



**MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY  
PUBLIC SCOPING SESSION  
ENVIRONMENTAL IMPACT REPORT  
NORTH COAST LAND HOLDINGS LLC PLANNING APPLICATION ON THE  
FORMER GOLDEN GATE BAPTIST SEMINARY SITE  
May 18, 2021  
6:00 pm to 8:00 pm**

**EIR PROCEDURAL INFORMATION**

Purpose of the Scoping Session

The County is holding this public scoping session to facilitate maximum public participation in the development of 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. This scoping session is being held pursuant to the California Environmental Quality Act (CEQA) to provide early consultation with the public on the EIR being prepared for the project. This early consultation is typically called scoping.

The purpose of this public scoping session is to provide individuals, organizations and agencies an opportunity to raise concerns about the environmental effects of the proposed project. Comments will be recorded and be made part of the formal EIR record. There are likely to be questions raised by speakers at the session, although in the interest of giving everyone a chance to speak, any questions asked will be responded to through the EIR process rather than at this meeting. Responses to comments and questions will not be provided at the scoping session since the purpose of the session is for the public to provide information to the County.

Comments must be limited to the scope of environmental effects to be studied, rather than commenting on the merits of the project at this time. CEQA defines environmental effects as direct, indirect, and cumulative impacts to the natural and man-made environment affected by the project. Effects analyzed under CEQA must be related to a physical change in the environment. (State CEQA Guidelines sections 15358 and 15360.)

Comment Procedure

In accordance with the current COVID-19 adaptive procedures, the scoping session will be held virtually via Zoom. The Zoom meeting details are included in the public notice of scoping session and on the environmental planning website, which is listed at the end of this procedures guide. During the virtual public scoping session, members of the public will have the opportunity to speak their comments, which will be recorded and posted 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, or if you choose to call in to the Zoom meeting, press \*9 to inform the moderator that you would like to comment.

In anticipation of a good turnout and limited time, and in order to allow everyone an equal opportunity to speak, each speaker will be limited to three minutes, more or less, depending upon the number of speakers in the queue. Members of organizations are encouraged to select a spokesperson from the organization to speak on the group's behalf to avoid repetition of the same concerns.

Following the scoping session, written comments about the scope of the environmental report will be accepted until **4:00 p.m. on Tuesday, May 25, 2021**. Please submit written comments that you have on the scope of the EIR to County staff by email prior to the May 25, 2021. Comment letters and/or emails should clearly identify the subject of the comments as the Scoping Session for the North Coast Land Holdings, LLC. EIR. 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 are also encouraged to be submitted via email to [envplanning@marincounty.org](mailto:envplanning@marincounty.org) before the end of the comment period deadline.

#### Other Opportunities for Public Comment

The public will have additional opportunities to comment during the EIR process and hearings on the merits of the proposed project. Updates will be emailed to everyone who subscribes to the environmental webpage for the project. Please visit the environmental project page listed below and click on "subscribe to this page" in order to receive email updates:  
<https://www.marincounty.org/depts/cd/divisions/environmental-review/current-eir-projects/north-coast-land-holdings-llc>

More information about the project application is available online at:  
<http://www.marincounty.org/depts/cd/divisions/planning/projects>, where projects are listed for the Alto/Strawberry area.