

**RESOLUTION NO. 2017-139**  
**RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS**  
**DENYING THE NORTH COAST LAND HOLDINGS APPEAL AND SUSPENDING THE**  
**COMMUNITY DEVELOPMENT AGENCY'S DETERMINATION TO PREPARE AN**  
**ENVIRONMENTAL IMPACT REPORT**  
**201 SEMINARY DRIVE, MILL VALLEY**  
**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**

**SECTION I: FINDINGS**

1. WHEREAS, Bruce Jones, on behalf of North Coast Land Holdings, LLC, submitted an application for 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. Existing community use of the campus for social, civic, and athletic events will be continued. The proposed Vesting Tentative Map includes a resubdivision of a portion of the map entitled "Map of Seminary Ridge- Phase 1," filed in book 20 of maps page 84, Marin County Records, including 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. 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.
2. WHEREAS, on September 29, 2017, the Community Development Agency issued a Notice of Preparation (NOP) indicating that an Environmental Impact Report (EIR) will be required for the project and opening a 30-day-public review and comment period (October 1 to October 31) on the scope of issues that are to be addressed in the EIR.
3. WHEREAS, on October 9, 2017, Riley Hurd filed a timely appeal of the NOP determination on behalf of the Seminary Neighborhood Association. The appeal asserts that: (1) the application is incomplete and insufficient in order for the County to prepare an EIR; and (2) the project should be denied because it is inconsistent with the Strawberry Community Plan, the Master Plan, and the 1953 Use Permit.
4. WHEREAS, the Marin County Planning Commission held a duly noticed public hearing on October 30, 2017, and after hearing testimony in favor of, and in opposition to, the appeal, decided to partially sustain the Riley Hurd Appeal by suspending the Community Development Agency's determination to prepare an Environmental Impact Report. The Planning Commission ratified a resolution reflecting their action on November 13, 2017.

5. WHEREAS, on November 13, 2017, Bruce Jones filed an appeal of the Planning Commission's action, on behalf of North Coast Land Holdings, LLC.

6. WHEREAS, the Marin County Board of Supervisors held a duly noticed public hearing on December 12, 2017 to consider the appeal, and to hear testimony in favor of, and in opposition to, the request.

7. WHEREAS, the Community Development Agency has provided public notice identifying the applicant, describing the project and its location, and the date of the public hearing. This notice has been mailed to all property owners within 600 feet of the subject property, and project applicants.

8. WHEREAS, the determination that an Environmental Impact Report is required for the proposed project is consistent with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

9. WHEREAS, the Marin County Board of Supervisors disagrees with the appellant's assertion that the Planning Commission's action to suspend the environmental review process creates substantive and procedural due process concerns. After deliberating carefully on the merits of a concurrent request submitted by the appellant to extend a 1984 Master Plan and denying that request, the Planning Commission determined that any further work to prepare an Environmental Impact Report for the current proposed project (which is predicated on the basic framework of the 1984 Master Plan) is moot since the applicant will need to submit a new Master Plan in order for the County to conduct any additional analysis of both the revised project and potential environmental impacts associated with it. This in effect suspends the County's actions to initiate environmental review on the existing project.

10. WHEREAS, since the Marin County Board of Supervisors is the final decision-making body on environmental review determinations for legislative actions, such as a Master Plan, general plan, and community plan, the Board directed the Community Development Agency to refer any future appeal of the next NOP for North Coast Land Holdings' revised project directly to the Board of Supervisors for a final determination pursuant to Section X of the County's Environmental Impact Review Guidelines.

## **SECTION II: ACTION**

NOW THEREFORE, BE IT RESOLVED, the Marin County Board of Supervisors hereby denies the North Coast Land Holdings Appeal and sustains the Planning Commission's action by suspending the preparation of an Environmental Impact Report for the project.

**SECTION III: VOTE**

**PASSED AND ADOPTED** at a regular meeting of the Board of Supervisors of the County of Marin held on this 12th day of December 2017, by the following vote:

AYES: SUPERVISORS Dennis Rodoni, Katie Rice, Damon Connolly, Kathrin Sears,  
Judy Arnold

NOES: NONE  
ABSENT: NONE

  
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PRESIDENT, BOARD OF SUPERVISORS

ATTEST:

  
\_\_\_\_\_  
CLERK