



**NOTICE OF PREPARATION
OF ENVIRONMENTAL IMPACT REPORT FOR
NORTH COAST LAND HOLDINGS LLC
COMMUNITY PLAN AMENDMENT, MASTER PLAN AMENDMENT, DESIGN REVIEW,
MASTER USE PERMIT, TENTATIVE MAP, TREE REMOVAL PERMIT
Project ID P1490**

NOTICE IS HEREBY GIVEN that the Marin County Planning Division will be preparing an Environmental Impact Report (EIR) for the North Coast Land Holdings LLC Community Plan Amendment, Master Plan Amendment, Master Use Permit, Tentative Map, and Tree Removal Permit. The applicant for the project is Bruce Jones, and the property is located at 201 Seminary Drive, further identified as Assessor's Parcels 043-261-25; 043-261-26; 043-262-03, 043-262-06; 043-401-05; 043-401-10; 043-401-16; 043-402-03; 043-402-06.

In summary, the scope of the project would include the following:

- ✓ Replace the existing Seminary graduate school with a different kind of graduate school, which may or may not have a religious component. A maximum of 1,000 students would continue to be allowed and according to the application materials, "student enrollment will be substantially similar to the previous user with a combination of on-site boarders, day students, and online education."
 - ✓ Allow the following uses to continue on the property: (1) on-site property management offices; (2) a pre-school open to the public; (3) a catering company able to provide service either on or off site; and, (4) renting out residential units to the public.
 - ✓ Demolish all of the existing housing except thirteen existing individual residences.
 - ✓ Architectural and interior remodel of the existing Administration Building (25,200 square feet) the Library Building (32,000 square feet), and the Cafeteria Building (10,000 square feet). No additional floor area would be added to these buildings.
 - ✓ Remodel and 12,000 square foot addition to the existing Administration Building. The Administrative Building would total 63,200 square feet of floor area.
 - ✓ Replacement of and 3,000 square foot addition to the Maintenance Building. The maintenance building would total 5,200 square feet of floor area.
 - ✓ Construct the following new institutional buildings:
 - 25,000 square foot Chapel/Auditorium
 - 20,000 square foot Gymnasium/Health Center
 - 12,000 Square foot Student Center
 - ✓ Develop new residential units as follows:
 - 198 of the existing 211 units would be replaced with new units
 - 93 new units would be constructed
- Thirteen of the existing 211 units would remain, resulting in a total of 304 units on the site.
- ✓ Landscape and hardscape improvements associated with the school campus and the residential units, including parking and playfields.
 - ✓ The removal of trees to accommodate the project.

The proposed Vesting Tentative Map is a resubdivision of lots 25, 26, 27, 28, and Parcels A, B, and C as shown on the map entitled "Map of Seminary Ridge- Phase 1," filed in book 20 of maps page 84, Marin County Records. More specifically, the applicant proposes to subdivide Lot 28 of the Seminary Ridge subdivision into six lots. The existing Lot 28 is 73.66 acres in area, and the proposed lots would have the following approximate areas:

- Lot 5: 9.69 acres
- Lot 6: 9.07 acres
- Lot 7: 5.33 acres
- Lot 8: 7.95 acres

- Lot 9: 8.88 acres
- Lot 10: 32.02 acres
- Lot 11: 0.72 acres

The Affordable Housing Plan for the project includes concessions under the density bonus regulations (Marin County Code chapter 22.24). The concessions relate to the maximum number of units allowable on the property pursuant to Countywide Plan policies limiting development to the low end of the density range (CWP TR-1.e) and to reserving the right to pursue up to the maximum 35 percent density bonus allowed by State law.

Pursuant to state and local guidelines implementing the California Environmental Quality Act (CEQA), please be advised that the Marin County Community Development Agency – Planning Division will be the lead agency for the project. The Marin County Environmental Planning Manager has determined that a full scope EIR is required for the project. Therefore, pursuant to CEQA Guidelines Section 15060(d) an Initial Study has not been prepared. The EIR will focus on the following topical issues: land use and planning, population and housing, geophysical conditions, water, air quality, greenhouse gas emissions, transportation/circulation, biological resources, energy and natural resources, hazards, noise, public services, utilities and service systems, aesthetics/visual resources, cultural resources, tribal cultural resources, and social and economic effects related to physical impacts.

The 30-day preliminary public review and comment period for the Notice of Preparation commences on October 1, 2017. Written comments on the environmental review will be accepted at the Community Development Agency until the close of the public review period on Tuesday, October 31, 2017. Commenters are advised to mail written comments postmarked on or before October 31, 2017, to the attention of Tom Lai at 3501 Civic Center Drive, Suite 308, San Rafael, CA 94903. Comments can also be submitted via email to envplanning@marincounty.org before the end of the comment period deadline. A public scoping session on this project will be held in the community on a date to be determined. A subsequent public notice will be publicly issued and posted on the project webpage prior to the meeting.

For more information about the North Coast Land Holdings LLC project, please visit the Planning Division's website at: http://www.marincounty.org/depts/cd/divisions/planning/projects/alto-strawberry/north-coast-land-holdings-llc_mp_dp_tr_up_15_343_mv (or by searching for "North Coast Land Holdings LLC"). Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates. Hard copies of all of the application materials, including project plans and any technical reports, are available at the Planning Division's public service counter, which is normally open from 8 AM until 4 PM, Mondays through Thursdays.

Any person aggrieved or affected by any determination made pursuant to this procedure may appeal such determination according to the following procedure. The aggrieved or affected party shall file a written letter of appeal and a fee of \$650.00 as established by the Board of Supervisors and the Community Development Agency within five business days (4 pm on Monday, October 9, 2017) after the issuance of the decision to be appealed. The letter shall state the reason for the appeal and should include supporting information. Please visit the Community Development Agency website at: <http://www.marincounty.org/depts/cd/divisions/planning/planning-applications-and-permits/planning-applications> in order to download the appeal form, and for information about the appeal fees.

September 29, 2017

Dan Sicular
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