDING 72.b - NORTH ELEVATION
1/8" = 1'-0"



3 BUILDING 72.b - WEST ELEVATION
1/8" = 1'-0"

1 BUILDING 72.b - SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

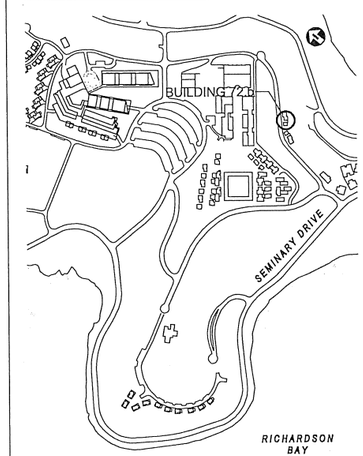
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE SOUTH



0 4' 8' 16'

PLAN NORTH

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO
SAN FRANCISCO ARCHITECTS

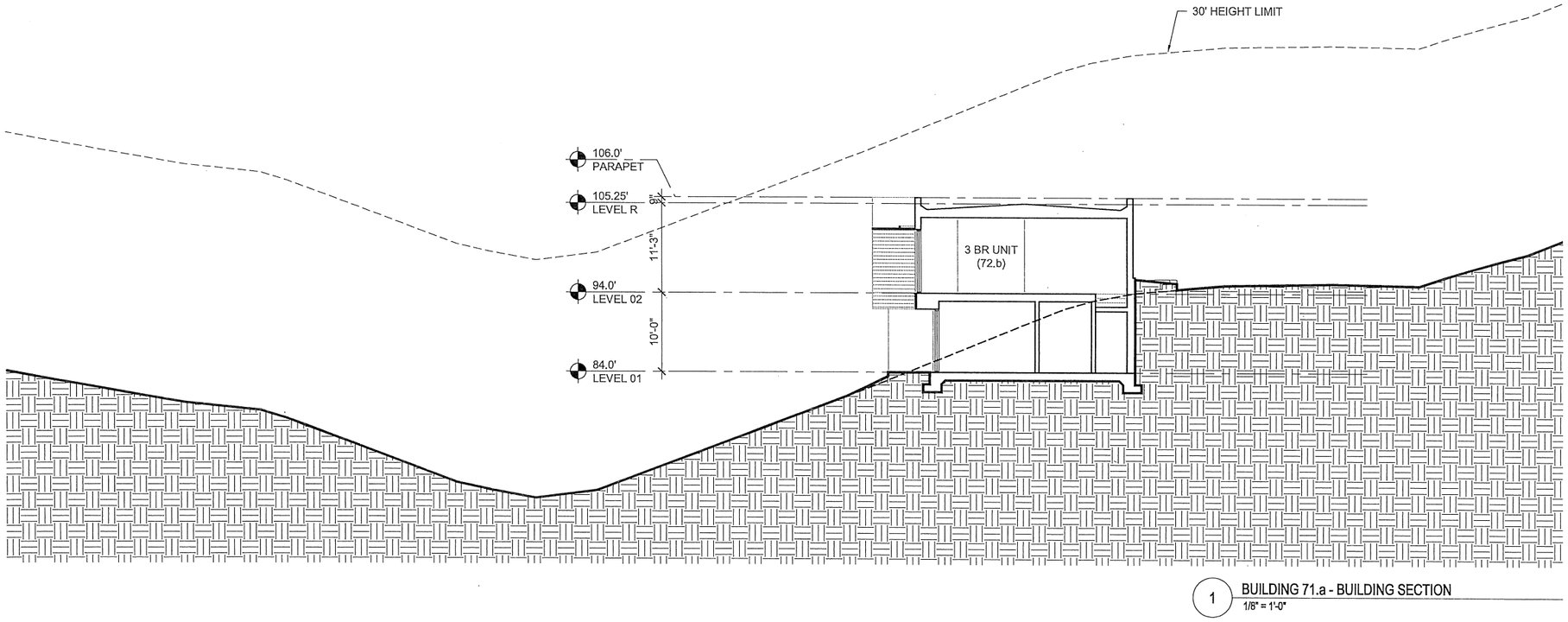
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

MISSION DR
BUILDING 72.b
EXTERIOR ELEVATIONS
1/8" = 1'-0"

SITE / BLDG. TYPE
72

SHEET NO.
A3.01



1 BUILDING 71.a - BUILDING SECTION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

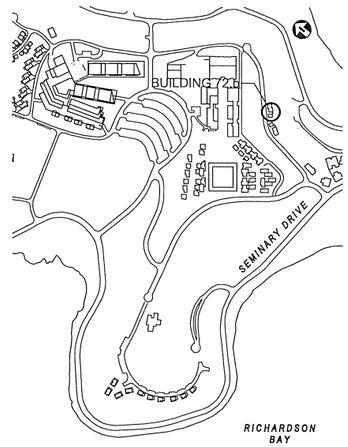
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE SOUTH



NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO ARCHITECTS

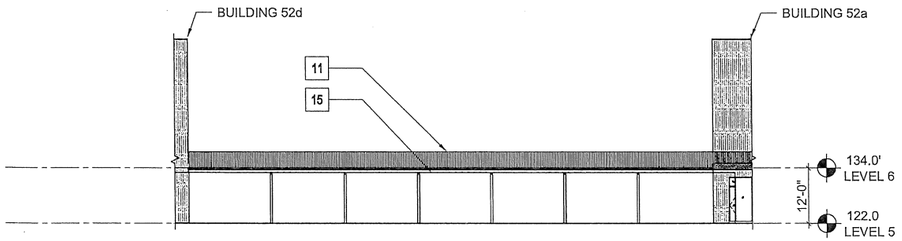
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

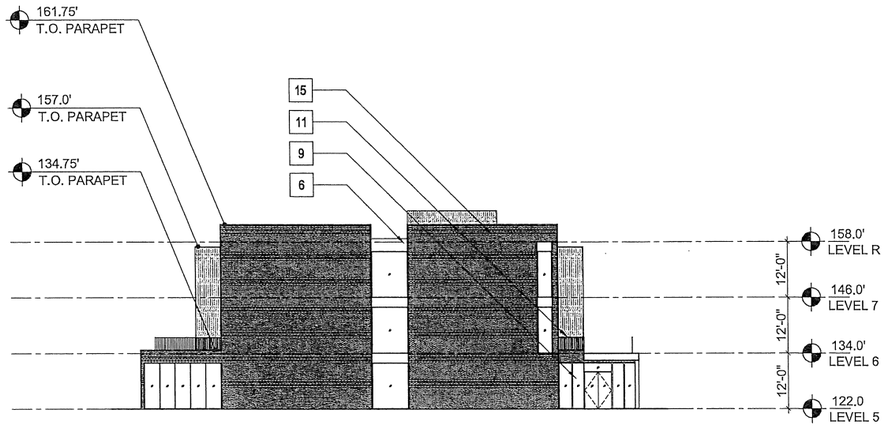
MISSION DR
BUILDING 72.b
BUILDING SECTIONS
1/8" = 1'-0"

SITE / BLDG. TYPE
72

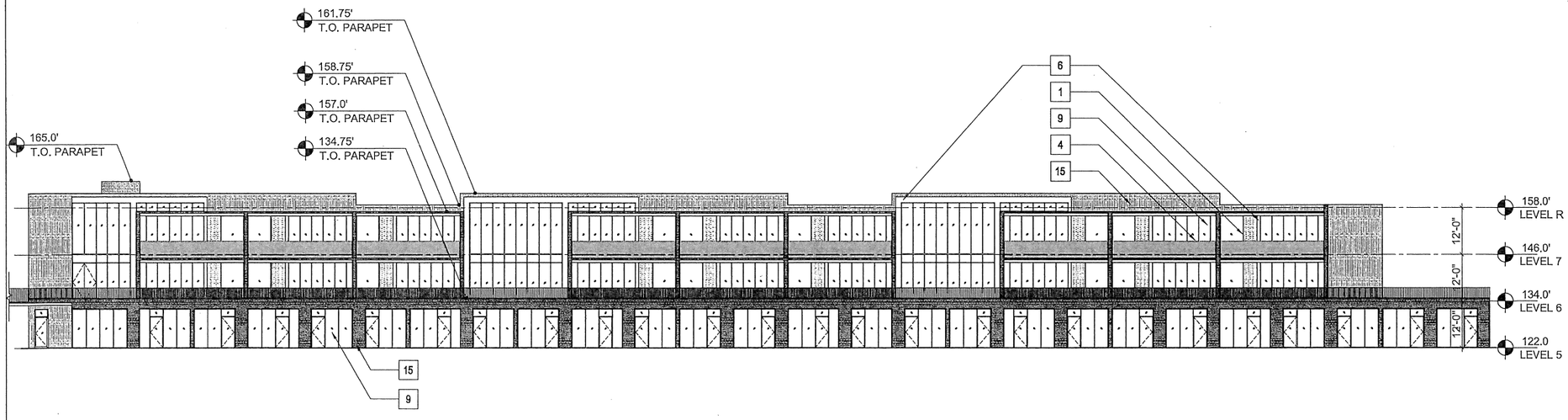
SHEET NO.
A3.11



3 BUILDING 52.a - BRIDGE ELEVATION
1/16" = 1'-0"



2 BUILDING 52.a - NORTHWEST ELEVATION
1/16" = 1'-0"



1 BUILDING 52.a - SOUTHWEST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

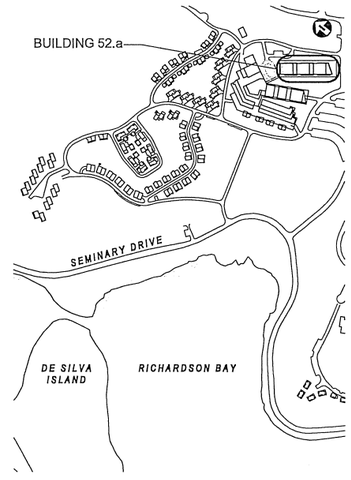
1	CEMENT PLASTER
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	WOOD SLATS

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO
KIMA CAVAGNERO STUDDERT ARCHITECTS

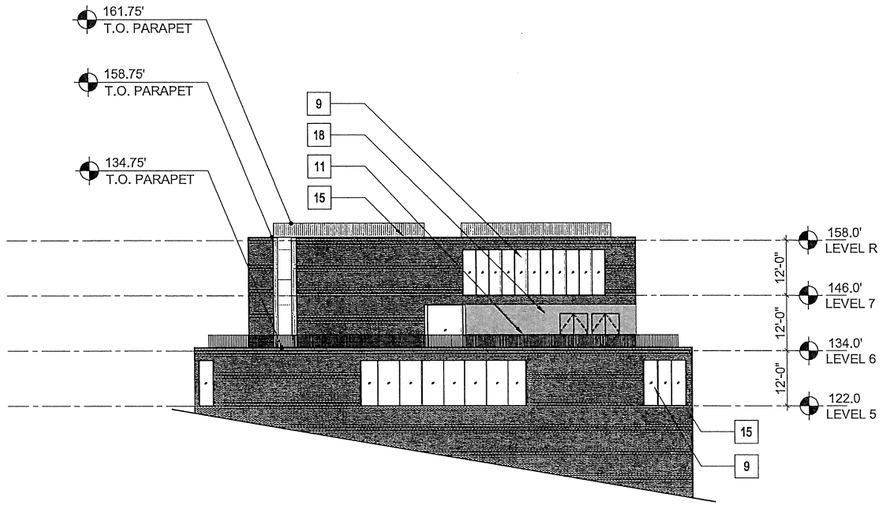
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

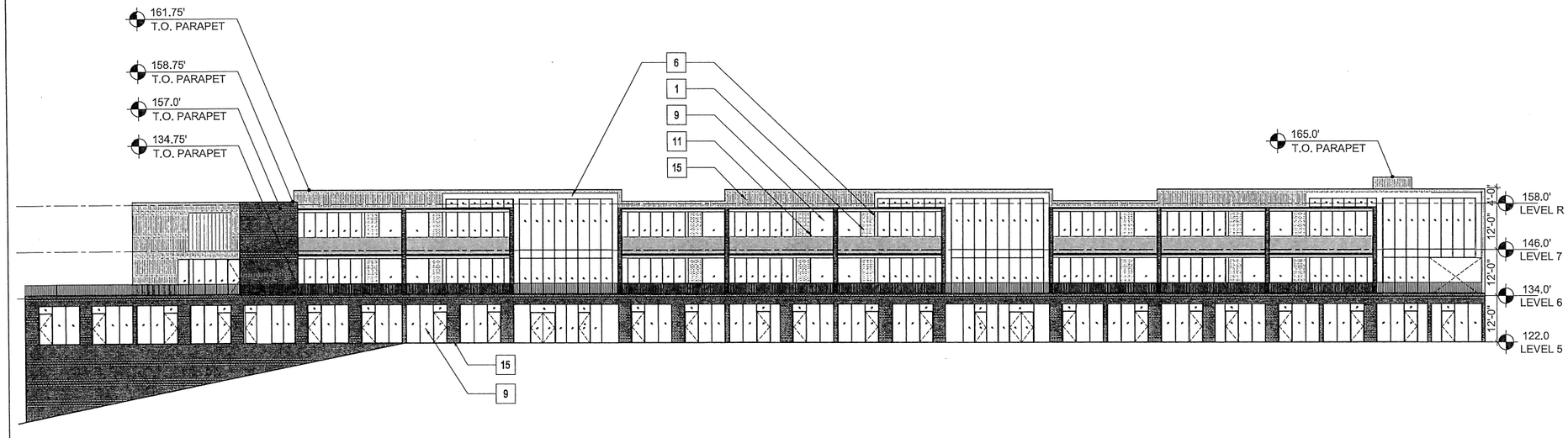
DORM HILL RCF
BUILDING 52.a
BUILDING ELEVATIONS
1/16" = 1'-0"

SITE / BLDG. TYPE
52

SHEET NO.
A3.01



2 BUILDING 52.a - SOUTHEAST ELEVATION
1/16" = 1'-0"



1 BUILDING 52.a - NORTHEAST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

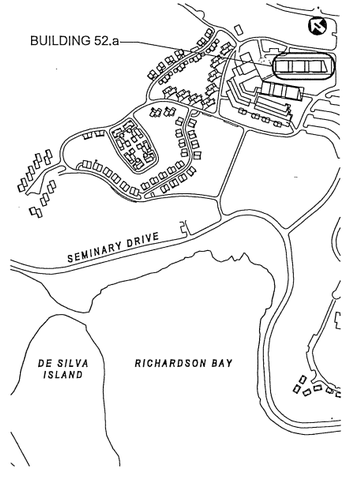
1	CEMENT PLASTER
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	WOOD SLATS

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



0 8' 16' 32'

