



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

FILED

6/10/2026

SHELLY SCOTT
MARIN COUNTY CLERK
By O. Lobato, Deputy
21 - 2026 - 102

NOTICE OF DETERMINATION
Marin County Environmental Review

TO: ☒ Office of Planning and Research
 ☒ County Clerk, County of Marin

FROM: Marin County Community Development Agency

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152
 of the Public Resources Code

State Clearinghouse Number: 2020090488

Project Title: North Coast Land Holdings Master Plan and Community Plan
 Amendment Project

Contact Person: Michelle Levenson, Principal Planner

Telephone Number: (415) 473-6269

Email Address: EnvPlanning@MarinCounty.gov

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

Project Location: 201 Seminary Drive, Mill Valley, CA 94941

Project Description: The project involves a proposal from North Coast Land Holdings LLC to renovate and redevelop housing and related uses at the former Golden Gate Baptist Seminary property on the Strawberry Peninsula. The proposed development would entail the replacement and renovation of 139 existing residential units, the construction of 184 new residential units, and addition of a residential care facility for senior citizens that would contain 150 living units consisting of 50 memory care and 100 independent living/assisting living units. Renovation of an existing academic building and the relocation of an existing daycare to a new 20,000 square foot building that would also house a fitness center are proposed. Seventy percent of the project site would be retained for open space and recreational uses.

In addition to the residential and recreational uses, Olivet University is the current tenant of the academic buildings on the property, with a total of approximately 200 students enrolled. Except as described above, the project does not propose any changes to the academic use, facilities or operations.

POSTED 6/10/26 TO 7/10/26

The applicant has applied for various planning entitlements for the project including:

1. An application to amend policies and design guidelines contained in the Amendments to the Strawberry Community Plan, 1982 in order to update non-substantive references and modify policies addressing student housing and development in the Chapel Hill area;
2. A Master Plan to guide overall development of the site;
3. A Design Review and Tree Removal Permit to construct the majority of the residential improvements and to remove approximately 50 trees;
4. A Master Use Permit to allow daycare and fitness center uses; and
5. A Vesting Tentative Map to provide 185 units as condominiums.

An Environmental Impact Report (EIR) pursuant to CEQA was prepared for the project. The EIR concluded that the project would result in significant and unavoidable impacts related to greenhouse gas (GHG) emissions, temporary construction noise, and transportation (vehicle miles traveled).

On March 2 and March 30, 2026, the Marin County Planning Commission held public hearings regarding the Final EIR and the project. At the conclusion of the public hearings and following deliberation, the Planning Commission ("Commission") recommended approval of the project with some modifications and also requested that the BOS further consider the design of a playing field.

While the Planning Commission recommended approval of the project, the Commission recommended denial of the applicant's request to amend the Strawberry Community Plan. The Commission's rationale in denying the community plan amendment was that the applicant's amendment did not represent the vision of the community and more community engagement was necessary to support an amendment to the plan. Denial of the Community Plan amendment would not preclude development of the project as proposed, since the applicant requested waivers to development standards as well as a concession to the policies and guidelines in the Community Plan under State Density Bonus Law.

At the March 2 Planning Commission hearing, the applicant proposed changes to the project conditions to reflect an agreement with the board of the Seminary Neighborhood Association, that would limit the nature of the academic use, cap the number of commuting students to the university at 325, and prioritize on-site users of the daycare and fitness center. These modified conditions were incorporated in the project recommended for approval.

The Marin County Board of Supervisors approved the project on **June 9, 2026**, and has made the following determinations regarding the above-described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

3. Mitigation measures were adopted and incorporated into the project.
4. A Statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that a copy of the Environmental Impact Report with comments and responses and record of project approval is available to the General Public at:

Agency: Marin County Community Development Agency
Address: 3501 Civic Center Drive, #308
San Rafael, CA 94903

Or online at: <https://www.marincounty.gov/departments/cda/planning/environmental-planning/current-ceqa-projects/north-coast-land-holdings-llc-environmental-impact-report>

By: 
Rachel Reid, Environmental Coordinator

Date: June 9, 2026

The filing of this Notice of Determination starts a 30-day statute of limitations on court challenges to the approval under CEQA.

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

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RECEIPT NUMBER:

21 — 06/10/2026 — 102

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY	LEAD AGENCY EMAIL	DATE 06/10/2026
COUNTY/STATE AGENCY OF FILING Marin	DOCUMENT NUMBER	
PROJECT TITLE		

NORTH COAST LAND HOLDINGS MASTER PLAN AND COMMUNITY PLAN AMENDMENT PROJECT

PROJECT APPLICANT NAME MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY	PROJECT APPLICANT EMAIL	PHONE NUMBER ()
PROJECT APPLICANT ADDRESS 3501 CIVIC CENTER DR RM 308	CITY SAN RAFAEL	STATE CA
		ZIP CODE 94903

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$4,227.50	\$ 4,227.50
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ 0.00
 ☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
☒ County documentary handling fee		\$ 50.00
☐ Other		\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ 4,277.50

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE MARIN COUNTY CLERK; O. LOBATO, ARCC SUPERVISOR
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2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental document filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental document filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- ☐ Collect environmental document filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- ☐ Issue environmental document filing fee cash receipt to project applicant.
- ☐ Attach copy of environmental document filing fee cash receipt and, if applicable, previously issued cash receipt, to NOD.
- ☐ Mail environmental document filing fee for **CRP** document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- ☐ Attach No Effect Determination to NOD *(no environmental document filing fee is due)*.

Filing Notice of Exemption (NOE) *(Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))*

- ☐ Issue environmental document filing fee cash receipt to project applicant.
- ☐ Attach copy of environmental document filing fee cash receipt to NOE *(no environmental document filing fee is due)*.

Within 30 days after the end of each month in which the environmental document filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall submit the documents below to CDFW on a monthly basis by mail or CDFW's File Transfer Portal (see below):

- A photocopy of the monthly State of California Form No. CA25 (TC31)
- CDFW/ASB copies of all cash environmental document filing fee cash receipts (including all voided receipts)
- A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- A copy of all NODs and NOEs filed with the county during the preceding month
- A list of the name, address and telephone number of all project applicants for which an NOD and NOE has been filed. If this information is contained on the environmental document filing fee cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain a copy of the environmental document filing fee cash receipt and all documents described above for at least 12 months.

RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

For access to CDFW's File Transfer Portal, submit email to CEQA@wildlife.ca.gov (Subject line: [County name] FTP account).

Mail to:

California Department of Fish and Wildlife
Accounting Services Branch
P.O. Box 944209
Sacramento, California 94244-2090