

BOARD OF SUPERVISORS

AGENDA DATE: June 9, 2026

TO: Board of Supervisors

FROM: Michelle Levenson, Principal Planner, Community Development Agency

REVIEWED BY: Sarah Jones, Director, Community Development Agency

SUBJECT: North Coast Land Holdings LLC Community Plan Amendment, Master Plan, Design Review, Tree Removal Permit, Master Use Permit, and Vesting Tentative Map Application and Certification of the Final Environmental Impact Report (EIR). The project is proposed at 201 Seminary Drive, in the community of Strawberry, Mill Valley

RECOMMENDATION: (1) Adopt a resolution (Attachment No. 1) certifying the Final Environmental Impact Report (EIR) for the North Coast Land Holdings LLC Community Plan Amendment, Masterplan, Design Review, Tree Removal Permit, Master Use Permit, and Vesting Tentative Map application (referred to hereafter as the “Project”); (2) Adopt a resolution (Attachment No. 2) denying the Community Plan Amendment request for the Project; (3) Approve an ordinance (Attachment No. 3) adopting the Master Plan for the Project; (4) Adopt a resolution (Attachment No. 4) approving the Design Review and Tree Removal Permit, as conditioned, for the Project; (5) Adopt a resolution (Attachment No. 5) approving the Master Use Permit, as conditioned, for the Project; and (6) Adopt a resolution (Attachment No. 6) approving the Vesting Tentative Map, as conditioned, for the Project

EXECUTIVE SUMMARY:

The project involves a proposal from North Coast Land Holdings LLC to renovate and redevelop housing and related uses at the former Golden Gate Baptist Seminary property on the Strawberry Peninsula. The proposed development would entail the replacement

and renovation of 139 existing residential units, the construction of 184 new residential units, and addition of a residential care facility for senior citizens that would contain 150 living units consisting of 50 memory care and 100 independent living/assisting living units. Renovation of an existing academic building and the relocation of an existing daycare to a new 20,000 square foot building that would also house a fitness center are proposed. Seventy percent of the project site would be retained for open space and recreational uses.

In addition to the residential and recreational uses, Olivet University is the current tenant of the academic buildings on the property, with a total of approximately 200 students enrolled. Except as described above, the project does not propose any changes to the academic use, facilities or operations.

The applicant has applied for various planning entitlements for the project including:

1. An application to amend policies and design guidelines contained in the *Amendments to the Strawberry Community Plan, 1982* in order to update non-substantive references and modify policies addressing student housing and development in the Chapel Hill area;
2. A Master Plan to guide overall development of the site;
3. A Design Review and Tree Removal Permit to construct the majority of the residential improvements and to remove approximately 50 trees;
4. A Master Use Permit to allow daycare and fitness center use; and
5. A Vesting Tentative Map to provide 185 units as condominiums.

An environmental impact report (EIR) pursuant to CEQA was prepared for the project. The EIR concluded that the project would result in significant and unavoidable impacts related to greenhouse gas (GHG) emissions, temporary construction noise, and transportation (vehicle miles traveled [VMT]).

On March 2 and March 30, 2026, the Marin County Planning Commission held public hearings regarding the Final EIR and the project. At the conclusion of the public hearings and following deliberation, the Planning Commission ("Commission") recommended approval of the project with some modifications and also requested that the BOS further consider the design of a playing field.

While the Planning Commission recommended approval of the project, the Commission recommended denial of the applicant's request to amend the Strawberry Community Plan. The Commission's rationale in denying the community plan amendment was that the applicant's amendment did not represent the vision of the community and more community engagement was necessary to support an amendment to the plan. Denial of the Community Plan amendment would not reduce the amount of housing that could be developed since the applicant requested waivers to development standards as well as a concession to the policies and guidelines in the Community Plan under State Density Bonus Law.

At the March 2 Planning Commission hearing, the applicant proposed changes to the project conditions to reflect an agreement with the board of the Seminary Neighborhood Association that would limit the nature of the academic use, cap the number of commuting students to the university at 325, and prioritize on-site users of the daycare and fitness center. These modified conditions were incorporated in the project recommended for approval.

DISCUSSION / BACKGROUND: The applicant requests approval to redevelop a 101-acre portion of the former Golden Gate Baptist Seminary to provide a total of 336 replacement and new residential units, one residential care facility for senior citizens that would contain 100 independent/assisted living and 50 memory care units, as well as improvements to an existing educational building, a daycare and fitness center that would be housed in a new building, and open space, public access and recreational uses over 70-percent of the project site. The site is located at 201 Seminary Drive, in the community of Strawberry, Mill Valley.