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

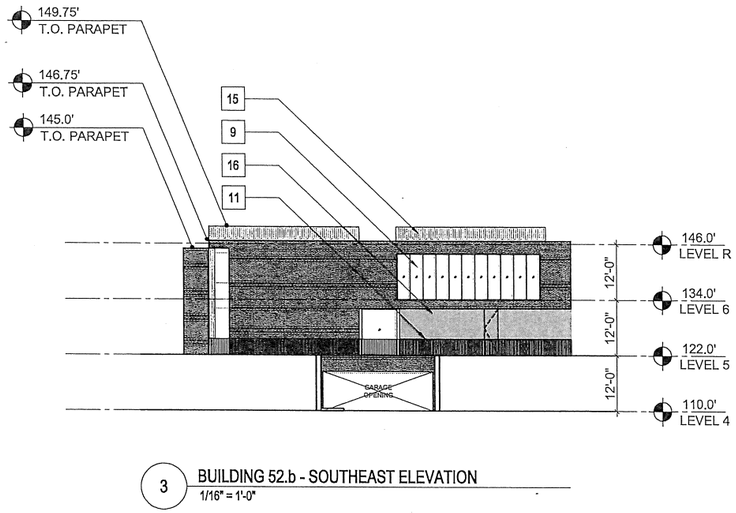
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

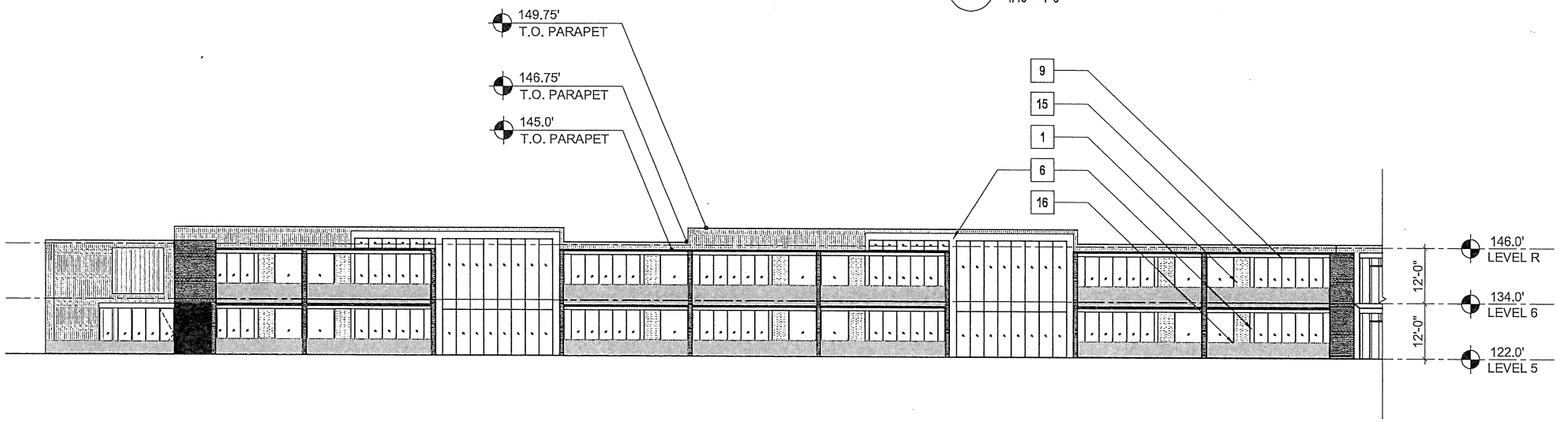
DORM HILL RCF
BUILDING 52.a
BUILDING ELEVATIONS
1/16" = 1'-0"

SITE / BLDG. TYPE
52

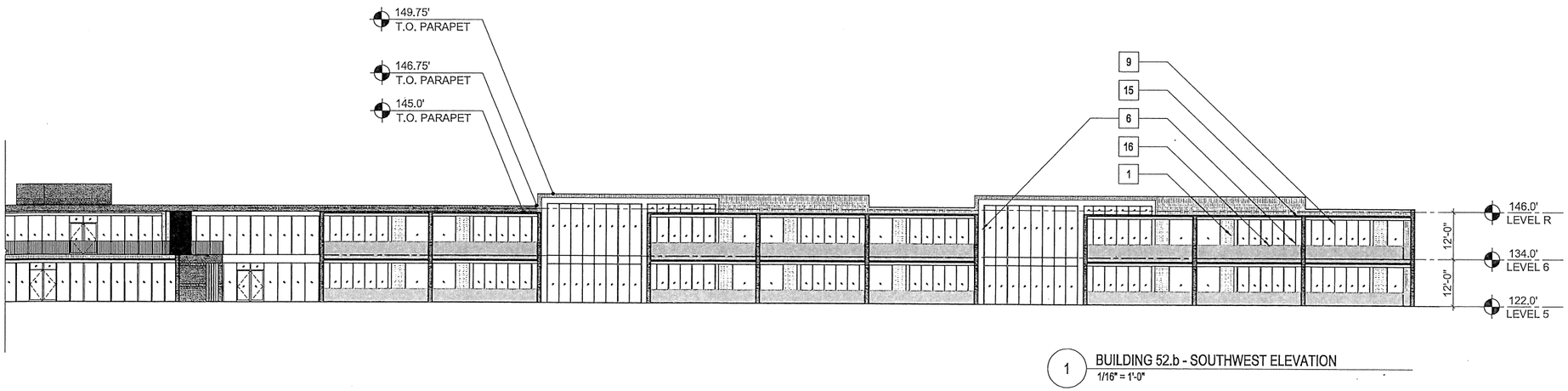
SHEET NO.
A3.02



3 BUILDING 52.b - SOUTHEAST ELEVATION
1/16" = 1'-0"



2 BUILDING 52.b - NORTHEAST ELEVATION
1/16" = 1'-0"



1 BUILDING 52.b - SOUTHWEST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

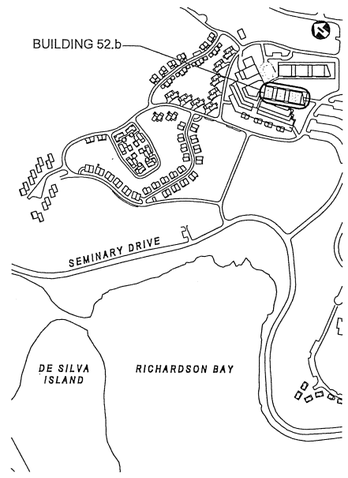
1	CEMENT PLASTER
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	WOOD SLATS

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO
SAN FRANCISCO PUBLIC ARCHITECTS

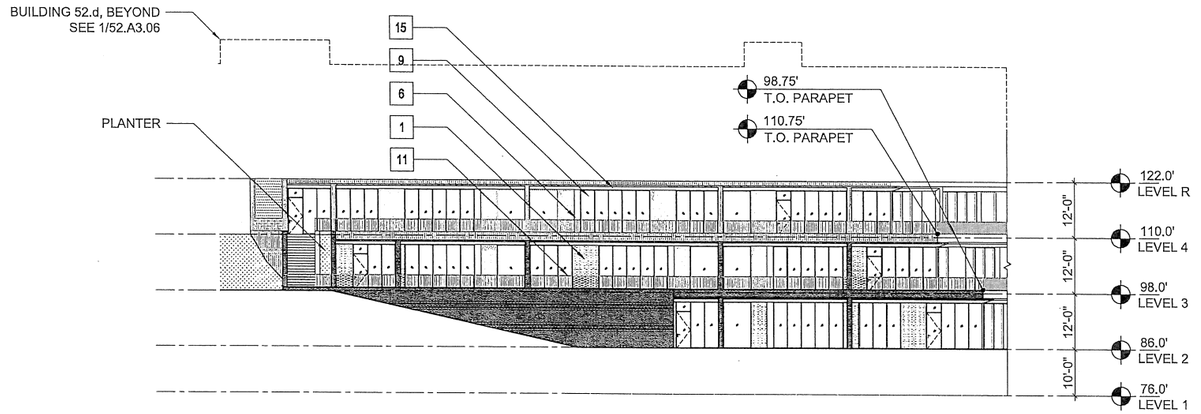
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

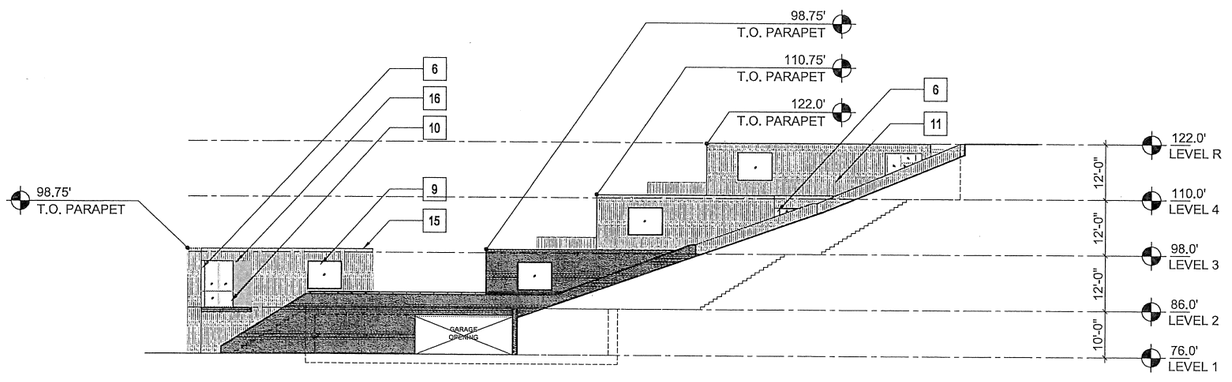
DORM HILL RCF
BUILDING 52.b
BUILDING ELEVATIONS
1/16" = 1'-0"

SITE / BLDG. TYPE
52

SHEET NO.
A3.03



2 BUILDING 52.c - WEST ELEVATION
1/16" = 1'-0"



1 BUILDING 52.c - SOUTH ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

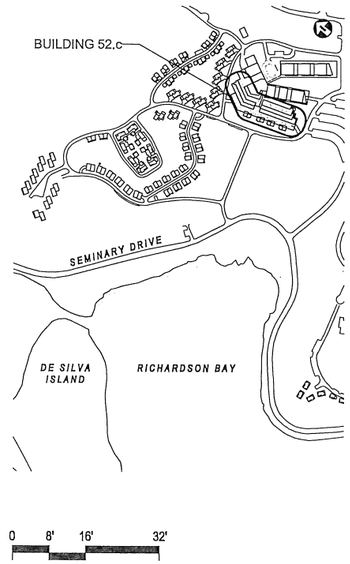
1	CEMENT PLASTER
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	WOOD SLATS

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO
KATE SAN CISERO FISCHETTI, ARCHITECTS

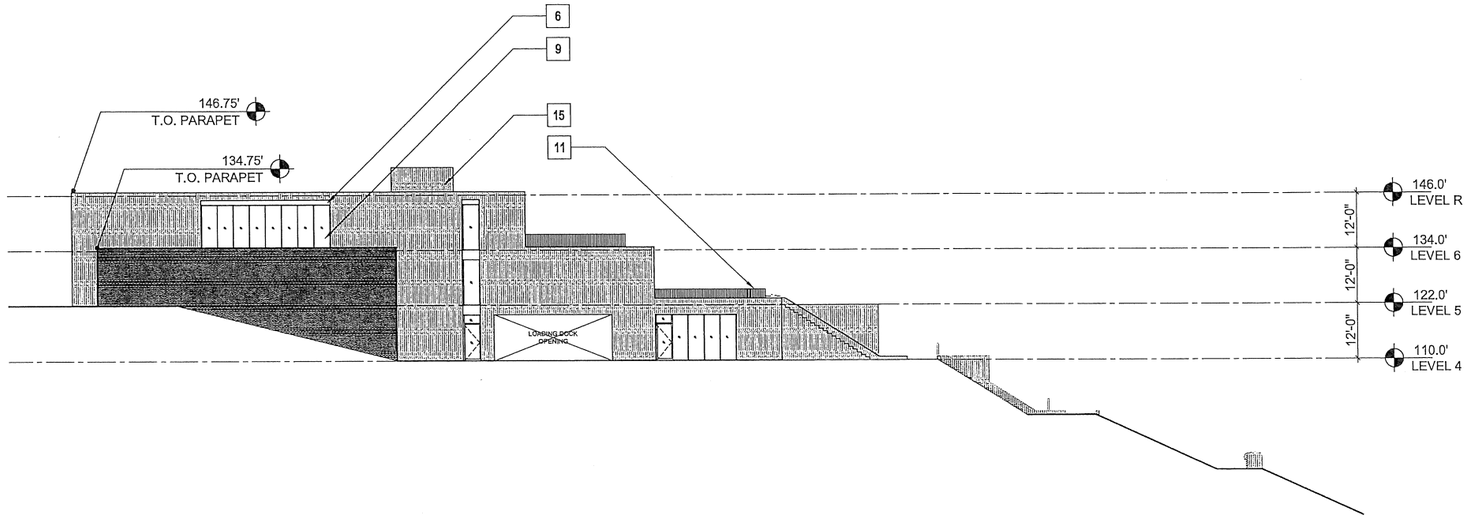
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

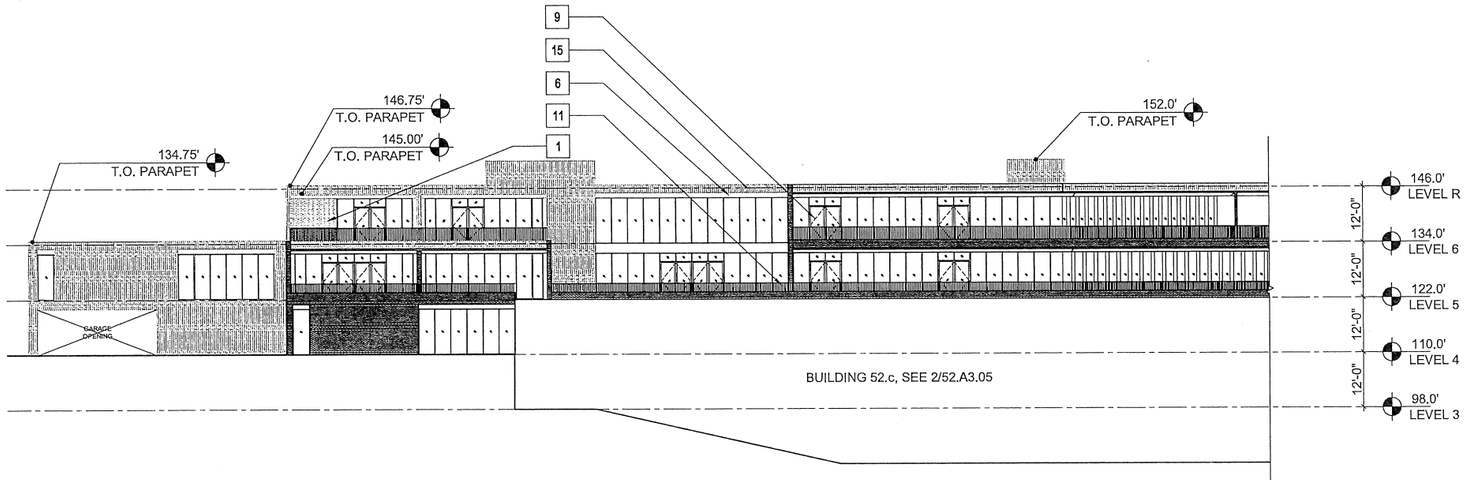
DORM HILL RCF
BUILDING 52.c
BUILDING ELEVATIONS
1/16" = 1'-0"

