INTRODUCTION

The Community Land Trust Association of West Marin (CLAM) and Eden Housing, Inc. (Eden) are working in partnership to rehabilitate and repurpose the Point Reyes Station Coast Guard housing site (Property) in Marin County (County) (collectively, the Project).

CLAM and Eden seek approval to acquire and rehabilitate facilities and features that currently exist on the Property, some of which were formerly used by the United States Coast Guard (USCG). The Project offers the opportunity to reinvigorate the Property into a multi-generational, 100% affordable neighborhood that is integral to the life and energy of Point Reyes Station. The Project’s physical place would be defined by:

- a substantial, high-quality rehabilitation of 36 townhomes;
- the adaptive reuse of a former barracks building into 15 units of affordable housing;
- the renovation and construction of robust community spaces and play places; and
- the development of a wastewater treatment facility to serve the Project.

The Project is intended to invite families to grow roots and foster local connections within and between community, enlivened by the local energy, nature, and culture.

Based in Point Reyes Station, CLAM is a community-based organization that provides affordable housing in the villages surrounding Tomales Bay. Eden is one of the most experienced affordable housing developers, owners, and managers in California with more than 51 years in operation, strong financial capacity, and technical expertise with over 10,000 apartments under management. Both CLAM and Eden are California nonprofit public benefit 501(c)(3) corporations. Together, we propose to form a joint venture that will develop and operate the income-restricted rental housing and related amenities as the “project sponsor” and collaborate on all aspects of the Project, including planning, financing, construction and long-term ownership and management.

PROJECT OVERVIEW

PROJECT GOALS

1. Acquire the Property from the County for purposes of providing affordable housing and other community-serving uses.
2. Make efficient use of resources by rehabilitating and continuing use of the existing residential units and ancillary buildings on the Property.
3. Maximize contribution to the County’s share of the regional housing needs allocation goals for housing units affordable to households earning at or below 60% of area median income.
4. Integrate environmentally sustainable practices into the design to foster long-term Project sustainability.
5. Protect the water quality in Lagunitas Creek and the North Marin Water District’s onsite potable water wells.
6. Implement design principles that foster a sense of neighborhood and integrate the Project with the surrounding Point Reyes community.
7. Provide amenities and resources that serve the needs of both Project residents and the community.
8. Develop a project that is financially feasible, attracts funding sources, and maximizes tax credit financing in support of affordable housing.

High Level Summary of Proposed Project

CLAM and Eden propose to rehabilitate and reuse the former USCG housing facility in Point Reyes Station. The Project consists of an affordable housing component and a community amenity component. Both components may be developed simultaneously; alternatively, the affordable housing component may be developed first, with the community amenity component developed on a separate timeline.

The affordable housing component includes the rehabilitation of 36 townhomes and adaptive reuse of Building 50 into 15 affordable housing units; the rehab of Building 100A into on-site resident community space, property management and resident services office space; the construction of a new playground at the center of the site; and the development of an on-site wastewater treatment system. The Project also proposes the removal of certain features such as a playground currently located in the Environmentally Sensitive Habitat Area (ESHA) buffer and habitat restoration in those areas which would improve site drainage.

The community amenity component includes the renovation and expansion of the former Galley, Building 1, as a future education and resource center available to the public. The education and resource center will include flexible classroom and workshop spaces, an office, and restrooms. The existing hardscape areas, including the small parking area, tennis court and other paved surfaces, will be removed and replaced with pervious surface or improved and repurposed to allow for better pedestrian flow, use and drainage. The existing mechanic shop will be minimally improved for storage.

Property Description

Location

The Property is located in unincorporated Marin County at 100 Commodore Webster Drive in the community of Point Reyes Station (Figure 1). The Property encompasses approximately 33.59 acres on two tax parcels (APNs 119-240-73 and 119-236-10) containing five legal lots on the eastern edge of Point Reyes Station, in a semi-rural setting. It is bound on the west by Point Reyes Family Homes affordable housing, on the north and northeast by an unimproved parcel, and on the east and south by Golden Gate National Recreation Area and Lagunitas Creek, which frames the southern and eastern border of the Property. Also adjacent to the south are a commercial property and a small farm (Figure 2).
Regionally, the Property is located in the portion of the County known as West Marin. The village of Point Reyes Station is approximately 7 miles east of the Pacific Ocean, approximately 14 miles north of the communities of Bolinas and Stinson Beach, approximately 13 miles south/southeast of the community of Tomales, and approximately 20 miles northwest of the Marin County Civic Center, San Rafael, California (see Figure 1).