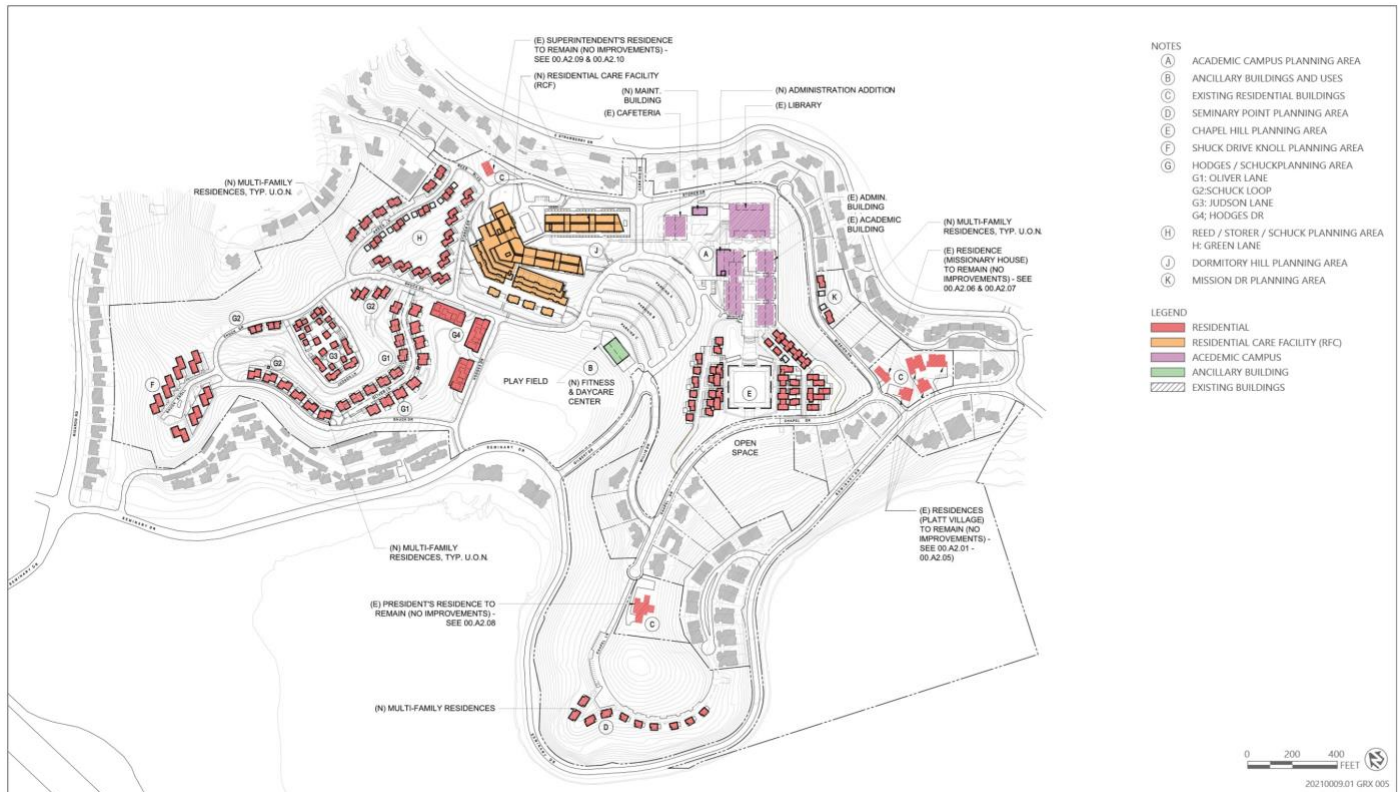
Table 1 provides a summary of existing and proposed developments and uses; development and uses described in Table 1 are cross referenced and located in Figure 1 as indicated in **[bold]**.

