

MARIN COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. _____

A RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS CERTIFYING 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(b), 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 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

17. **WHEREAS**, at the March 2, 2026 Planning Commission hearing, the applicant announced that they had entered into an Environmental Settlement Agreement with the Seminary Neighborhood Association. The Agreement contained several "developer obligations" including the following:

- i. Term I.A.1.a-Educational uses on the Project site shall be limited to graduate, post-graduate, and/or research program uses, and shall exclude primary or secondary education. Undergraduate students may participate in said programs.
- ii. Term I.A.1.b-Maximum graduate, post-graduate, and/or research program enrollment up to 325 people on-site may occur without any requirement that such people reside on the Project site.
- iii. Term I.A.1.c-Any graduate, post-graduate, and/or research program on-site enrollees in excess of 325 shall be required to reside on Project site in residential units currently proposed as part of the Project.

- iv. Term I.A.1.d-No later than June 1 of each calendar year, the head administrator of the educational institution shall submit to the Marin County Community Development Agency Director a sworn affidavit certifying compliance, including: (i) the peak number of enrolled on-site students during the prior calendar year; (ii) the number of on-site students residing on the project site; (iii) the total number of employees associated with the educational uses of the project site and the number of on-site employees associated with the educational uses residing on the site; and (iv) the number of daycare and fitness center users that live on and off the project site.
- v. Term I.A.1.e-Marin County shall have the right, upon 48 hours' written notice and during normal business hours, to conduct inspections and audits reasonably necessary to verify compliance.
- vi. Term I.A.1.g-The fitness center and daycare facilities shall be limited to residents and individuals who live or work on-site. If the fitness center and daycare facilities do not reach capacity with individuals who live or work on-site, the facilities may be offered for use to people in the surrounding Strawberry neighborhood.
- vii. Term I.A.1.h-Limit all Project buildings to no more than three stories of habitable space, except for: (1) three buildings within the Hodges/Shuck Planning Area, which shall not exceed four stories of habitat space; and (2) buildings in the RCF Senior Housing area shall not exceed the heights shown in the Project plan set dated January 31, 2020.

As determined in a consistency assessment Final EIR Amendment that was prepared and released on March 27, 2026; the assessment concluded that none of the circumstances described in Section 15088.5 of the State CEQA Guidelines, which is the section describing criteria for recirculating a Draft EIR, have occurred. The refinements to the North Coast Land Holdings Master Plan and Community Plan Amendment Project (refined project or project refinements) proposed at the March 2, 2026 hearing will not result in any new significant environmental effects that were not already discussed in the Draft and Final EIR (State Clearinghouse No. 2020090488), nor any substantial increase in the severity of any significant environmental effects.

18. **WHEREAS**, the Marin County Planning Commission reviewed and considered the information in the Draft EIR, Final EIR, Final EIR Amendments, 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.

19. **WHEREAS**, at a subsequent hearing on March 30, 2026, the Marin County Planning Commission held a public hearing and voted to recommend that the Board of Supervisors certify the Final EIR for the North Coast Land Holdings, LLC 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.

NOW, THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors makes the following findings:

- 1. The recitals above are true and accurate and reflect the independent judgment of the Board of Supervisors; and

2. Notices of the Planning Commission on the Draft EIR and the Final EIR for the Project were given as required by law and the actions were conducted in accordance with CEQA and the State CEQA Guidelines; and

3. 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 to comment met or exceeded the requirements of CEQA and the County Environmental Review Procedures; and

4. All comments submitted during the public review and comment period on the Draft EIR, and the public hearing on the adequacy of the Draft EIR have been considered and adequately responded to in the Final EIR, in responses to late comments, or included in the public record; and

5. The Board of Supervisors was presented with all of the information in the administrative record, testimony, and the documents constituting the Final EIR, and the Board of Supervisors has reviewed and considered this information and the Final EIR; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Marin County Board of Supervisors hereby:

1. Certifies that the Final EIR for the North Coast Land Holdings LLC project is adequate and complete in compliance with CEQA, the State CEQA Guidelines, and the County Environmental Review Procedures, reflects the independent judgment and analysis of the County, and is adequate and complete for consideration in making a decision on the merits of the Project.

2. Adopts the Findings and Statement of Overriding Considerations for the Project, attached hereto as Exhibit 1(a), and incorporated herein by reference.

3. Adopts and incorporates into the Project all of the mitigation measures for the Project that are within the responsibility and jurisdiction of the County that are identified in the Findings.

4. Adopts the Mitigation Monitoring and Reporting Program for the Project, attached hereto as Exhibit 1(b), and incorporated herein by reference.

PASSED AND ADOPTED at the regular meeting of the Board of Supervisors of the County of Marin, State of California, on the 9th day of June 2026, by the following vote to-wit:

AYES:

NOES:

ABSENT:

PRESIDENT
MARIN COUNTY BOARD OF SUPERVISORS

Attest:

CLERK