SITE / BLDG. TYPE
52

SHEET NO.
A3.05



2 BUILDING 52.d - NORTH ELEVATION
1/16" = 1'-0"



1 BUILDING 52.d - WEST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

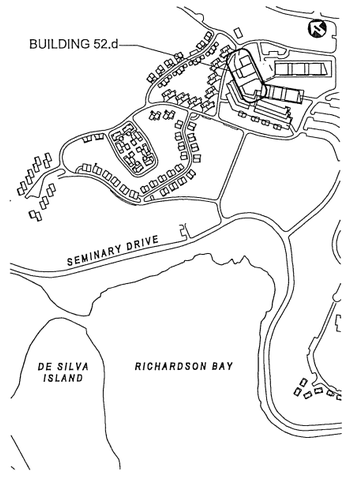
1	CEMENT PLASTER
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	WOOD SLATS

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

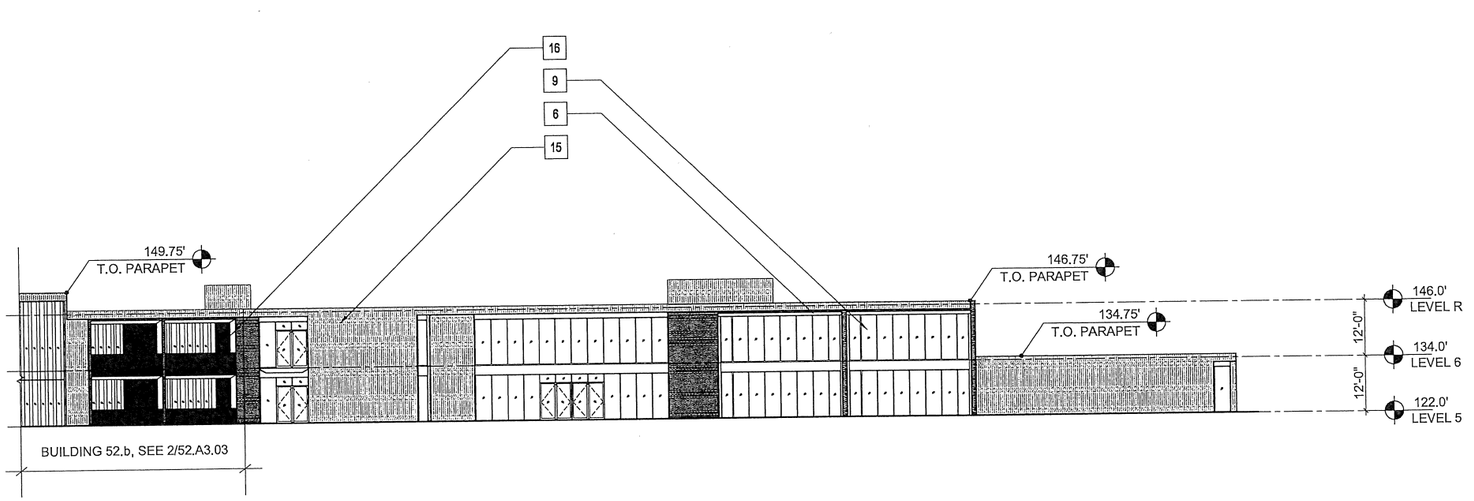
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

DORM HILL RCF
BUILDING 52.d
BUILDING ELEVATIONS
1/16" = 1'-0"

SITE / BLDG. TYPE
52

SHEET NO.
A3.06



1 BUILDING 52.d - EAST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

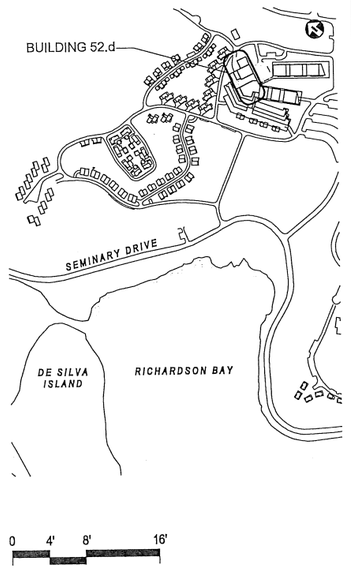
1	CEMENT PLASTER
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	WOOD SLATS

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



0 4' 8' 16'

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / IMP RESUBM SET

THE SEMINARY

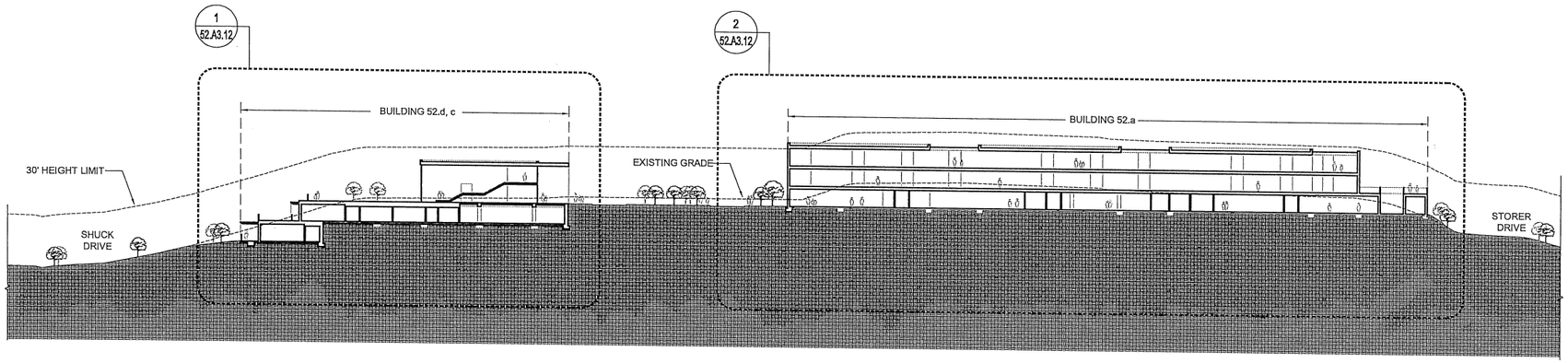
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

DORM HILL RCF
BUILDING 52.d
BUILDING ELEVATIONS

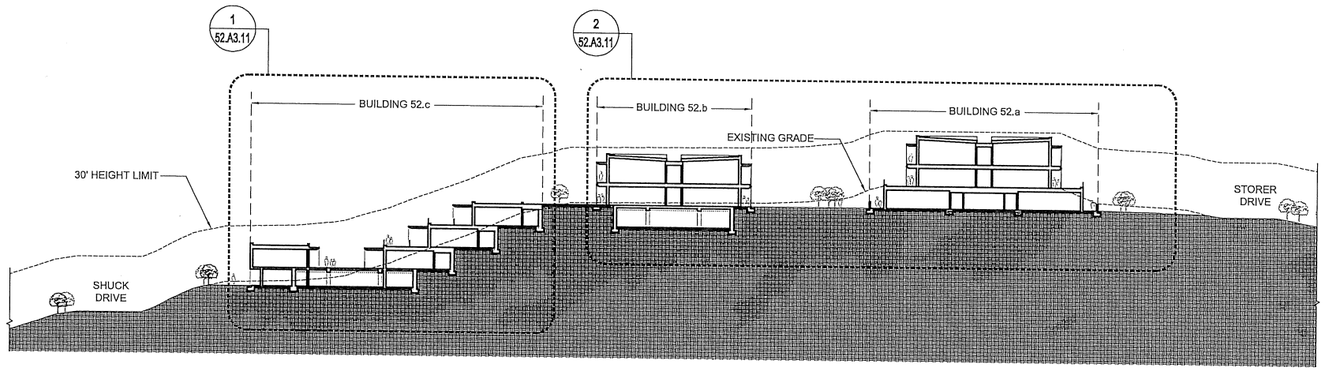
1/16" = 1'-0"

SITE / BLDG. TYPE
52

SHEET NO.
A3.07

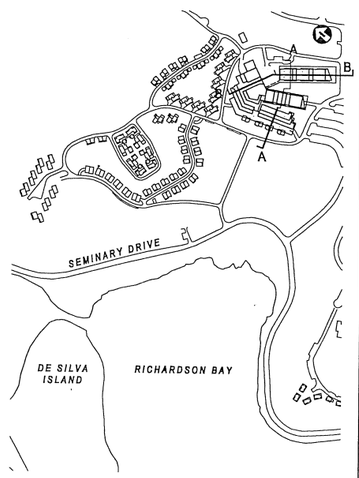


2 BUILDING 52 - SITE SECTION B-B
1" = 40'-0"



1 BUILDING 52 - SITE SECTION A-A
1" = 40'-0"

KEY PLAN - SITE NORTH



0 4' 8' 16'

NORTH
COAST
LAND HOLDINGS
LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

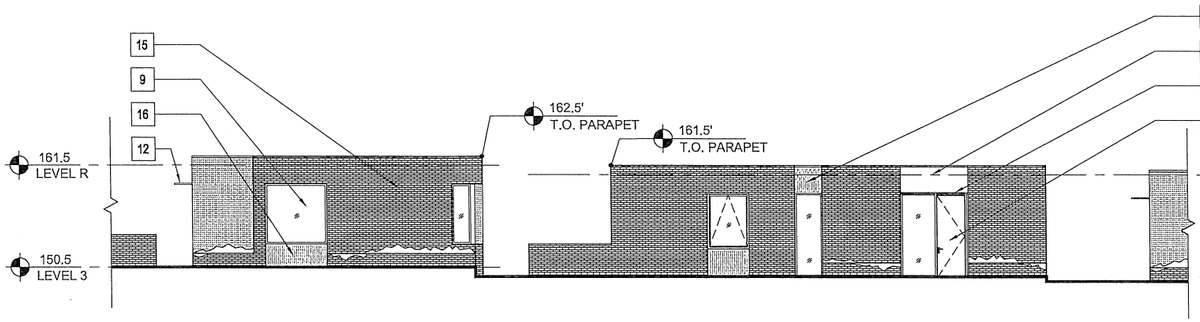
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

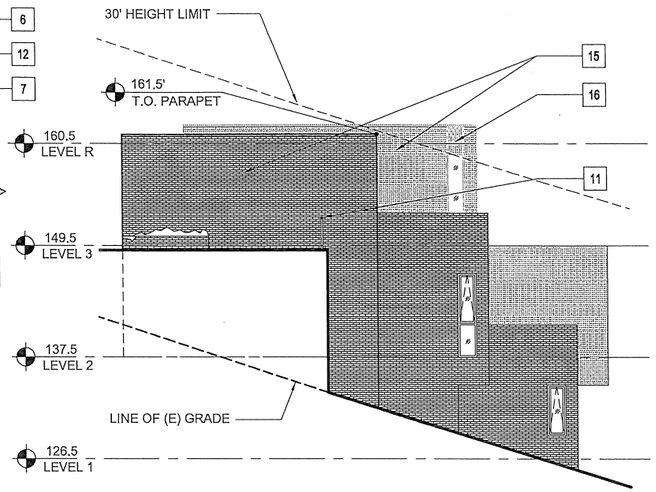
DORM HILL RCF
BUILDING 52
SITE SECTIONS
1/40" = 1'-0"

SITE / BLDG. TYPE
52

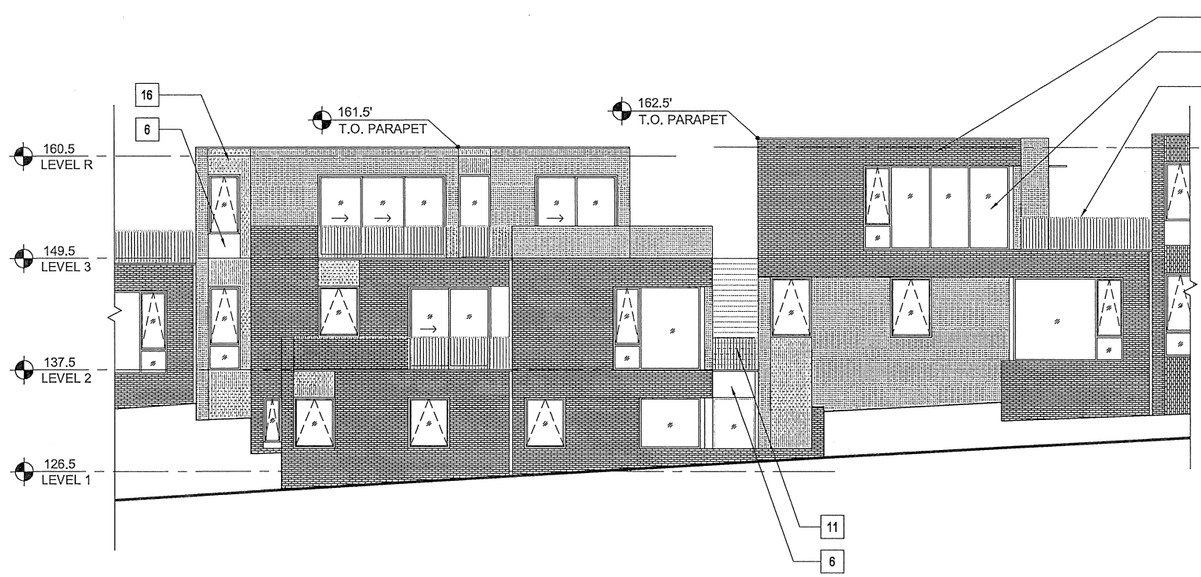
SHEET NO.
A3.10



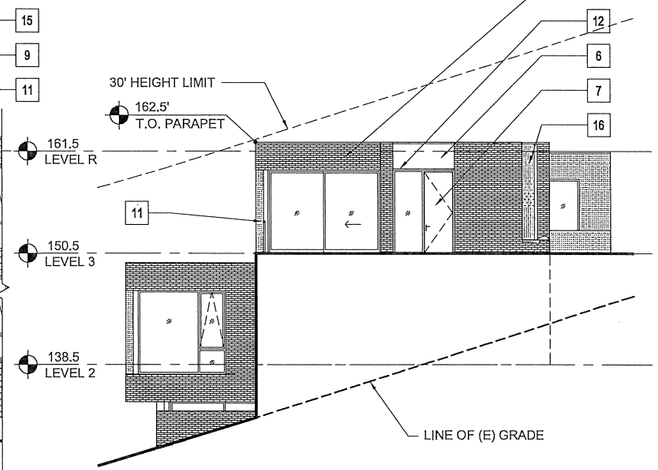
4 BUILDING 80.b - EAST ELEVATION
1/8" = 1'-0"