Table 1: Summary of Existing and Proposed Uses

Land Use	Existing Uses	Proposed Uses
Academic Campus	<ul style="list-style-type: none"> • Academic building [A] • Administration building [A] • Cafeteria [A] • Library [A] • Maintenance building [B] • Permitted maximum student population of 1,000 	<ul style="list-style-type: none"> • Retain academic building, cafeteria, and library [A] • Renovate administration building, including adding floor area [A] • Demolish existing maintenance building and construct new maintenance building [B] • No change to the permitted enrollment of 1,000 students
Daycare/Fitness Center	<ul style="list-style-type: none"> • Existing daycare on the academic campus; there is no existing fitness center [A] 	<ul style="list-style-type: none"> • Revert existing daycare space to academic uses. Construct a new 20,000 square foot building that would house a daycare (3,000 square feet) and fitness center (17,000 square feet) [B]
Residential	<ul style="list-style-type: none"> • Seminary Point Planning Area: 25 units including one, single-family residence [D] • Hodges/Shuck Planning Area: 93 units [G] • Reed/Storer/Shuck Planning Area: 16 units 	<ul style="list-style-type: none"> • Seminary Point Planning Area: Retain single-family residence, demolish the 24 existing, and construct 14 new units [D] • Hodges/Shuck Planning Area: Demolish all existing units and construct 114 units; construct three, four-story residential buildings (a total of 103 units) [G] • Reed/Storer/Shuck Planning Area: Retain the existing single-family

Land Use	Existing Uses	Proposed Uses
	<p>including one single family residence [H]</p> <ul style="list-style-type: none"> • Mission Drive Planning Area: 11 units including one single-family residence [K] • Dormitory Hill Planning Area: 66 dorm rooms [J] 	<p>residence, demolish other existing units and construct 36 units [H]</p> <ul style="list-style-type: none"> • Mission Drive Planning Area: Construct two single-family residences and retain one single family residence [K] • Dormitory Hill Planning Area: Demolish existing dormitory buildings and construct a three-story senior housing building with 50 memory care and 100 assisted living/independent living units(the Residential Care Facility) [J] • Chapel Hill Planning Area: Construct a total of 40 units [E] • Shuck Drive Knoll Planning Area: Construct a total of 14 units [F]
Recreation/ Open Space	<ul style="list-style-type: none"> • Open space resources throughout the project site • 2-acre Seminary Playing Field 	<ul style="list-style-type: none"> • Maintain about 70 percent of the project site as undeveloped space • Add to the network of trails • Raise 2-acre Seminary Playing Field by approximately 25-30 feet to help balance onsite grading, resulting in a landscape berm along Seminary Drive
Parking/ Circulation	<ul style="list-style-type: none"> • Private streets with no dedicated bicycle facilities • Approximately 608 parking spaces in a three-tiered parking lot and in lots adjacent to residential structures 	<ul style="list-style-type: none"> • Provide 944 parking spaces in a three-tiered parking lot and underground and concealed garages consisting of: 51 existing residential spaces to remain; 467 spaces for new proposed residential development; 185 spaces for residential care facility and 241 spaces for the academic campus • Secure bicycle parking, trails and walkways, complete street elements, and Class III bike routes on interior streets

Figure 1: Existing and Proposed Project Elements



There are several attachments to this report as described below. Attachment Nos. 1 through 6 consist of draft recommended resolutions and a draft ordinance for the BOS' consideration. Attachment Nos. 7 through 12 consists of a staff report, supplemental memos and minutes all related to the Planning Commission hearings held on March 2 and March 30, 2026. In particular Attachment No. 7 – the Planning Commission Staff Report – contains detailed project and background information.

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 which was subsequently constructed.

The applicant first applied to redevelop the site in 2015; following direction from the BOS, the applicant engaged in an 18-month-long community engagement process (“Seminary Tomorrow”) to inform a revised development. This process resulted in changes to the applicant’s proposal, and a revised project was submitted to the County for consideration in February 2020. The currently proposed project includes elements of the Seminary Tomorrow process such as a daycare and fitness center; other project elements such as a reduced density are not proposed with the project. Pages 10 through 16 of Attachment

No. 7 (Planning Commission Staff Report) contain a detailed project background summary.

1953 Conditional Use Permit and 1984 Master Plan. The status of the 1953 Conditional Use Permit that authorized the on-site educational use and which remains relevant in the context of this project has long been a source of debate within the community. The historical record on this matter contains certain ambiguities, however it is undisputed that on October 13, 1953, the Board of Supervisors (BOS) approved a Use Permit for the Seminary property to “permit the construction of a Theological Seminary and dormitories and other buildings incidental to such use.” 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.”

As detailed in Attachment No. 9, (Supplemental Memorandum to the Planning Commission dated March 24, 2026), the adoption of a Master Plan in 1984 nullified and voided the “1959 Campus Use Permit.” Historical context establishes that this was a reference to a 1959 “Improvement Agreement,” which was predicated on the 1955 “Improvement Plans for Golden Gate Baptist Theological Seminary” and not a reference to the 1953 Use Permit. The BOS ultimately denied a request by the applicant to extend the 1984 Master Plan in 2017, thereby expiring the 1984 Master Plan.

