

**NOTICE OF MARIN COUNTY PLANNING COMMISSION HEARING AND
TIME EXTENSION FOR NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT**

North Coast Land Holdings Master Plan Extension and
Riley Hurd Appeal of the Notice of Preparation of Environmental Impact Report for
North Coast Land Holdings 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 Commission will conduct a special public hearing on Monday, October 30, 2017 to consider two actions related to the proposed redevelopment of the former Golden Gate Baptist Theological Seminary in the unincorporated community of Strawberry. The property has been used by the Seminary as a graduate school under a 1953 Use Permit. Since the Seminary campus opened in 1959, it has received a variety of land use approvals, including a Master Plan for campus improvements in 1984. The Planning Commission will consider the applicant's request to extend the 1984 Master Plan (which will expire on January 1, 2018) for four additional years. The Planning Commission will also consider an appeal filed by Riley Hurd, on behalf of the Seminary Neighborhood Association, of the determination that an Environmental Impact Report (EIR) is required for the project. The applicant for the project is Bruce Jones, and the property is located at 201 Seminary Drive, Mill Valley, 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; and 043-402-06.

NOTICE IS HEREBY FURTHER GIVEN THAT the 30-day public review and comment period (from October 1 to October 31, 2017) on the Notice of Preparation of an EIR for this project has been extended to a date following the public scoping session, to be publicly noticed following resolution of the appeal.

The project consists of the proposed redevelopment of the project site with a graduate school campus that would allow up to 1,000 students, in addition to the construction of academic buildings and residential units. Proposed construction includes a 25,000 square foot Chapel/Auditorium, 20,000 square foot Gymnasium/Health Center, 12,000 square foot Student Center, 12,000 square foot addition to, and interior remodeling of, the Administration Building (resulting in a 63,200 square foot building), 5,200 square foot maintenance building (replacing a 2,200 square foot maintenance building), and interior remodeling of the Library and Cafeteria. In addition, 93 new housing units will be constructed, and 198 of the existing 211 units of housing will be replaced, resulting in a total of 304 residential units on the property. The applicant also seeks approval to continue the following nonpermitted uses on the property: (1) on-site property management offices; (2) a pre-school; (3) a catering company; and (4) renting out of residential units to the general public. The proposed Vesting Tentative Map includes 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 by subdividing Lot 28 into seven lots ranging in size from 0.72 to 32.02 acres. The applicant reserves the right to seek a 35% density bonus as allowed by State law with concessions that allow for a residential density that is above the low end of the general plan's density range.

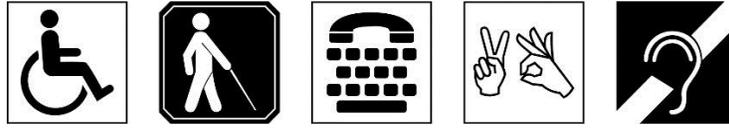
For more information about the application, please visit the Planning Division's project webpage at: https://www.marincounty.org/depts/cd/divisions/planning/projects/alto-strawberry/north-coast-land-holdings-llc_mp_dp_tr_up_15_343_mv. Project plans and other documents related to the application are available 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. For more information about the Planning Commission hearing, please visit the Planning Division's Planning Commission hearings webpage at: <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/planning-commission-hearings-page>.

The Planning Commission hearing on the project will be held on Monday, October 30, 2017 in the Marin County Hearing Chambers (Rooms 328/330, Administration Building), Civic Center, San Rafael, California, where anyone interested in this matter may appear and be heard. The hearing is scheduled for 1:00pm or afterwards. A staff report will be available on the project webpage and the Planning Commission hearing webpage on Monday, October 23, 2017.

The Planning Commission's decision may be appealed to the Board of Supervisors. 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).)

October 11, 2017

Tom Lai
Assistant Director



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. 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.