3 BUILDING 80.b - NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 80.b - WEST ELEVATION
1/8" = 1'-0"



1 BUILDING 80.b - SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

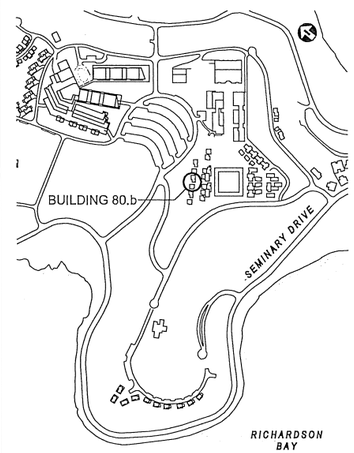
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE SOUTH



0 4' 8' 16'

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO
ARCHITECTS

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

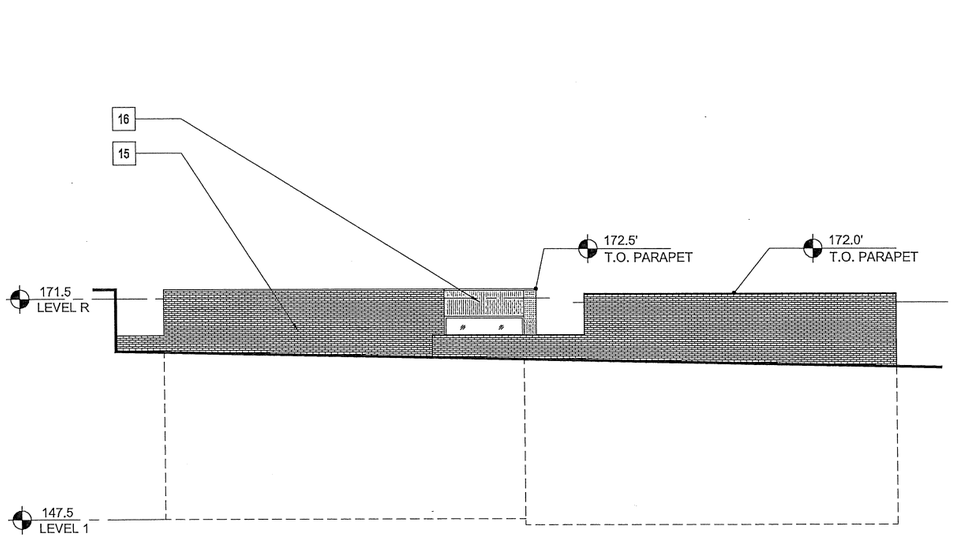
THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

CHAPEL HILL
BUILDING 80.b
EXTERIOR ELEVATIONS
1/8" = 1'-0"

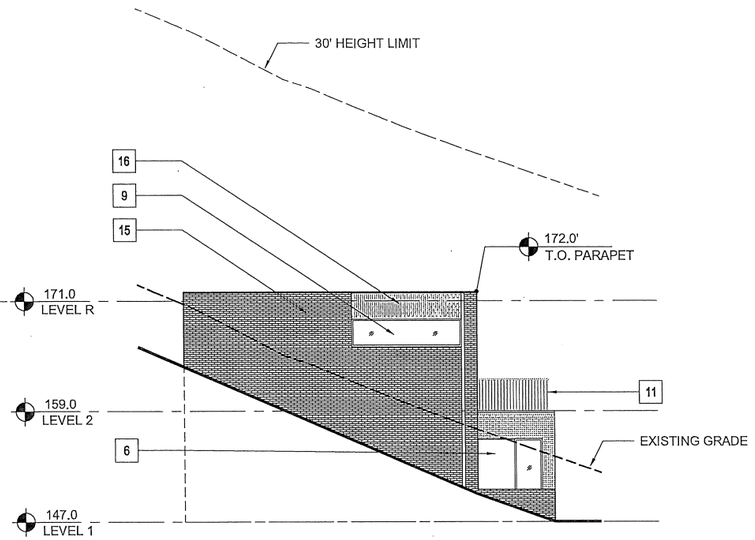
SITE / BLDG. TYPE
80

SHEET NO.
A3.01

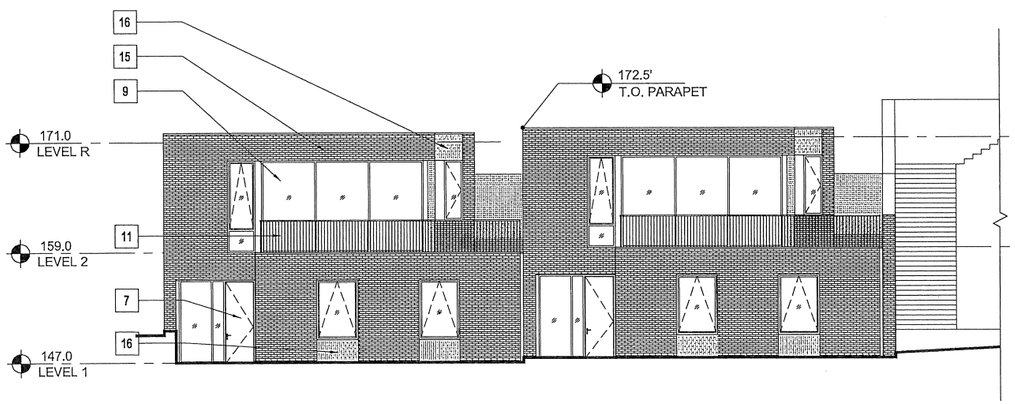
PC Attachment 21



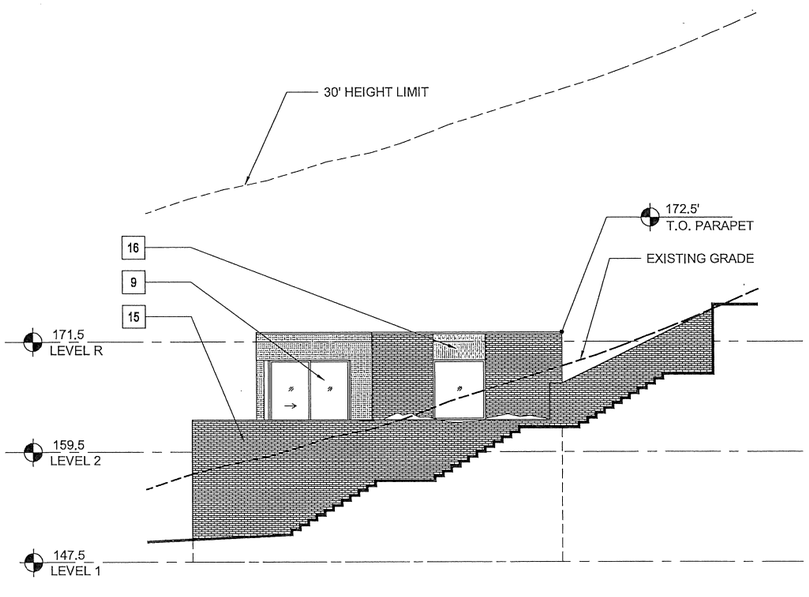
4 BUILDING 80.d EAST ELEVATION
1/8" = 1'-0"



3 BUILDING 80.d NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 80.d WEST ELEVATION
1/8" = 1'-0"



1 BUILDING 80.d SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

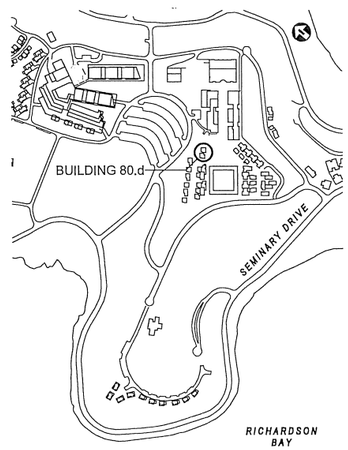
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE SOUTH



0 4' 8' 16'

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO ARCHITECTS

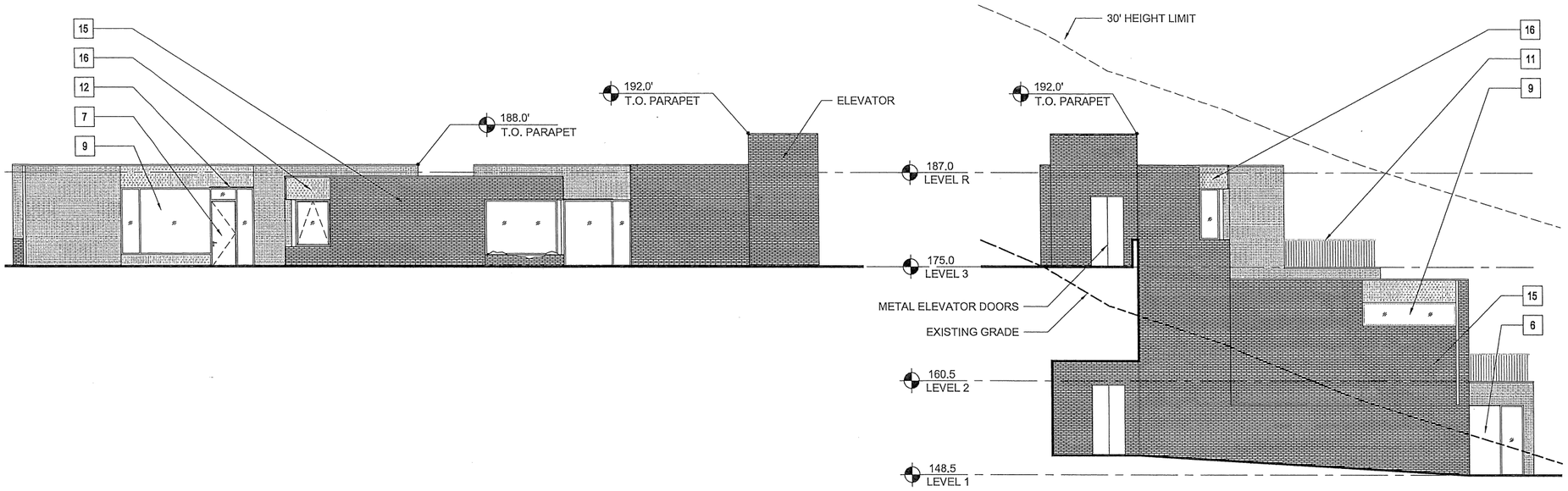
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

CHAPEL HILL
BUILDING 80.d
EXTERIOR ELEVATIONS
1/8" = 1'-0"

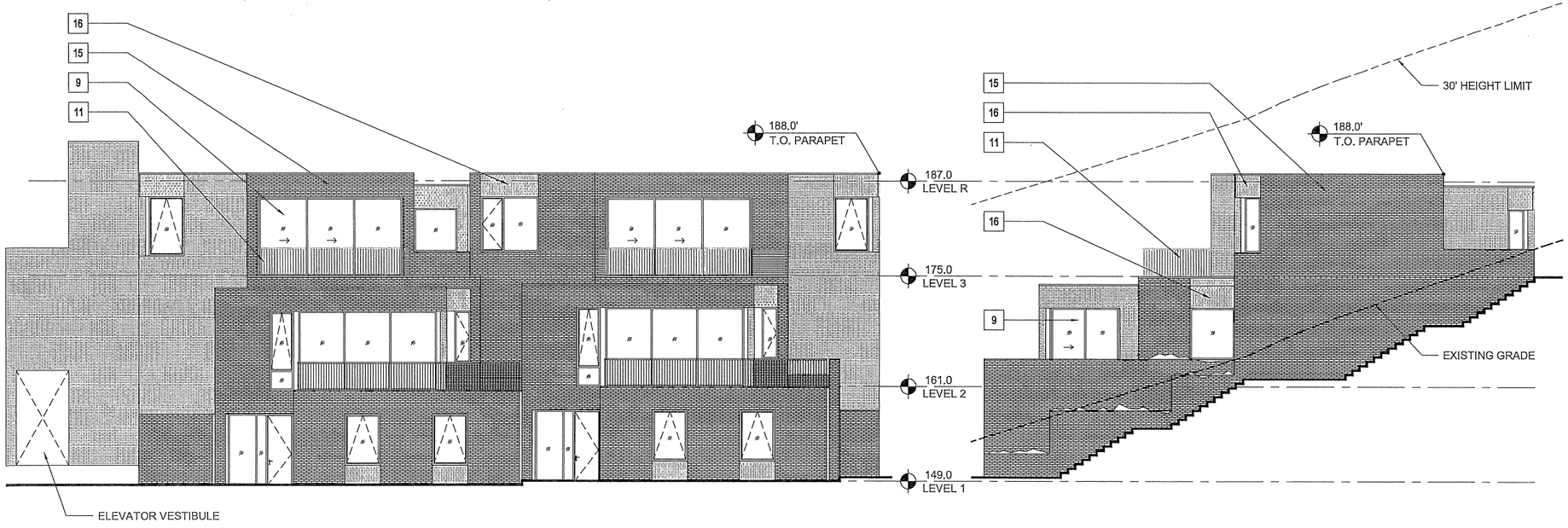
SITE / BLDG. TYPE
80

SHEET NO.
A3.02



4 BUILDING 80.e EAST ELEVATION
1/8" = 1'-0"

3 BUILDING 80.e NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 80.e WEST ELEVATION
1/8" = 1'-0"

1 BUILDING 80.e SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

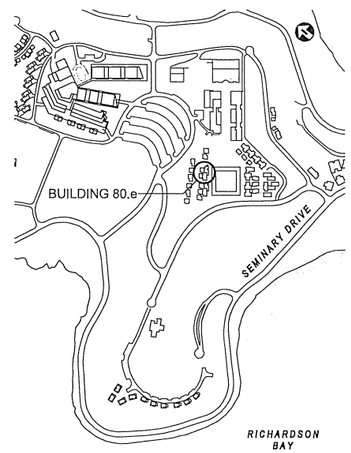
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE SOUTH



0 4' 8' 16'

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

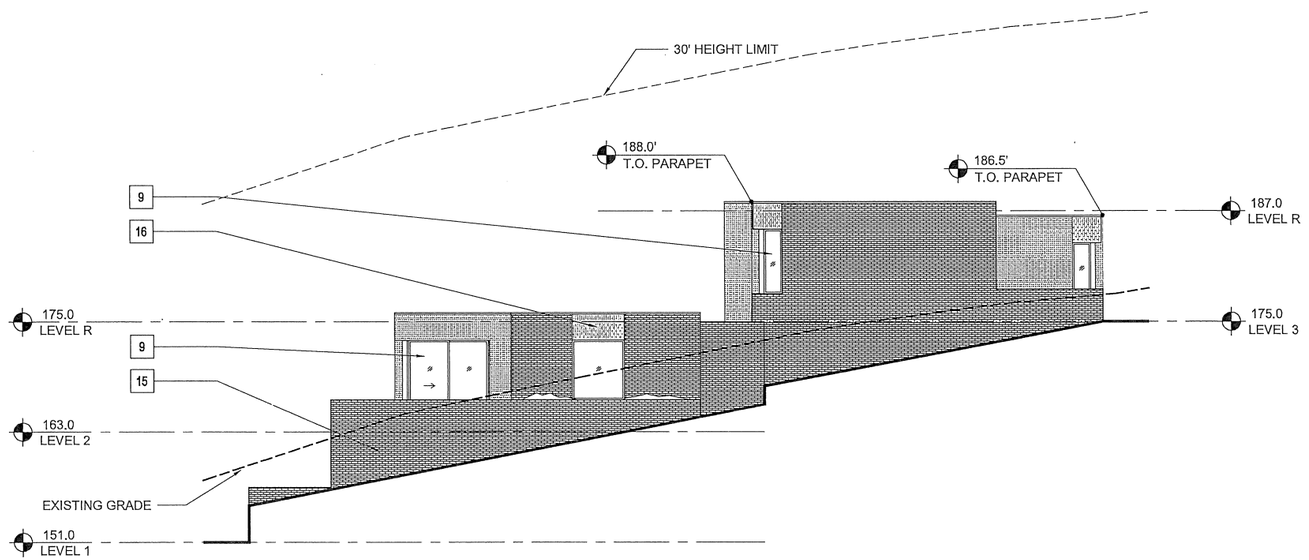
THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