The County’s Code contains provisions for the revocation of previously issued conditional use permits and there is no record that the 1953 Conditional Use Permit has ever been revoked, under the applicable Marin County Code provisions or otherwise. Also, educational use continues to exist on the site, pursuant to and authorized by the 1953 Conditional Use Permit, and it is anticipated this use will persist in the future. As a result, the 1953 Conditional Use Permit remains in effect.

With the expiration of the 1984 Master Plan in 2017, the 1953 Conditional Use Permit remains as the sole planning entitlement governing the site today. The 1953 Conditional Use Permit can be found in Attachment No. 7.

Strawberry Community Plan and Amendment to the Strawberry Community Plan, 1982

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*. Some of these amendments address non-substantive references to outdated parcels and ownership, since adoption of the Amendments to the Community Plan. The substantive proposed amendments are as follows:

- Remove policies calling for 90-100 students to be accommodated in on-site housing; and
- Allow residential development in the Chapel Hill area.

These changes do not require amendments to the Community Plan, as they can be accommodated through use of waivers and concessions under State Density Bonus Law. The applicant has requested these waivers and concessions as an alternative approach to amending the Community Plan.

Environmental Settlement Agreement. On March 1, 2026, the applicant and the Seminary Neighborhood Association entered into an "Environmental Settlement Agreement" regarding the proposed redevelopment of the project site (Attachment No. 9). It primarily resolves issues of concern about the potential future academic use of the property, which is not part of the redevelopment proposal.

The agreement contains several voluntary commitments by the applicant including the following:

1. Educational uses on the project site are limited to graduate, post-graduate, and/or research program uses;
2. Maximum academic enrollment up to 325 people on-site may occur without any on-campus resident requirement;
3. Any on-site enrollees in excess of 325 must reside on the project site in units currently proposed as part of the project;
4. The fitness center and daycare facilities shall be limited to residents and individuals who live or work on-site, or if capacity allows may be offered for use to people in the surrounding Strawberry neighborhood; and
5. 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 habitable space; and (2) buildings in the residential care

facility (RCF Senior Housing area) shall not exceed the height of 39.85 feet above grade as shown in the project plan set dated January 31, 2020.

These commitments as well as additional commitments contained in the Agreement have been incorporated into the recommended resolutions before the BOS as conditions of project approval.

POLICY FRAMEWORK: Numerous regulations and policies apply to the proposed project as summarized and described in more detail below:

- California Housing Accountability Act (HAA) (Government Code Section 65589.5)
- State Density Bonus Law (Government Code Section 65915-65918)
- No Net Loss Law (Government Code Section 65863)
- Housing Crisis Act of 2019 (SB 330)
- California Environmental Quality Act (CEQA)
- Marin Countywide Plan (CWP)
- Strawberry Community Plan and the Amendments to the Strawberry Community Plan, 1982
- Marin County Development Code
- Marin County Residential Design Guidelines

California Housing Accountability Act (HAA)

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.” 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), 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, which is not a finding that staff can substantiate based on the current analyzed information in the administrative record.

State Density Bonus Law

The State Density Bonus Law (SDBL) ([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, it is eligible for consideration under SDBL.

Density. The SDBL stipulates that the allowable base density for housing development projects is the upper level of the range allowed in the General Plan or under the zoning designation. In this instance the potential unit count afforded by the high end of the CWP land use designation density range is 405 units. The applicant is further eligible for a 50 percent increase in allowable units, potentially accommodating an additional 203 units, for a total of 608 units. At 337 units, the project is significantly below the allowable number of units under SDBL.

Incentives, Concessions and Waivers to Development Standards. SDBL also provides incentives intended to help make housing development more economically feasible, even when no additional units are requested. An applicant for a project that qualifies for SDBL may request incentives, concessions, and waivers and reductions of development standards that would otherwise have the effect of physically precluding the construction of the project as proposed. There is no limit to the number of waivers and reductions to development standards and parking requirements that an applicant must be granted; concessions are limited to two for this project under SDBL provisions.

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 14 to the Planning Commission Staff Report (Attachment 7 to this report)). The applicant has requested the following two concessions:

- Affordability composition of the proposed affordable units proposed with the development; and
- Elimination of the student housing requirement contained in the *Amendments to the Strawberry Community Plan 1982*.

