



**REVISED NOTICE OF PREPARATION 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 the previous Notice of Preparation for this project has been revised and the comment period extended.

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.

If you wish to comment during the Notice of Preparation (NOP) comment period we will accept written comments about the scope of the environmental report until the close of the extended NOP comment period at 4:00 p.m. on **Monday, February 1, 2021**. Commenters are advised to mail written comments postmarked on or before February 1, 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 merits, please contact Michelle Levenson, Senior Planner at (415) 473-3615. A public scoping session will be held at a date to be determined, and a subsequent notice will be issued once it is scheduled.

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*

November 20, 2020

Rachel Reid  
Environmental Planning Manager