CHAPEL HILL
BUILDING 80.e
EXTERIOR ELEVATIONS
1/8" = 1'-0"

SITE / BLDG. TYPE
80

SHEET NO.
A3.03

2 BUILDING 80.f WEST ELEVATION
1/8" = 1'-0"



1 BUILDING 80.f SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

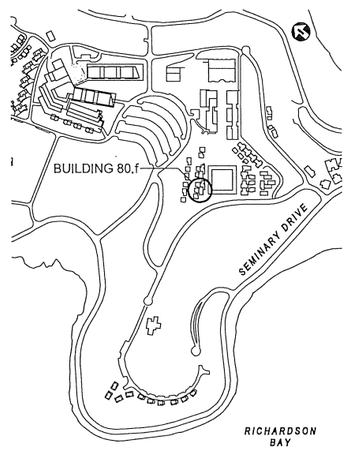
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE SOUTH



0 4' 8' 16'

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO
POST ARCHITECTS + ASSOCIATES ARCHITECTS

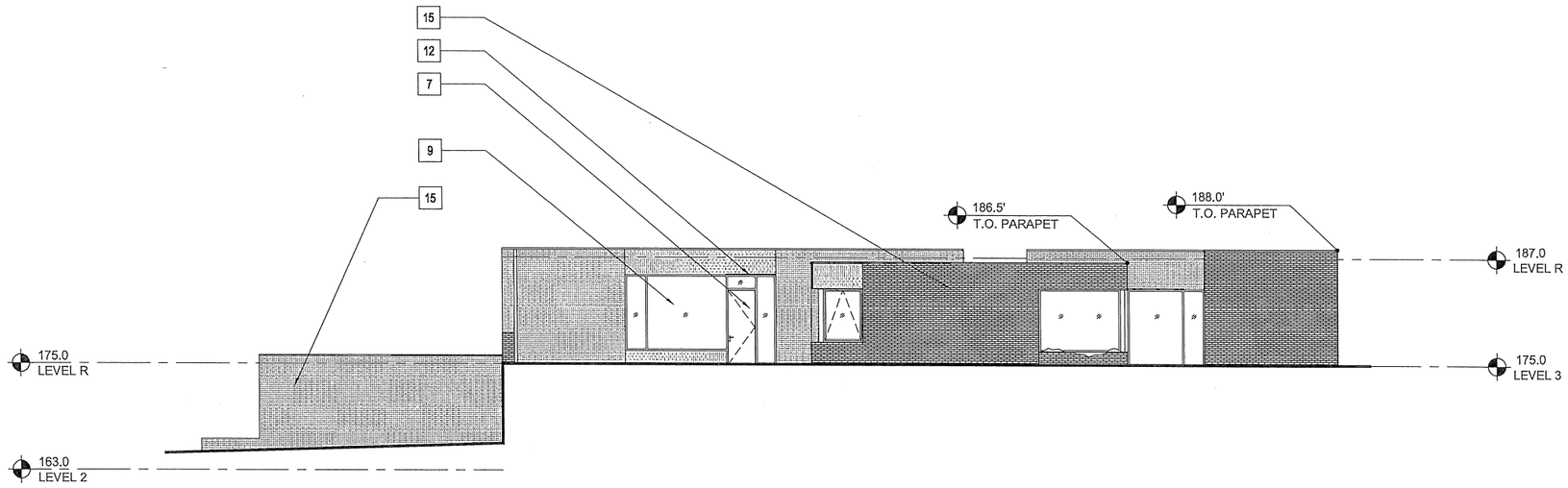
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

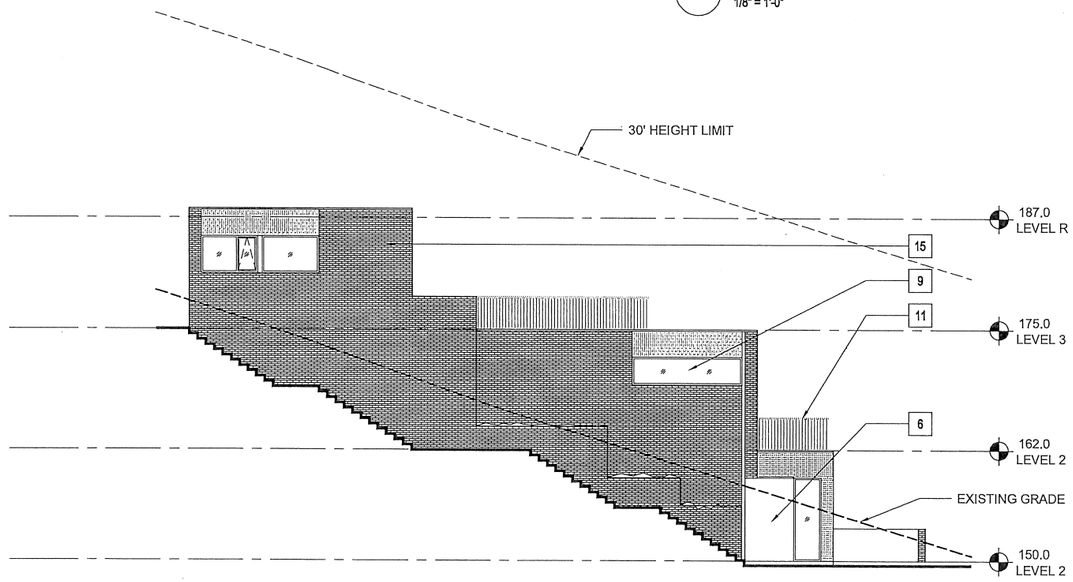
CHAPEL HILL
BUILDING 80.f
EXTERIOR ELEVATIONS
1/8" = 1'-0"

SITE / BLDG. TYPE
80

SHEET NO.
A3.04



2 BUILDING 80.f EAST ELEVATION
1/8" = 1'-0"



1 BUILDING 80.f NORTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

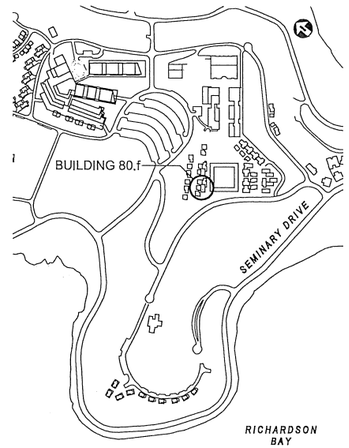
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE SOUTH



0 4' 8' 16'

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY

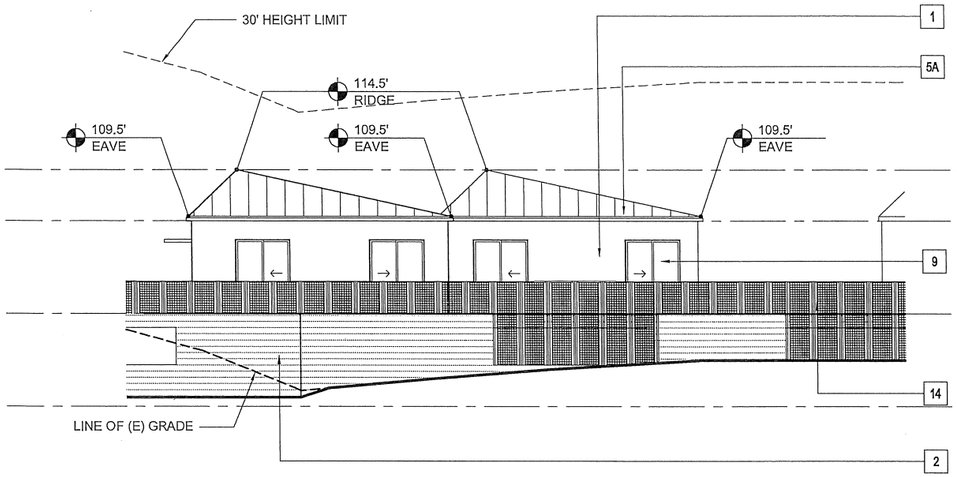
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

CHAPEL HILL
BUILDING 80.f
EXTERIOR ELEVATIONS

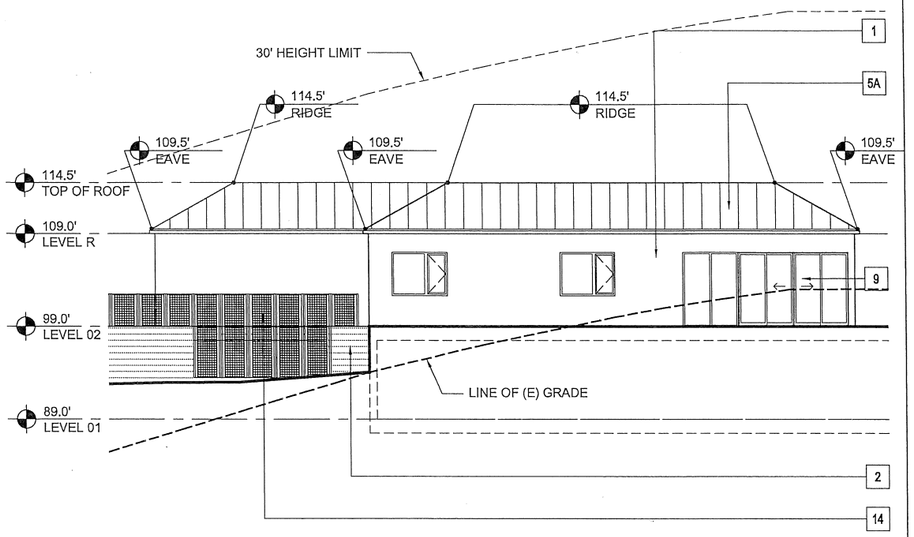
1/8" = 1'-0"

SITE / BLDG. TYPE
80

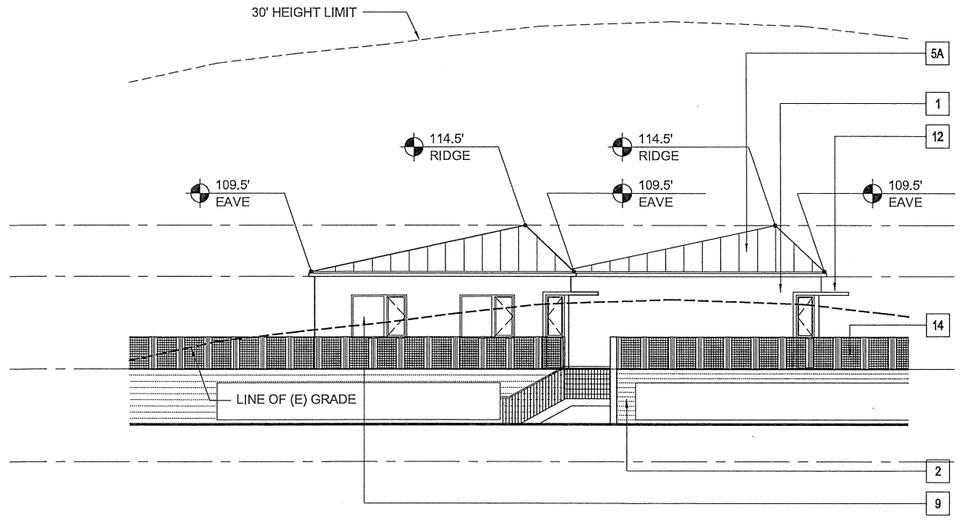
SHEET NO.
A3.05



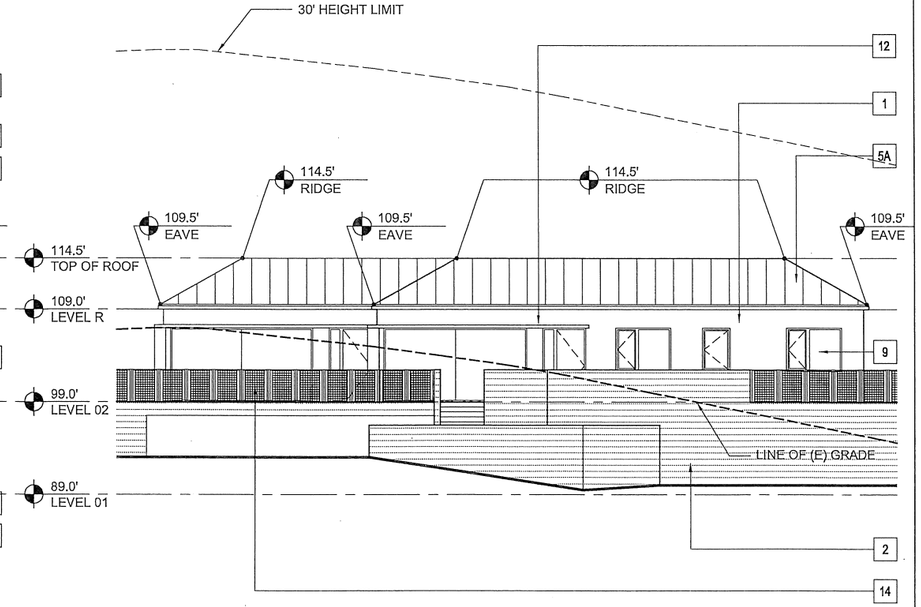
4 BUILDING 60.b- SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING 60.b- EAST ELEVATION
1/8" = 1'-0"



2 BUILDING 60.b- NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING 60.b- WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

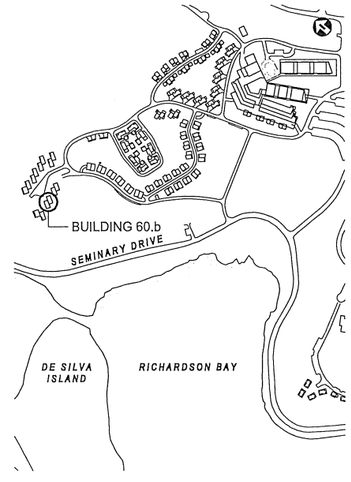
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



0 4' 8' 16'