Major circulation corridors near the Property are State Highway 1/Shoreline Highway to the west and north, Sir Francis Drake Boulevard to the west and south, the Petaluma/Point Reyes Road to the north and east, and U.S. Highway 101 approximately 15 miles to the east.

Figure 1 – Location of Point Reyes Station
Figure 2 – Location of Property (outlined in blue) in Point Reyes Station

History

The Property was developed by the USCG in 1976 for use as housing and support services for USCG personnel. In 2016, the USCG stopped using the Property for residential use, and since 2019 it has been used by the County fire department for storage and training, as well as limited residential use.

In December, 2019, the County acquired the Property from the federal government pursuant to H.R. 4188 (Public Law 114-120, 130 Stat. 27, Feb. 8, 2016). The County’s acquisition of the Property is subject to the condition that it continue to be used “for affordable housing ... or to provide a public benefit approved by the County.” (Section 501(b)). The County subsequently published a request for proposals to rehabilitate the Property’s existing buildings to make them available for affordable housing. At the conclusion of a competitive process in 2020, the County selected the redevelopment proposal submitted by CLAM/Eden and entered an Exclusive Negotiating Rights Agreement on March 2, 2021 (subsequently extended on March 1, 2022). This application builds on the proposal outlined in CLAM/Eden’s prior submittal to the County.
Current Uses

The 36 townhouse units are located across ten two-story buildings. Originally built in 1974 and renovated in 2010-2014, the buildings are constructed with concrete slab-on-grade foundations with wooden frames, stucco and vinyl siding, asphalt-shingled roofs, and asphalt-paved parking areas.

Seven of the buildings, 101, 102, 103, 104, 201, 202, and 203, contain four townhouse units. Two of the buildings, 205 and 206, contain three townhouse units. One of the buildings, 204, contains two townhouse units. The townhouse units have anywhere from two, three or four bedrooms and one, one and one-half or two bathrooms, as shown in Table 1. Each unit also has a concrete patio at the rear of the unit, a fenced backyard and a storage shed.

Building 50, also referred to as the barracks building, is a two-story building consisting of approximately 9,386 square feet, with 21 single rooms and communal bathrooms. Building 50 is constructed of similar building materials as the townhouse buildings.

There are seven non-residential buildings or structures on the Property, summarized in the text and Table 2 below.

- Building 100A, also referred to as the administrative building, is a one-story building consisting of approximately 4,139 square feet. It is constructed of similar building materials as the multi-family housing unit buildings with the exception of metal overhead doors.
- Building 100B, the mechanical shop & yard maintenance building, is a one-story building consisting of approximately 1,126 square feet and is constructed with a concrete slab-on-grade foundation, stucco and vinyl siding, and an asphalt-shingled roof.
- Building 100C, a storage/warehouse building located to the south of Building 100B, is a one-story building consisting of approximately 1,158 square feet. It is constructed with a concrete slab-on-grade foundation, stucco and vinyl siding, an asphalt-shingled roof and corrugated metal addition, and is surrounded by asphalt-paved and concrete-paved parking or staging areas.
- The tractor storage & landscaping equipment shed (Shed), located to the west of the mechanical shop building, is 800 square feet and constructed of corrugated metal siding, a corrugated metal roof, and three open-air equipment storage bays with an asphalt-paved floor.
- Building 1, also referred to as the Galley and containing a kitchen, dining hall and office, consists of approximately 1,822 square feet and is of similar construction to Building 100A.
- A wood-framed covered patio is located to the south of Building 1.
- A pergola with a wood frame on concrete slab is located north of Building 202.

There are several non-structural recreational facilities on site.

- A playground area is located to the east of housing unit Buildings 203 and 204.
- A tennis court and basketball court are located southwest of Building 1.
- An above ground pool and spa are located to the west of Building 100A.
**Vehicular and Pedestrian Access, and Public Transportation**

Access to the Property is from Mesa Road, immediately to the east of the intersection of Mesa Road and State Highway 1, onto Commodore Webster Drive. Internal vehicular circulation is provided by Commodore Webster Drive, an asphalt paved, two-lane private road that terminates at the southeastern end of the Property. There is a paved pedestrian sidewalk that is nearly contiguous from the entrance to Commodore Webster Drive at Mesa Road, continuing parallel to the private road. Off-property, there is no paved sidewalk on Mesa Road. Bicycle access to the Property is via the public roads; there are no designated bike lanes or routes leading to the Property.

Marin Transit District provides public transit service throughout Marin County, with Route 68 serving eleven stations between the San Rafael Transit Center and Point Reyes Station. The closest transit stop to the Project is located next to the post office in downtown Point Reyes Station, approximately 0.5 miles away from the entrance to the Project.