The applicant has requested several waivers including the following:

- Deviation from building height requirements for some residential buildings;
- The requirement to disperse affordable units throughout the project site; and
- Reductions in roadway widths for select project roads

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 SDBL unless the applicant complies with the replacement housing requirements. As outlined in the amended Affordable Housing Plan, a total of 70 replacement units is required. The applicant proposes 70 replacement units provided at low-income rates consistent with State law.

For further information regarding the regulations and policies that apply to the project, please refer to pages 16 through 28 of the Planning Commission Staff Report (Attachment No. 7).

Planning Entitlements

A summary of the approvals sought by the applicant is provided below. For a detailed description of each request, see pages 2 through 6 of Attachment No. 7 (Planning Commission Staff Report); for existing site information, see pages 7 through 10, also contained in Attachment No. 7.

Table 2 summarizes the planning entitlements sought by the applicant and the corresponding project components.

Table 2: Planning Entitlements and Project Components

Planning Entitlement	Project Components	Location on Figure 1, provided above
Master Plan	<ul style="list-style-type: none"> • Guide overall development of site by designating seven distinct planning areas • Conceptualized development of 337 residential units total (139 replacement, 184 new and a residential care facility for senior citizens) - 70 of the units would be affordable to households that fall within the “low” income range.¹ • Conceptualized development of other project components including renovation of the Administration Building; construction of a 20,000 square foot shared building for daycare/fitness center; relocation of maintenance building • 70 percent of the site would remain as open and recreational areas including new improvements to existing trails, new bike lanes, and a playing field 	<ul style="list-style-type: none"> • Site wide • [D], [E], [F], [G], [H], [J], [K] • [A], [B] • Sitewide
Design Review	<ul style="list-style-type: none"> • Construct 221 of the residential units contemplated under the Master Plan, including the residential care facility (RCF); • Heights of residential units would range from 26 to 31.5 feet for single family residences, 26 to 36 feet for multifamily residences, and 39.85 feet for the RCF. • Floor area of residential units would range from 1,762 to 3,124 square feet for single 	<ul style="list-style-type: none"> • [D], [E], [F], [G], [H], [J], [K]

¹ “Low” income is defined as 80 percent of the Area Media Income which equates to an annual income not to exceed \$168,100 for a household of four, pursuant to HUD 2026 Income Limits.

	family residences, 2,518 to 6,291 square feet for multifamily residences, and 267,354 square feet for the RCF.	
Tree Removal Permit	<ul style="list-style-type: none"> Remove a total of 50 trees 	<ul style="list-style-type: none"> Sitewide
Master Use Permit	<ul style="list-style-type: none"> Child daycare center for 60 children Fitness center Uses housed in one 20,00 square foot building subject to future Design Review approval 	<ul style="list-style-type: none"> [B]
Vesting Tentative Map	<ul style="list-style-type: none"> Create a total of 185 condominiums on two parcels 	<ul style="list-style-type: none"> [D], [E], [F], [G], [H], [J], [K]

Community Plan Amendment. The applicant proposes amending the *Strawberry Community Plan, 1982*. While the majority of proposed amendments consist of updating the plan to reflect current conditions (e.g., Assessor Parcel Number (APN) references, site acreage, zoning, deleting references to the prior property owner), substantive amendments are proposed that include deleting the student housing requirement of 90-100 student housing units, as well as the prohibition on residential development in the Chapel Hill area. (The applicant’s proposed community plan amendment is presented in Section I-A of Attachment No. 2.)

Planning Commission Recommendations

On March 2, 2026, and March 30, 2026, the Planning Commission held public hearings on the project application and certification of the Final EIR. The applicant presented the Environmental Settlement Agreement reached with the board of the Strawberry Neighborhood Association at the March 2 hearing, and staff brought forward a revised recommendation to the Planning Commission incorporating further conditions to reflect the settlement at the March 30 hearing.

Community Plan Amendment

The initial staff position recommended against the applicant’s proposal to amend the Strawberry Community Plan due to the following:

- The project could be developed as proposed through use of SDBL waivers and concessions without requiring modification of policies contained in the Community Plan, which is a portion of the Countywide Plan.
- Absent any proposal regarding academic use there remained a basis to retain an expectation that 90-100 student housing units would be provided on site.

With the Environmental Settlement Agreement (Attachment 9) establishing a maximum commuting student population of 325, the requirement for housing up to 10% of the potential student population of 1,000 allowed in the 1953 Use Permit is no longer necessary to serve a purpose of limiting trips. Therefore, based on the Environmental

Settlement Agreement staff revised the recommendation to support the proposed Community Plan amendment. The benefit of amending the Community Plan would be updating the information and parcel configuration which has been modified since the plan was adopted in 1982. As discussed below, upon consideration of this modified staff recommendation, the Planning Commission voted to recommend denial of the Community Plan Amendment citing the need for more community engagement and a community-wide vision for the site.