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY

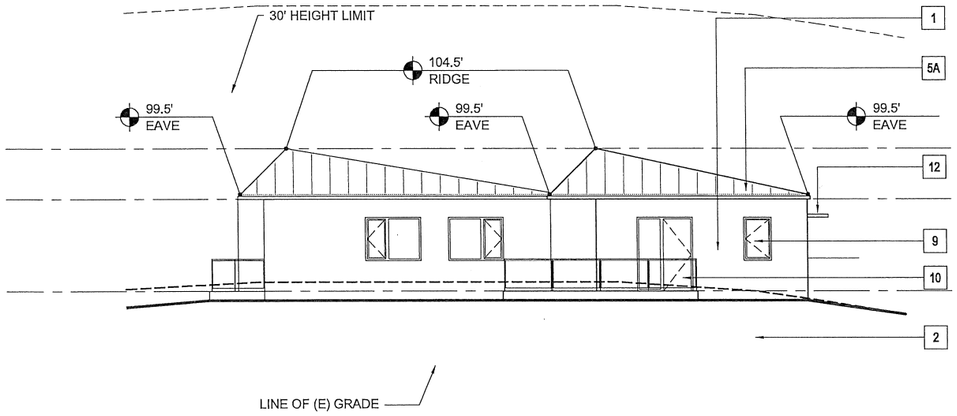
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

SHUCK DRIVE KNOLL
BUILDING 60.b
EXTERIOR ELEVATIONS
1/8" = 1'-0"

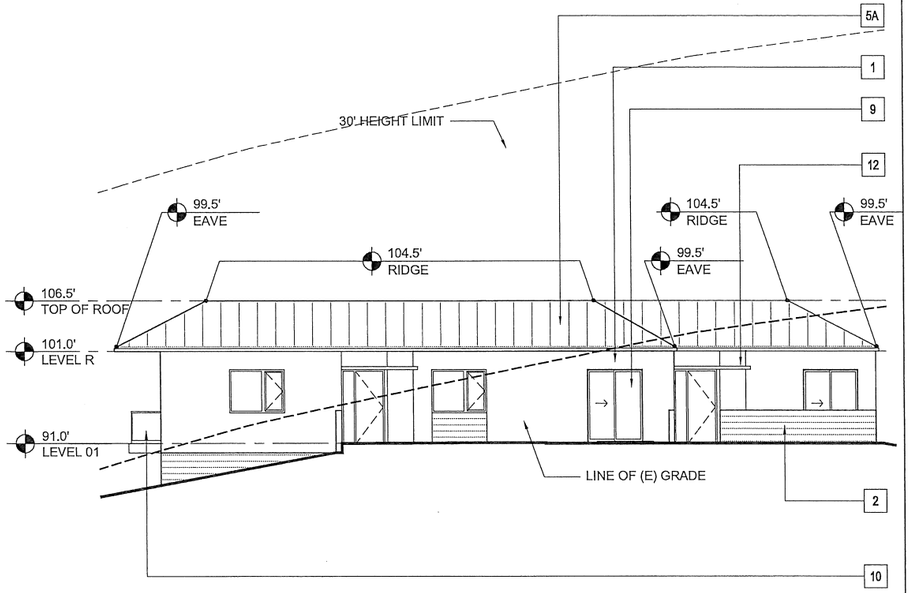
SITE / BLDG. TYPE
60

SHEET NO.
A3.01

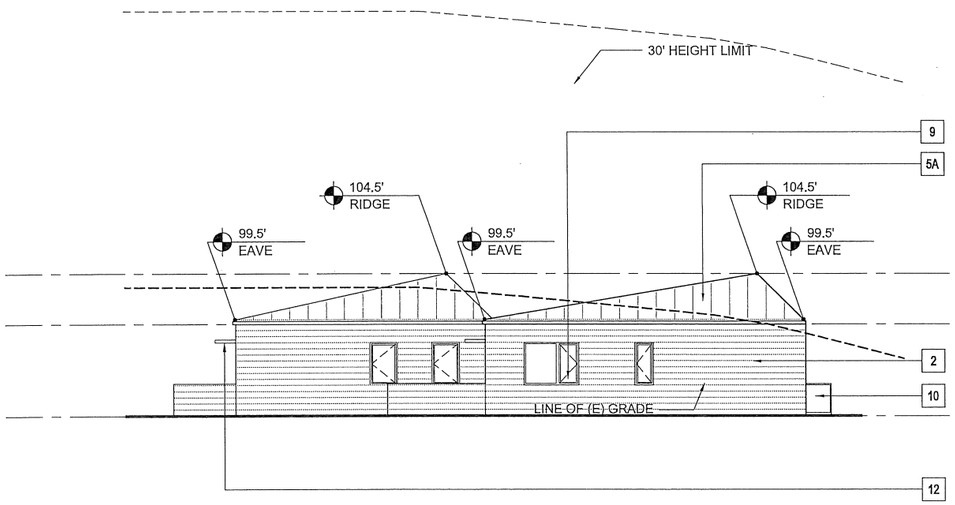
PC Attachment 22



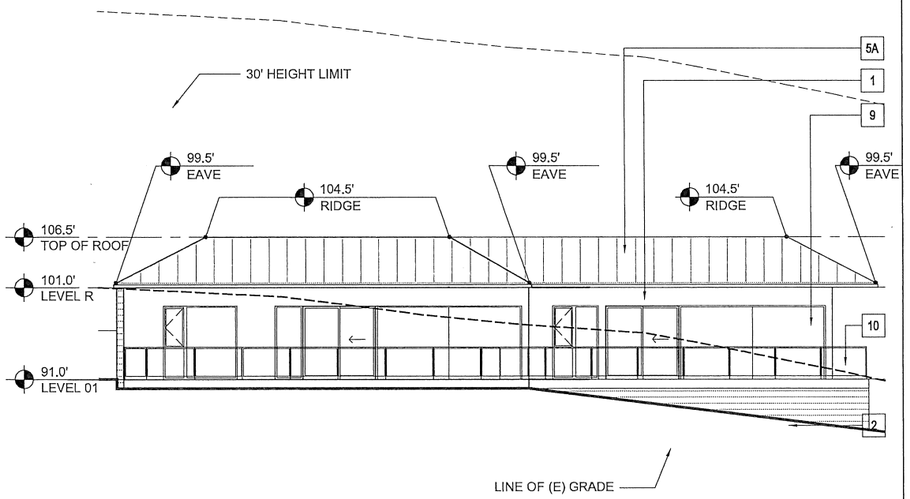
4 BUILDING 60.c- SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING 60.c- EAST ELEVATION
1/8" = 1'-0"



2 BUILDING 60.c- NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING 60.c- WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

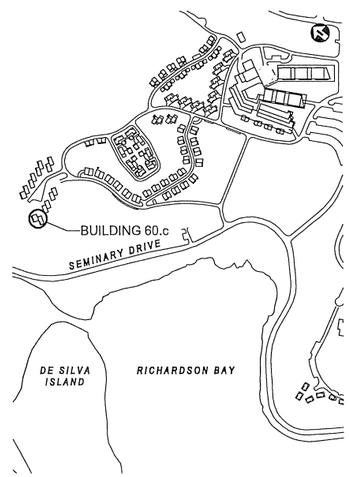
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



0 4' 8' 16'

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

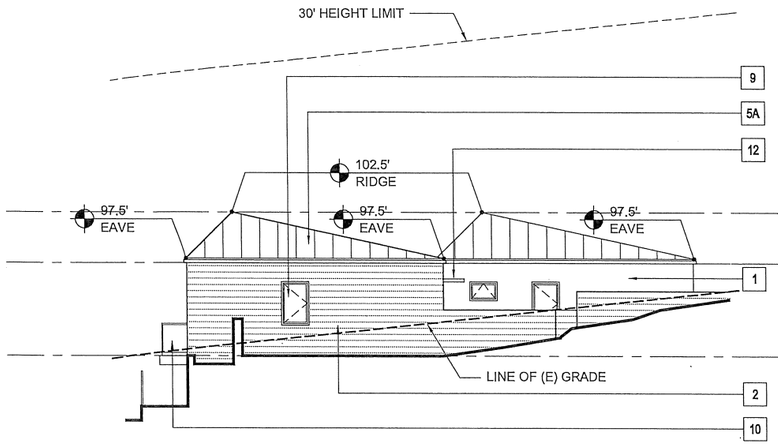
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

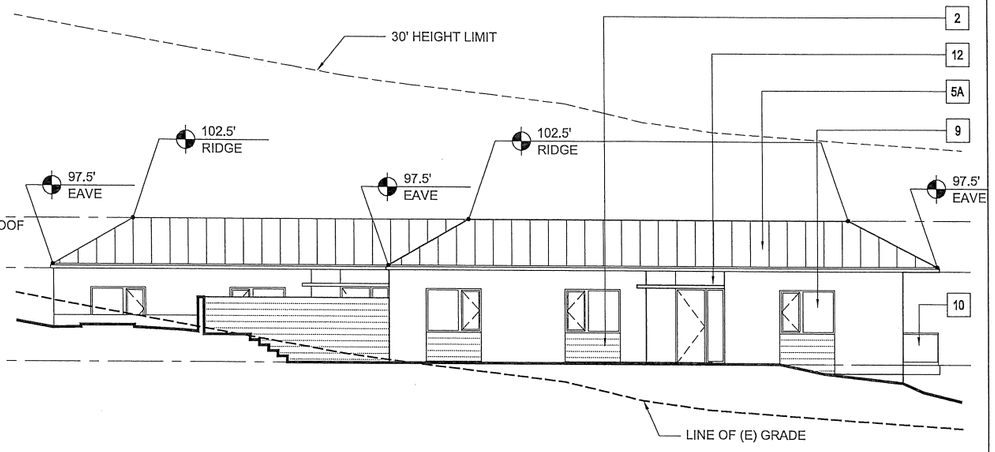
SHUCK DRIVE KNOLL
BUILDING 60.c
EXTERIOR ELEVATIONS
1/8" = 1'-0"

SITE / BLDG. TYPE
60

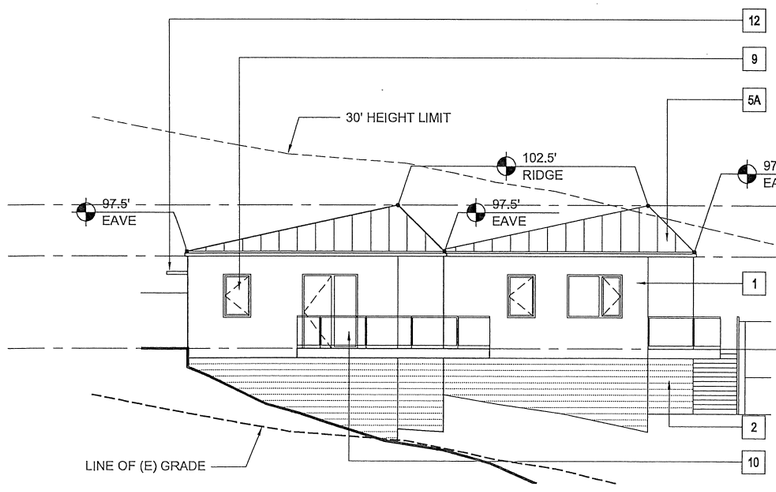
SHEET NO.
A3.02



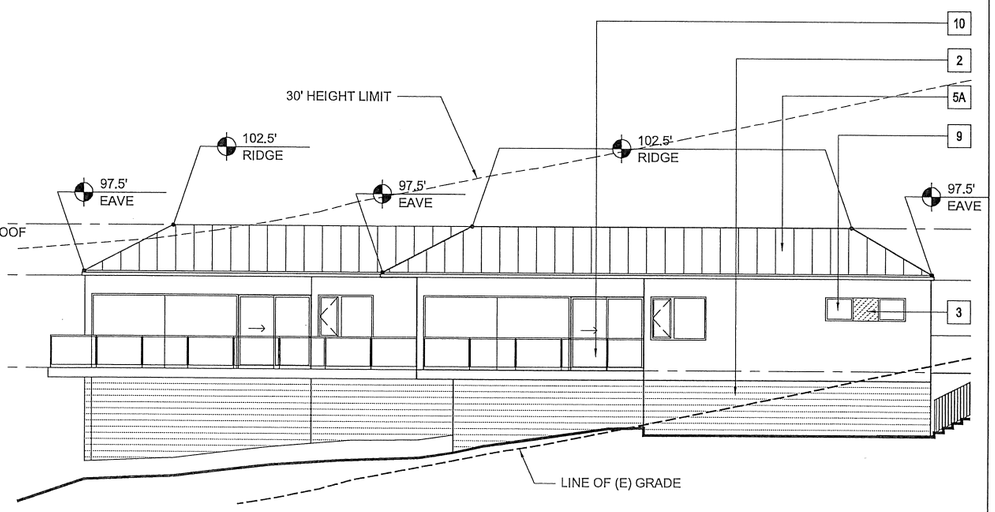
4 BUILDING 60.e- SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING 60.e- EAST ELEVATION
1/8" = 1'-0"



2 BUILDING 60.e- NORTH ELEVATION
1/8" = 1'-0"



1 BUILDING 60.e- WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND - RESIDENTIAL

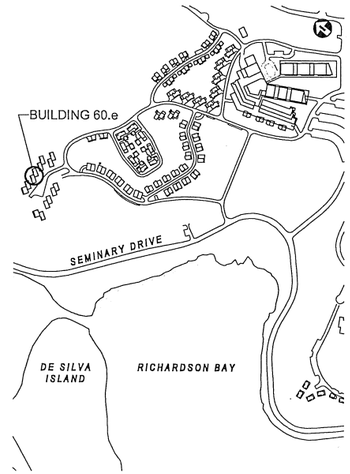
1	CEMENT PLASTER (TYPICAL U.O.N.)
2	BURNISHED MASONRY UNIT
3	SYNTHETIC WOOD PANEL
4	WOOD SIDING
5A	STANDING SEAM METAL ROOF
5B	MEMBRANE ROOF
6	ALUMINUM PANELS
7	WOOD DOOR
8	ALUMINUM & GLASS SKYLIGHT
9	ALUMINUM & GLASS WINDOW OR DOOR
10	GLASS GUARDRAIL
11	METAL PICKET GUARDRAIL
12	ALUMINUM SUNSHADE
13	METAL TRELLIS
14	WIRE MESH TRELLIS
15	FACE BRICK
16	ACCENT BRICK

PLEASE SEE SHEETS MB.02, MB.03, MB.04, AND MB.05 FOR ADDITIONAL INFORMATION ON PROPOSED EXTERIOR MATERIALS, COLORS, AND FINISHES

