

**NOTICE OF PUBLIC SCOPING SESSION AND
EXTENSION OF THE COMMENT PERIOD FOR THE
NORTH COAST LAND HOLDINGS LLC PLANNING APPLICATION ON THE
FORMER GOLDEN GATE BAPTIST SEMINARY SITE,
201 SEMINARY DRIVE, MILL VALLEY
APN 043-261-25 AND -26; 043-262-03 AND -06;
043-401-05, -10 AND -16; AND 043-402-03 AND -06
PROJECT ID P1490**

NOTICE IS HEREBY GIVEN that a virtual scoping session on the North Coast Land Holdings LLC. planning application has been scheduled for **Tuesday, May 18, 2021 from 6:00 p.m. to 8:00 p.m.**, and the Notice of Preparation comment period has been extended until 4:00 p.m. on Tuesday, May 25, 2021.

Marin County will be preparing an Environmental Impact Report (EIR) for the North Coast Land Holdings, LLC. Community Plan Amendment, Master Plan, Design Review, Vesting Tentative Map, Master Use Permit, and Tree Removal Permit project. Marin County is the lead agency, pursuant to the State Guidelines for the California Environmental Quality Act (State CEQA Guidelines Section 15050) for the preparation of an EIR. This EIR is being prepared by Marin County in accordance with CEQA, the State of California CEQA Guidelines, and County Environmental Impact Review Guidelines. The property is located at 201 Seminary Drive, Mill Valley, (the former Golden Gate Baptist Seminary site) further identified as Assessor's Parcels 043-261-25 and -26; 043-262-03 and -06; 043-401-05, -10 and -16; and 043-402-03 and -06.

North Coast Land Holdings, LLC has submitted an application for development on the former Golden Gate Baptist Seminary property on the Strawberry Peninsula in Mill Valley. The proposed project includes construction of a new residential care facility with up to 100 independent and 50 assisted living and memory care apartments for senior citizens and 336 single- and multi-family residential units that would replace a majority of the existing residential housing. Fifty of the proposed residential units would be reserved as below market rate housing. In addition, a pre-school (3,000 square feet) and fitness center (17,000 square feet) that would both be open to the public are proposed, and an existing maintenance building would be replaced. More than 70 percent of the 127-acre campus would be preserved as open space, athletic fields, paths and plazas. No change to the scope of the existing use permit allowing up to a maximum of 1,000 students for higher educational use is being proposed. A 15,800 square foot addition is proposed as part of the renovation of the Administration Building, resulting in a 41,000 square foot building.

The EIR will evaluate the project with respect to all of the following topical issues, but will focus on some issues more than others. The topical areas that will be addressed in the EIR include: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mandatory Findings of Significance, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

For information regarding environmental review of the application, please visit the Environmental Review Division's project webpage at:

<https://www.marincounty.org/depts/cd/divisions/environmental-review/current-eir-projects/north-coast-land-holdings-llc>.

For more information about the planning application, please visit the Planning Division's project webpage at:

<https://www.marincounty.org/depts/cd/divisions/environmental-review/current-eir-projects/north-coast-land-holdings-llc>.

Project plans and other documents related to the application and environmental review are available on the project webpages, where you can subscribe to receive email notifications and updates.

To ensure that the EIR for this project is thorough and adequate, and meets the needs of all agencies reviewing it, we are soliciting comments on specific issues to be included in the

environmental review. Public comments on the scope of issues to be evaluated in the EIR are encouraged.

In compliance with COVID-19 adaptive procedures, and as allowed by Governor Newsom's Executive Order N-29-20, the scoping session will not be held in a physical location for the public to attend the meeting in person. The meeting will be conducted virtually via Zoom, and members of the public may attend and participate in this scoping session online. To participate in the scoping session, the Zoom weblink and meeting information is as follows:

<https://zoom.us/j/94160826487?pwd=UWhFbk1wM2R2c0xRSy9JV3M0NHloQT09>

Webinar ID: **941 6082 6487**

Passcode: **506440**

Or by Telephone: (669) 900-6833

Webinar ID: **941 6082 6487**

Passcode: **506440**

During the virtual public scoping session, members of the public will have the opportunity to provide oral comments, which will be recorded and posted at a later date on the environmental webpage for this project. Those wishing to speak will need to indicate so during the course of the meeting by either using the "Raise Hand" button. If you choose to call in to the Zoom meeting, press *9 to inform the moderator that you would like to comment.

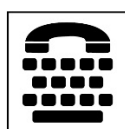
If you wish to comment during the extended Notice of Preparation and Scoping Session comment period, we will accept written comments about the scope of the environmental report until the close of the extended comment period at **4:00 p.m. on Tuesday, May 25, 2021**. Commenters are advised to mail written comments postmarked on or before May 25, 2021 to the attention of Rachel Reid, Environmental Planning Manager at 3501 Civic Center Drive, Suite 308, San Rafael, CA 94903. Comments can also be submitted by email to **envplanning@marincounty.org** before the end of the comment period deadline. If you have any questions, or need additional information about the project components, please contact Michelle Levenson, Senior Planner at (415) 473-3615.

If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Agency, Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).)

Rachel Reid

April 23, 2021

Rachel Reid
Environmental Planning Manager



Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.