Planning Commission Modifications to Staff Recommendation

The Planning Commission considered the modified staff recommendation and in large part adopted it as their recommendation to the Board of Supervisors. However, the Planning Commission has recommended against the applicant's proposed amendment to the Community Plan. The Commission concluded that the proposed amendments to the Community Plan did not represent the overall vision of the community, and that additional community input and engagement would be necessary to support an amendment to the Community Plan. They noted that denial of the Community Plan amendment would not preclude the development of the project as proposed.

Further, the Planning Commission recommended the following project modifications as conditions of approval:

1. Limit fitness center use to people residing within the boundaries of the Strawberry Recreation District, should capacity of the center not be reached by residents of the development and educational users;
2. Explore the feasibility of providing Class 2 bicycle lanes as appropriate;
3. Provide more clarity regarding which project elements would be subject to future review and approval by the Planning Commission;
4. Include a new condition of project approval regarding the pergola proposed in the Chapel Hill Planning Area to ensure that views are maintained;
5. Further refine and include provisions for a community engagement process to guide the implementation of traffic measures outlined in the Fehr and Peers "Intersection Review" memorandum dated August 29, 2025 and contained [Appendix D of the Final EIR](#).

All of the requested modifications are reflected in the draft project approval documents provided to the Board and do not create any inconsistency with the EIR analysis. Staff recommend that the Board adopt the Planning Commission's recommendation in full.

Playfield Elevation

The Planning Commission also requested that the BOS further consider the proposed playing field design, due to concerns about the visual change of elevating the playfield. The reason the applicant proposed to elevate the playfield was to retain materials excavated to provide underground parking onsite.

Staff have considered the implications of retaining the existing elevation of the playfield, which would require excavated material to be removed from the site, an aspect of the project construction that was not considered in the EIR. Because of the potential impact

during construction of removing the material, which was not analyzed in the EIR, staff have not modified the recommendation regarding the playfield elevation. Potential modifications to the playing field design and project implications are discussed further in the “Alternatives” section below. Staff are not recommending a modification to the playing field design due to the implications for the EIR and the project, as discussed below.

EQUITY IMPACT SUMMARY: The project would provide a range of housing opportunities in the Southern Marin area as well as an early education facility for 60 children, a type of use that is in demand in the area. Housing opportunities resulting from the replacement of 139 existing residential units, of which 70 would be provided at affordable rates (low income), 184 market-rate residential units and a residential care facility for senior citizens would provide a variety of housing types and opportunities in the County.

COMMUNICATIONS & COMMUNITY ENGAGEMENT: Since the applicant’s initial 2015 proposal to redevelop the property and up through the application currently before the Board, there have been several communication and community engagement opportunities regarding the project as summarized below. Since the project is considered a “housing development project” under state housing law, there is a limit to the number of public hearings that can be held to consider the project. Specifically under the [Housing Crisis Act of 2019](#) (SB 330), the County is limited to holding a maximum of five public hearings on the proposed project. Since the County’s receipt of the project application in 2020, four public hearings have been held regarding the project for the purpose of SB 330, including the June 9th hearing.

Strawberry Design Review Board (SDRB) Hearings

The SDRB held two duly noticed public hearings regarding the previously and currently proposed project—the first in 2016 to receive public comments and provide recommendations on the applicant’s previous development proposal, and the second in 2020 for the current proposal. Following both public hearings, the SDRB recommended denial of the projects.

Planning Commission Hearings

Since 2017, there have been a total of four duly noticed Planning Commission hearings regarding the EIR and redevelopment of the site. At the conclusion of the most recent hearing (March 30, 2026), the Planning Commission recommended that the BOS approve the project.

Board of Supervisors Hearings

Including the June 9, 2026 hearing, the BOS will have held a total of two duly noticed public hearings regarding redevelopment of the site since 2017. At the conclusion of the December 12, 2017 hearing on the previous redevelopment proposal, the BOS encouraged community engagement and commented on the opportunities provided by a community planning process. Following this direction the applicant convened a working

group of Strawberry community representatives, commonly referred to as the “Seminary Tomorrow” process.

Applicant-Community Engagement - Seminary Tomorrow

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 takeaways of the community process and detailed how the process informed the currently proposed project—refer to Attachment 13 of the Planning Commission Staff Report (Attachment 7 to this report) for more information.