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

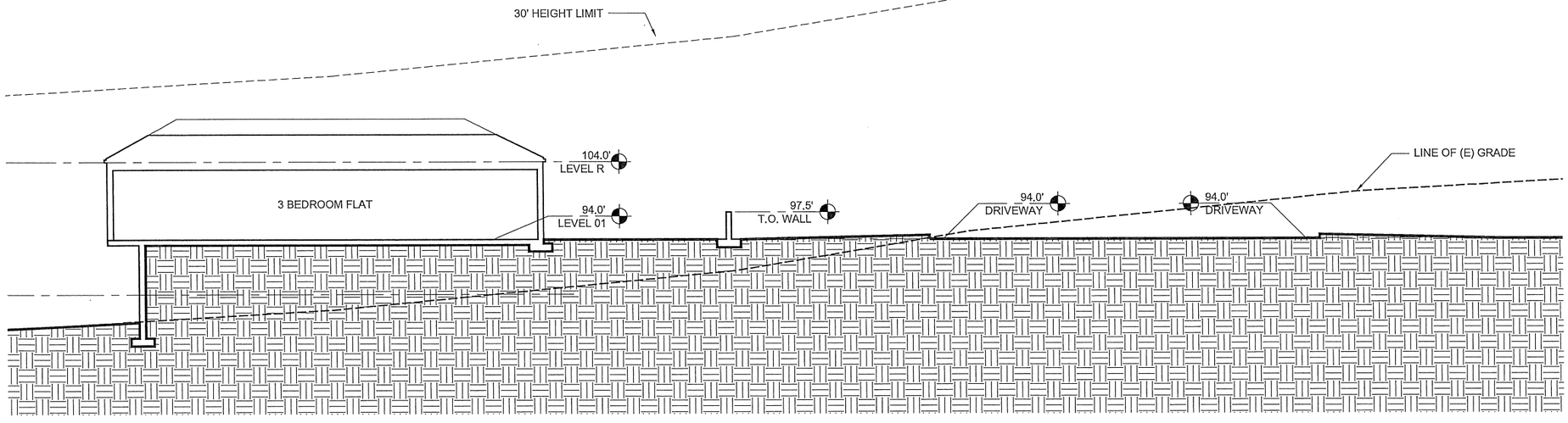
THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

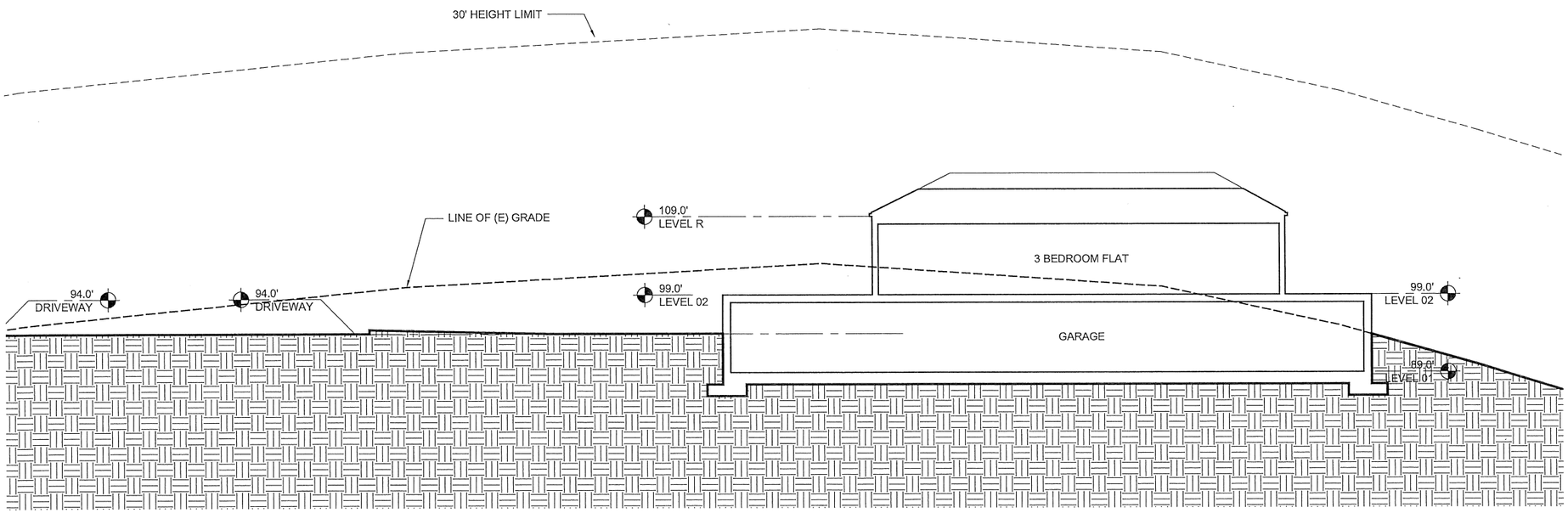
SHUCK DRIVE KNOLL
BUILDING 60.e
EXTERIOR ELEVATIONS
1/8" = 1'-0"

SITE / BLDG. TYPE
60

SHEET NO.
A3.03



2 BUILDING 60.f - E-W SECTION
1/8" = 1'-0"

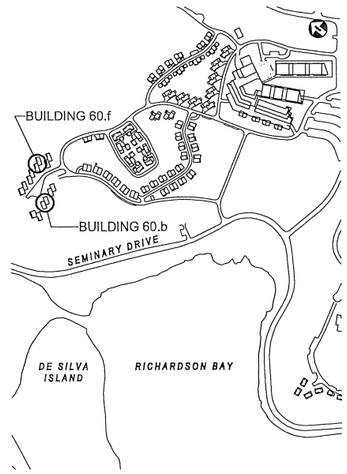


1 BUILDING 60.b - E-W SECTION
1/8" = 1'-0"

ELEVATION & SECTION NOTES

1. ELEVATIONS: ON ELEVATIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE NEAREST ELEVATION PLANE AND APPLIES TO THE PORTION OF THE BUILDING ELEVATION SHOWN IN THE FOREGROUND.
2. SECTIONS: ON SECTIONS, THE 30' HEIGHT LIMIT LINE IS BASED ON THE SECTION CUT.

KEY PLAN - SITE NORTH



NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO ARCHITECTS

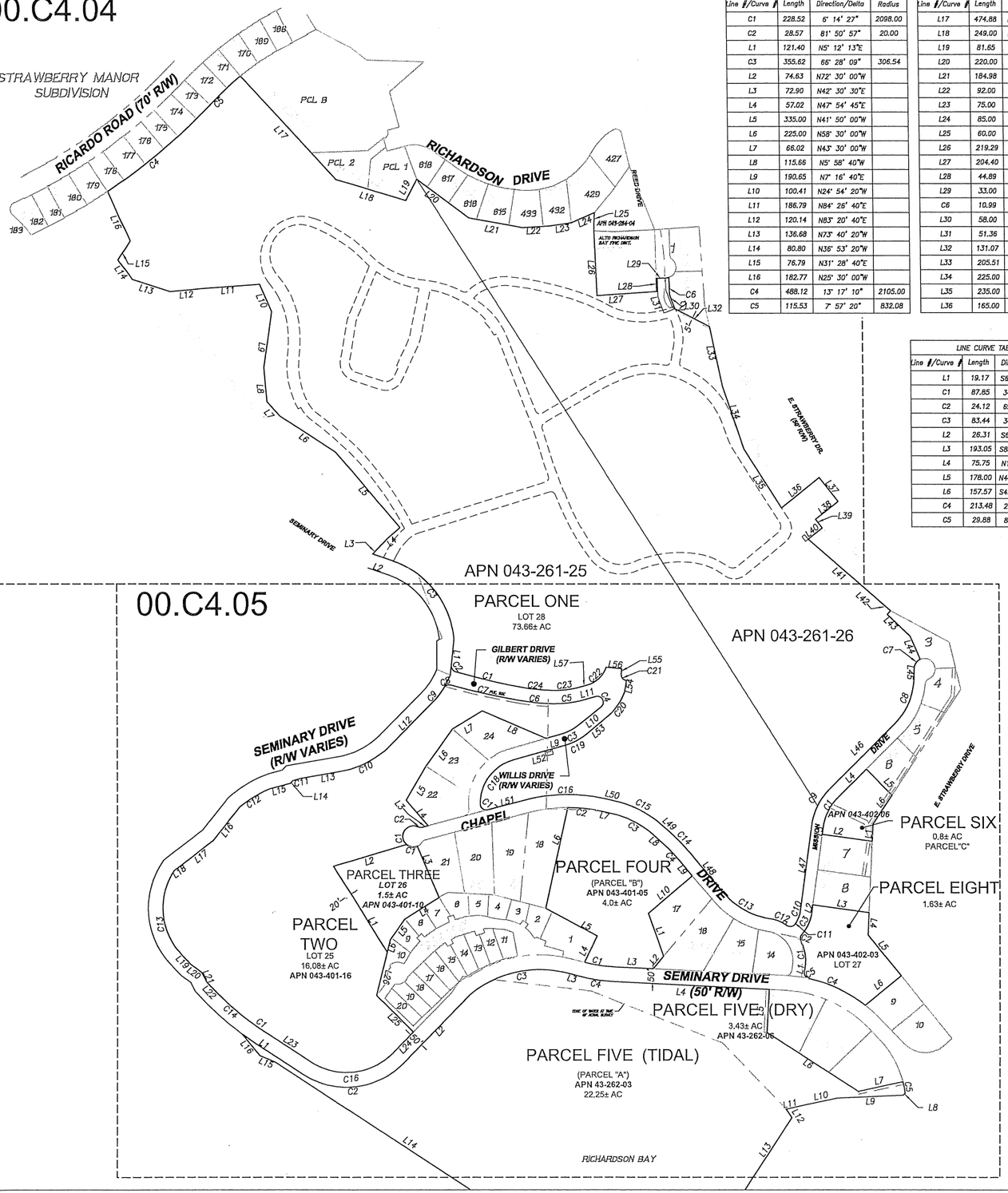
REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

SHUCK DRIVE KNOLL
BUILDINGS 60.b AND 60.f
BUILDING SECTIONS
1/8" = 1'-0"

SITE / BLDG. TYPE
60

SHEET NO.
A3.11



LINE CURVE TABLE LOTS 5, 6, 7, 8, 9, & 10			
Line #/Curve #	Length	Direction/Delta	Radius
C1	228.52	6° 14' 27"	2098.00
C2	28.57	81° 50' 57"	20.00
L1	121.40	N5° 12' 13"E	
C3	355.62	6° 28' 09"	306.54
L2	74.63	N72° 30' 00"W	
L3	72.90	N42° 30' 30"E	
L4	57.02	N47° 54' 45"E	
L5	335.00	N41° 50' 00"W	
L6	225.00	N58° 30' 00"W	
L7	66.02	N43° 30' 00"W	
L8	115.66	N5° 58' 40"W	
L9	190.65	N7° 16' 40"E	
L10	100.41	N24° 54' 20"W	
L11	186.79	N84° 26' 40"E	
L12	120.14	N83° 20' 40"E	
L13	136.68	N73° 40' 20"W	
L14	80.80	N36° 53' 20"W	
L15	76.79	N31° 28' 40"E	
L16	182.77	N25° 30' 00"W	
C4	488.12	13° 17' 10"	2105.00
C5	115.53	7° 57' 20"	832.08

LINE CURVE TABLE LOTS 5, 6, 7, 8, 9, & 10			
Line #/Curve #	Length	Direction/Delta	Radius
L17	474.88	N43° 58' 05"W	
L18	249.00	N74° 35' 00"W	
L19	81.65	N26° 37' 10"E	
L20	220.00	N55° 00' 00"W	
L21	184.98	N81° 00' 00"W	
L22	92.00	N85° 40' 00"E	
L23	75.00	N80° 00' 00"E	
L24	85.00	N65° 40' 00"E	
L25	60.00	N0° 30' 00"E	
L26	219.29	N3° 30' 19"W	
L27	204.40	N84° 57' 00"E	
L28	44.89	N2° 25' 02"W	
L29	33.00	N87° 33' 58"E	
C6	10.99	17° 29' 34"	36.00
L30	58.00	N2° 26' 02"W	
L31	51.36	N22° 15' 08"W	
L32	131.07	N64° 17' 00"W	
L33	205.51	S13° 11' 00"E	
L34	225.00	N20° 01' 20"W	
L35	235.00	N33° 49' 40"W	
L36	165.00	N50° 13' 00"E	

LINE CURVE TABLE LOTS 5, 6, 7, 8, 9, & 10			
Line #/Curve #	Length	Direction/Delta	Radius
L37	103.00	N39° 47' 00"W	
L38	98.50	N50° 13' 00"E	
L39	37.00	N39° 47' 00"W	
L40	61.50	N50° 13' 00"E	
L41	370.00	N50° 27' 00"W	
L42	17.00	S42° 32' 28"W	
L43	107.00	N47° 27' 32"W	
L44	85.06	N24° 55' 02"W	
C7	41.07	65° 21' 57"	36.00
L45	31.27	N0° 16' 59"W	
C8	174.79	44° 18' 49"	226.00
L46	310.22	S44° 01' 50"W	
C9	140.16	37° 31' 35"	214.00
L47	291.31	N6° 30' 17"E	
C10	47.96	27° 28' 38"	100.00
C11	31.05	88° 56' 40"	20.00
C12	64.29	25° 34' 44"	144.00
C13	184.90	41° 03' 45"	258.00
L48	179.79	N41° 35' 24"W	
C14	92.12	8° 29' 08"	622.00
L49	38.46	N50° 04' 32"W	

LINE CURVE TABLE LOTS 5, 6, 7, 8, 9, & 10			
Line #/Curve #	Length	Direction/Delta	Radius
C15	177.14	28° 02' 15"	362.00
L50	35.190	S78° 06' 47.00"E	
C16	278.69	27° 54' 58"	572.00
L51	131.46	S73° 58' 15"W	
C17	35.96	103° 01' 05"	20.00
C18	199.03	76° 01' 25"	150.00
L52	186.69	N73° 00' 45"E	
C19	80.23	22° 59' 03"	200.00
L53	89.88	N50° 01' 42"E	
C20	108.84	31° 10' 45"	200.00
L54	39.25	N8° 01' 42"E	
C21	31.42	90° 00' 00"	20.00
L55	18.00	N4° 03' 42"E	
L56	52.50	N85° 56' 18"W	
C22	92.82	53° 10' 53"	100.00
L57	20.00	N72° 56' 16"E	
C23	95.82	16° 38' 10"	330.00
C24	111.43	9° 23' 20"	680.00

LINE CURVE TABLE LOT 13			
Line #/Curve #	Length	Direction/Delta	Radius
L1	19.17	S5° 30' 17"W	
C1	87.85	34° 57' 23"	144.00
C2	24.12	69° 06' 21"	20.00
C3	83.44	34° 08' 58"	140.00
L2	26.31	S6° 30' 17"W	
L3	193.05	S83° 29' 43"E	
L4	75.75	N1° 20' 40"E	
L5	178.00	N40° 30' 00"W	
L6	157.57	S49° 30' 00"W	
C4	213.48	25° 45' 03"	475.00
C5	29.88	85° 35' 55"	20.00

LINE AND CURVE TABLE LOT 4			
Line #/Curve #	Length	Direction/Delta	Radius
L1	57.81	S1° 20' 40"W	
L2	171.38	N83° 29' 43"W	
L3	25.00	N6° 30' 17"E	
C1	113.96	37° 31' 33"	174.00
L4	136.20	N44° 01' 50"E	
L5	123.58	S45° 58' 10"E	
L6	117.68	S32° 04' 40"W	