EIR Scoping Session

On May 18, 2021, the County hosted a Public Scoping Session on the EIR for the project.

Press Releases and Public Notices

Several press releases have been published during the course of the County’s review of the project. Most recently, press releases have been released when the Final EIR was published, as well as prior to the March 2026 Planning Commission hearings on the project. Consistent with noticing requirements, a public notice for each of the public hearings held on the project has been published in the Marin Independent Journal as well as mailed to nearby property owners.

Project and EIR Webpages

Project and EIR webpages have been maintained and periodically updated during the course of the County’s review of the project. Webpage subscribers have been emailed notifications when new information and updates to the webpages have occurred over the years the project has been under review.

PERFORMANCE MEASURES: Not applicable.

CONTRACT RENEWALS / PERFORMANCE OUTCOMES: Not applicable.

CONTRACT RISKS: Not applicable.

CEQA ANALYSIS:

EIR Process

An Environmental Impact Report (EIR) has been prepared for this project and proceeded as follows:

- September 25, 2020: Notice of Preparation (NOP) of EIR issued.
- July 16, 2024: Draft EIR released for 60-day public comment period.
- September 9, 2024: Marin County Planning Commission public meeting held to receive input on the Draft EIR.
- December 12, 2025: Final EIR made available for public review.

The Marin County Planning Commission held two separate public hearings on the Final EIR on March 2, 2026 and March 30, 2026. At the March 30 meeting, the Marin County Planning Commission voted to recommend that the Board of Supervisors certify the Final EIR 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 deciding on the merits of the Project.

The Draft, Final EIR and two Final EIR Amendments together constitute the project's EIR and are [available online](#).

Summary of Findings in the Final EIR

Identified Impacts: Table ES-1 in the Executive Summary of the Final EIR (document accessible via link above) contains the list of compiled impacts and mitigation measures.

The Final EIR identified a total of 23 project impacts as significant or potentially significant. Feasible mitigation measures are available to eliminate or reduce 18 of the potentially significant project impacts to a less-than-significant level.

The Final EIR also identified that the proposed project would result in significant and unavoidable impacts in the following areas:

- Project-level and cumulatively considerable greenhouse gas (GHG) emissions,
- Temporary construction noise, and
- Project-level and cumulatively considerable transportation (vehicle miles traveled [VMT]) impacts.

Under CEQA, 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 would be done by the Board's adoption of Exhibit 1(A) Draft CEQA Findings and Statement of Overriding Consideration.

The Board would also adopt a Mitigation Monitoring and Reporting Program (MMRP), Exhibit 1(B) concurrently with certification of the Final EIR and approval of the project, as required by CEQA. The purpose of the MMRP is to ensure that all mitigation measures identified in the EIR are fully implemented and monitored throughout project construction

and operation. Upon project approval, the mitigation measures identified in the EIR are incorporated into the project as enforceable Conditions of Approval. The MMRP identifies each mitigation measure and corresponding condition, the party responsible for implementation, the required timing for compliance, and the method by which the County will verify implementation. The MMRP provides the County with a formal mechanism to track, monitor, and document compliance with adopted mitigation measures and Conditions of Approval throughout the life of the project.

EIR Alternatives

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

The EIR evaluates four alternatives to the proposed project:

- The No Project/No Build Alternative assumes no redevelopment, with the site remaining in its current condition and existing uses continuing, including continued operation of Olivet University (or a similar institution) with enrollment increasing up to 1,000 students consistent with the 1953 CUP.
- The Potential Alternative Locations option considers other sites of comparable size, zoning, access, and infrastructure.
- The Community Plan Consistent Alternative assumes denial of the proposed Community Plan Amendment but allows development under a new Master Plan consistent with the existing Strawberry Community Plan, including the same number of residential units as proposed and continued university use with similar enrollment growth.
- The Mitigated Plan Alternative modifies the proposed project’s site design and configuration to further reduce environmental impacts related to visual character, biological resources, slope stability, and emergency access. However, it would not eliminate significant and unavoidable impacts and could increase impacts in areas such as water quality, stormwater drainage, energy use, and greenhouse gas emissions.

Consistent with State CEQA Guidelines, the Mitigated Plan Alternative is identified as the environmentally superior “action” alternative. While it reduces some impacts compared to the proposed project, it represents a balance of trade-offs, with some impacts lessened and others remaining similar or slightly increased.