LINE AND CURVE TABLE LOT 12			
Line #/Curve #	Length	Direction/Delta	Radius
L1	343.48	S33° 27' 38"E	
L2	260.00	S72° 29' 10"W	
C1	39.22	62° 25' 26"	36.00
L3	188.69	N24° 33' 10"W	
L4	138.42	N57° 10' 25"E	
L5	85.88	N34° 05' 55"E	
L6	43.76	N12° 37' 55"E	

LINE AND CURVE TABLE LOT 3			
Line #/Curve #	Length	Direction/Delta	Radius
L1	154.04	N21° 03' 21"W	
L2	55.79	N38° 49' 09"E	
L3	136.89	S88° 26' 00"E	
C1	99.90	12° 03' 00"	475.00
L4	99.66	S24° 54' 18"W	
L5	199.01	N63° 18' 35"W	
L6	348.98	N11° 06' 57"E	
C2	122.25	13° 15' 59"	528.00
L7	35.19	N78° 06' 47"W	
C3	155.61	28° 02' 15"	318.00
L8	38.46	N50° 04' 32"W	
C4	85.60	8° 29' 08"	578.00
L9	68.70	N41° 35' 24"W	
L10	196.63	N48° 24' 36"E	

LINE AND CURVE TABLE LOT 1			
Line #/Curve #	Length	Direction/Delta	Radius
C1	56.07	03° 08' 04"	1025.00
L1	190.17	S58° 15' 00"E	
C2	377.33	78° 37' 00"	275.00
L2	325.73	N43° 08' 00"E	
L3	352.79	53° 54' 11"	375.00
L3	43.68	S76° 23' 00"E	
C4	110.41	12° 03' 00"	525.00
L4	535.19	S88° 26' 00"E	
L5	144.99	S1° 34' 00"W	
L6	370.00	S58° 36' 18"E	
L7	155.00	N76° 25' 49"E	
C5	40.00	07° 03' 26"	324.75
L8	10.11	N45° 00' 00"E	
L9	221.34	N86° 10' 00"E	
L10	129.93	N76° 38' 10"E	
L11	50.00	N76° 38' 10"E	
L12	35.00	S35° 00' 00"E	
L13	800.26	N31° 38' 00"E	
L14	1584.22	S58° 22' 00"E	
L15	55.00	S69° 06' 00"E	
L16	94.99	S40° 51' 00"E	

LINE CURVE TABLE LOT 2			
Line #/Curve #	Length	Direction/Delta	Radius
L1	343.48	N33° 27' 38"W	
L2	260.00	N72° 29' 10"E	
C1	104.33	166° 02' 41"	36.00
C2	16.73	39° 56' 40"	24.00
L3	20.00	S73° 58' 15"W	
L4	115.00	N42° 27' 52"W	
L5	133.82	N29° 59' 27"E	
L6	154.65	N34° 43' 52"E	
L7	118.74	N57° 45' 48"E	
L8	235.00	S68° 14' 18"E	
L9	56.49	S73° 00' 45"W	
C3	64.18	22° 59' 04"	160.00
L10	99.38	N50° 01' 42"E	
C4	54.83	157° 05' 26"	20.00
L11	38.61	N72° 56' 16"E	
C5	108.88	16° 38' 10"	375.00
C6	118.80	9° 23' 20"	725.00
C7	238.15	4° 30' 39"	3025.00
C8	25.58	73° 16' 47"	20.00
C9	65.47	13° 38' 23"	275.00
L12	200.62	N43° 50' 00"E	

LINE CURVE TABLE LOT 2			
Line #/Curve #	Length	Direction/Delta	Radius
C10	199.10	35° 06' 00"	325.00
L13	131.89	N78° 56' 00"E	
C11	34.48	4° 09' 33"	475.00
L14	11.83	N41° 24' 00"E	
L15	77.05	N73° 39' 00"E	
C12	116.07	14° 00' 01"	475.00
L16	144.96	S37° 09' 00"W	
L17	147.93	S51° 39' 00"W	
L18	20.56	S51° 39' 00"W	
C13	302.19	76° 57' 07"	225.00
L19	51.31	N44° 15' 00"W	
L20	47.18	N55° 51' 00"W	
L21	37.51	N29° 36' 00"W	
L22	17.40	N44° 15' 00"W	
C14	238.24	14° 00' 00"	975.00
L23	190.17	N58° 15' 00"W	
C15	308.73	78° 37' 00"	225.00
L24	97.77	N43° 08' 00"E	
L25	177.17	N46° 52' 00"W	
L26	150.45	S12° 37' 55"W	

NOTES

APPLICANT:

NORTH COAST LAND HOLDINGS
2350 KERNER BOULEVARD, SUITE 360
SAN RAFAEL, CA 94901
ATTN: BRUCE JONES
PHONE: (415) 380-8500

ARCHITECT:

MARK CAVAGNERO ASSOCIATES
1045 SANSOME STREET, SUITE 200
SAN FRANCISCO, CA 94111
PHONE: 415) 398-6944

CIVIL ENGINEER:

CSW|ST2
45 LEVERONI COURT
NOVATO, CA 94945
ATTN: AL CORNWELL
PHONE: (415) 883-9850

UTILITY & SERVICE:

ELECTRICITY	PG&E
GAS	PG&E
WATER	MMWD
SEWER	RICHARDSON BAY SANITARY DISTRICT
STORM DRAINAGE	MARIN COUNTY
CABLE TV	COMCAST
BROADBAND	COMCAST

ASSESSOR'S PARCEL NUMBERS & EXISTING ZONING:

043-261-26	RMP-2.47 AH
043-261-25	RMP-2.47 AH
043-401-16	BFC-RMP-2.1/RMP-2.47
043-262-03	BFC-RMP-2.47
043-262-06	BFC-RMP-2.47
043-402-06	RMP-2.47
043-401-05	RMP-2.47
043-401-10	RMP-2.47
042-402-03	

PROJECT ACREAGE:

127.32± AC	TOTAL PDP/MASTER PLAN (20 RM 84)
3.97± AC	PREVIOUSLY MAPPED (1998 RM 89)
22.25± AC	TIDAL PORTION OF LOT 1 (SUBMERGED)
101.1± AC	REMAINING NON-TIDAL LAND

EXISTING USE:

INSTITUTIONAL/ HOUSING

PROPOSED USE:

INSTITUTIONAL/ HOUSING

TOPOGRAPHY:

BASED ON AERIAL SURVEY PROVIDED BY CARTWRIGHT AERIAL SURVEYS INC. 2/13/10, SUPPLEMENTAL GROUND TOPOGRAPHY BY MICHAEL FORD LAND SURVEYING. ADDITIONAL GROUND TOPOGRAPHY BY R.W. DAVIS & ASSOCIATES (2014)

FEMA FLOOD ZONE:

ALL PORTION OF THE PROPERTY INTENDED FOR DEVELOPMENT ARE OUTSIDE THE AREAS OF INUNDATION BY THE 100 YEAR FREQUENCY FLOOD EVENT PER FEMA FLOOD INSURANCE RATE MAP PANEL 0469D, MAP 06041C0469D, MAY 2009. PORTIONS OF LOT 1 ARE WITHIN FLOOD ZONE VE 9, ARE TIDAL AND TO REMAIN.

PRELIMINARY GRADING AND DRAINAGE PLAN:

SEE SHEETS C6.03 – C6.24

PRELIMINARY UTILITY PLAN:

SEE SHEETS C8.03 – C8.20

LEGEND

PROJECT BOUNDARY

PROPOSED 40' WIDE ACCESS AND UTILITY EASEMENT

Graphic Scale (in feet)

200 0 200 400

1 inch = 200 ft.

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

CSW | ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
504 Redwood Blvd Suite 220
Novato, CA 94947
tel: 415.883.9850
fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET
	02.07.2024	BOUNDARY INFO UPDATE

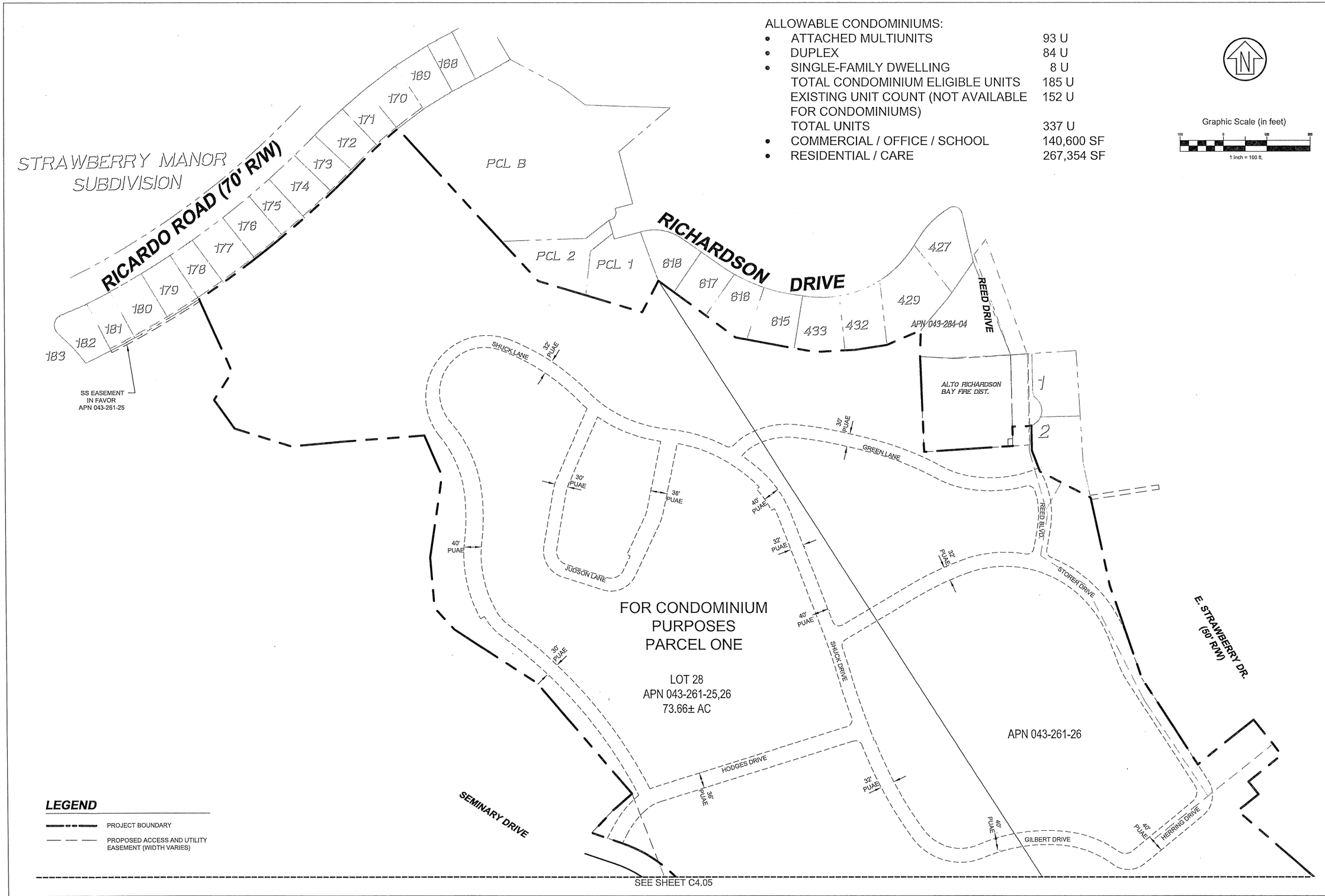
THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

Prepared Under the Supervision of:
AL CORNWELL

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
OVERALL
1" = 200'

SITE / BLDG. TYPE
00

SHEET NO.
C4.03



ALLOWABLE CONDOMINIUMS:

• ATTACHED MULTIUNITS	93 U
• DUPLEX	84 U
• SINGLE-FAMILY DWELLING	8 U
TOTAL CONDOMINIUM ELIGIBLE UNITS	185 U
EXISTING UNIT COUNT (NOT AVAILABLE FOR CONDOMINIUMS)	152 U
TOTAL UNITS	337 U
• COMMERCIAL / OFFICE / SCHOOL	140,600 SF
• RESIDENTIAL / CARE	267,354 SF

Graphic Scale (in feet)
100 0 100 200
1 inch = 100 ft.

LEGEND

PROJECT BOUNDARY

PROPOSED ACCESS AND UTILITY EASEMENT (WIDTH VARIES)

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

CSW | ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
504 Redwood Blvd Ste 223
Novato, CA 94947
tel: 415.883.9850
fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET
	02.07.2024	BOUNDARY INFO UPDATE

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

Prepared Under the Supervision of:
AL CORKWELL

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
NORTH
1" = 100'

SITE / BLDG. TYPE
00

SHEET NO.
C4.04

SEE SHEET C4.04

Graphic Scale (in feet)

100 0 100 200

1 inch = 100 ft.

PARCEL ONE
LOT 28
73.66± AC
FOR CONDOMINIUM PURPOSES

GILBERT DRIVE (R/W VARIES)

PUE SSE

GILBERT DRIVE

40' PUAE

APN 043-261-26

SEMINARY DRIVE (R/W VARIES)

WILLIS DRIVE (R/W VARIES)

APN 043-261-25

MISSION DRIVE (40' R/W)

E. STRAWBERRY DRIVE

APN 043-402-08

PARCEL SIX
(0.8± AC)
FOR CONDOMINIUM PURPOSE
PARCEL "C"

PARCEL TWO
LOT 25
APN 043-401-16
16.08± AC
FOR CONDOMINIUM PURPOSES

CHAPEL DR. (44' R/W)

32' PUAE

PARCEL THREE
APN 043-401-10
LOT 26
1.5± AC

PARCEL FOUR
PARCEL "B"
4.0± AC
APN 043-401-05

54' PUAE

20' SSE

32' PUAE

40' PUAE

37' PUAE

PARCEL EIGHT
(1.63± AC)
FOR CONDOMINIUM PURPOSES
LOT 27

APN 043-402-03

50'

SEMINARY DRIVE (50' R/W)

EDGE OF WATER AT TIME OF AERIAL SURVEY

DRY LAND 3.43± AC
APN 043-262-06

50'

PARCEL FIVE
(25.68± AC TOTAL)
TIDAL 22.25± AC
APN 043-262-03

RICHARDSON BAY

LEGEND

PROJECT BOUNDARY

PROPOSED ACCESS AND UTILITY EASEMENT (WIDTH VARIES)

NORTH COAST LAND HOLDINGS LLC
201 Seminary Drive
Mill Valley, CA 94941

CAVAGNERO

CSW | ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
504 Redwood Blvd Suite 223
Novato, CA 94947
tel: 415.883.9850
fax: 415.883.9835

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET
	02.07.2024	BOUNDARY INFO UPDATE

THE SEMINARY
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

Prepared Under the Supervision of:
AL CORNWELL

VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
SOUTH

1" = 100'

SITE / BLDG. TYPE
00

SHEET NO.
C4.05