EIR Consistency Assessment & Final EIR Amendments

Prior to the March 2, 2026 Planning Commission hearing, a Final EIR Response to Comments Amendment was publicly released, which addressed public comments received leading up to the hearing and that raised new issues. On March 27, 2026, an EIR Consistency Assessment was prepared and publicly released as a second

amendment to the Final EIR. This second amendment concluded that changes to the project proposed by the applicant, via the Environmental Settlement Agreement, at the March 2, 2026 Planning Commission public hearing is consistent with the impact analysis reported in the Draft and Final EIR. 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 or substantially increased significant environmental effects that were not already discussed in the Draft and Final EIR.

Conclusion

The North Coast Land Holdings LLC Final EIR complies with CEQA, the State CEQA Guidelines, and the County Environmental Impact Review Procedures. The North Coast Land Holdings LLC Final EIR is adequate, complete, and 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 act on the project, project alternatives, or combination of alternatives addressed in the Final EIR.

FISCAL, FACILITY & STAFFING ANALYSIS: Not applicable

ALTERNATIVES:

Deny the Project or Reduce the Density

As described in the “Regulatory Framework” section above, the residential components of the project are afforded protections under State housing laws which prohibit the denial or reduction in density of a housing development project unless specific adverse impacts on public health or safety are identified. The County’s analysis has not identified a specific adverse impact on public health and safety that cannot otherwise be mitigated with the incorporation of mitigation measures contained in the EIR, and other conditions of project approval; these measures and conditions have been included in the recommended resolutions before the BOS. Therefore, denial of the project or a reduction in the proposed residential density poses potential consistency issues with State Housing Law requirements absent objective findings of Health and Safety impacts associated with the proposed project and densities. Current information in the administrative record does not support this alternative.

Approve the Community Plan Amendment

The BOS may consider approving the applicant’s proposed Community Plan Amendment. By amending the *Amendment to the Strawberry Community Plan, 1982*, the Plan would be updated and inconsistencies would be corrected. The amendments to the Plan would also modify policies and guidelines to more accurately represent the site in light of the project. The Planning Commission expressed that Community Plan amendments should

address community needs and therefore recommend against approving the Community Plan to accommodate the proposed project.

Modify the Playing Field Design

At the March 30, 2026 hearing, the Planning Commission requested that the BOS further evaluate the playing field design and requested additional information from staff regarding the matter. If substantial reduction of the playing field fill height were to be considered, it would result in the need to export a large volume of excavated material to an offsite disposal location to be determined. Exporting excavated material would require a considerable number of fill truck loads, estimated at 28,600 truck trips.

The off haul of excavated material necessary to substantially reduce the playing field height was not a part of the proposed project description, so it was not evaluated in the EIR. Evaluating this issue would likely require recirculation of the construction traffic safety, noise, and air quality sections of the Draft EIR because of the prospect of new potentially significant environmental effects.

ESTIMATED TIME (in minutes): 120 minutes

ATTACHMENTS:

Attachment No. 1-Draft Board of Supervisors Resolution for Certification of the Final Environmental Impact Report (EIR),

a. Exhibit 1(a) to EIR Resolution: Draft CEQA Findings and Statement of Overriding Considerations

b. Exhibit 1(b) to EIR Resolution: Draft Mitigation Monitoring and Reporting Program

c. Exhibit 1(c) to EIR Resolution: the Draft EIR, Final EIR and Final EIR Amendments may be accessed at the following website:

<https://www.marincounty.gov/departments/cda/planning/environmental-planning/current-ceqa-projects/north-coast-land-holdings-llc-environmental-impact-report>

Attachment No. 2- Draft Board of Supervisors Resolution, Denial of the Community Plan Amendment Request

Attachment No. 3- Draft Board of Supervisors Ordinance, Adoption of the Master Plan

Attachment No. 4- Draft Board of Supervisors Resolution, Approval of the Design Review and Tree Removal Permit

Attachment No. 5- Draft Board of Supervisors Resolution, Approval of the Master Use Permit

Attachment No. 6- Draft Board of Supervisors Resolution, Approval of the Vesting Tentative Map

Attachment No. 7-Planning Commission Staff Report, dated March 2, 2026

Attachment No. 8-Supplemental Memorandum to the Planning Commission, dated February 27, 2026

Attachment No. 9-Supplemental Memorandum to the Planning Commission, dated March 24, 2026

Attachment No. 10-Supplemental Memorandum to the Planning Commission, dated March 26, 2026

Attachment No. 11-Supplemental Memorandum to the Planning Commission, dated March 27, 2026

Attachment No. 12-Planning Commission Meeting Minutes-March 2, 2026 and March 30, 2026