**Local Coastal Plan, Land Use Designation and Zoning**

The Property is located within the boundaries of the Marin County Local Coastal Plan (LCP). Per the LCP Implementation Plan, effective August 12, 2021, the majority of the Property is designated as Coastal Open Space and is zoned C-OA – Coastal, Open Area. The LCP designates the remaining parcel as Coastal Single Family, 1-2 units/acre and it is zoned as C-RA-B3 – Coastal, Residential, Agricultural (20,000 sq. ft. minimum lot size). The Project will require a Use Permit and a Coastal Permit for affordable housing in the C-OA zone.

Although the LCP takes precedence over all local policies and zoning, the Property is also subject to the Marin Countywide Plan and Point Reyes Station Community Plan, which together contain the policies that guide planning decisions in the Point Reyes Station area in which the Property is located.

**Land Disposition**

CLAM/Eden entered into an Exclusive Negotiating Rights Agreement (ENRA) with the County on March 2, 2021, and extended the ENRA on March 1, 2022. The ENRA establishes a process and standards for the parties to determine the ultimate transfer and rehabilitation of the Property. Pursuant to the ENRA, the Property is proposed to be transferred from the County to CLAM/Eden through a Disposition and Development Agreement (DDA). The specific form of land transfer and ownership structure, as well as responsibility for the entitlement process and long-term management of the Property, would be established in the DDA. The proposed rehabilitation and reuse of the Property also would be subject to the County’s building codes, including the green building standards and the Marin County Storm Water Pollution Prevention Program.
Detailed Project Description

Proposed Residential Features

The Project consists of the reuse and enhancement of the existing structures and features at the Property. This includes rehabilitation of the existing townhomes, and repurposing of the old dormitory building. In total, the neighborhood will provide:

- 15 one-bedroom apartments (Building 50)
- 5 two-bedroom and 1-bath townhomes;
- 24 three-bedroom and 1.5-bath townhomes;
- 7 four-bedroom and 2-bath townhomes.

Details for each of the buildings and units are summarized in Table 1 below.

<table>
<thead>
<tr>
<th>Townhome address and unit name</th>
<th>Townhome Type</th>
<th>(E) Bldg Sq Ft</th>
<th>(E) Unit Sq Ft</th>
<th>(P) Bldg Sq Ft</th>
<th>(P) Unit Sq Ft</th>
<th>Unit count</th>
<th>Existing Use</th>
<th>Proposed Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>101 A/B/C/D</td>
<td>3/1.5</td>
<td>4756</td>
<td>996</td>
<td>4836</td>
<td>1209</td>
<td>4</td>
<td>Townhome</td>
<td>Townhome</td>
</tr>
<tr>
<td>102 A/B/C/D</td>
<td>3/1.5</td>
<td>4756</td>
<td>996</td>
<td>4836</td>
<td>1209</td>
<td>4</td>
<td>Townhome</td>
<td>Townhome</td>
</tr>
<tr>
<td>103 A/B/C/D</td>
<td>3/1.5</td>
<td>4756</td>
<td>996</td>
<td>4836</td>
<td>1209</td>
<td>4</td>
<td>Townhome</td>
<td>Townhome</td>
</tr>
<tr>
<td>201 A/B/C/D</td>
<td>1/1</td>
<td>1808</td>
<td>812</td>
<td>1854</td>
<td>927</td>
<td>2</td>
<td>Townhome</td>
<td>Townhome</td>
</tr>
<tr>
<td>202 A/B/C/D</td>
<td>1/1</td>
<td>4284</td>
<td>1232</td>
<td>4354</td>
<td>1451</td>
<td>3</td>
<td>Townhome</td>
<td>Townhome</td>
</tr>
<tr>
<td>203 A/B/C/D</td>
<td>1/1</td>
<td>2750</td>
<td>812</td>
<td>2808</td>
<td>936</td>
<td>3</td>
<td>Townhome</td>
<td>Townhome</td>
</tr>
</tbody>
</table>

Townhome improvements will primarily focus on energy efficiency, kitchen upgrades, waterproofing, and exterior aesthetic upgrades. The townhomes will receive new shee wall, new siding, windows, and doors. Some kitchens will be reconfigured for better flow. The units will be painted, and new flooring will be installed. Three townhomes in Buildings 202 and 204 will be converted to ADA-mobility. All units will be updated and finished to the same standard.

The townhomes will also feature small rear patios and semi-private yards. Exterior storage sheds (a combination of existing and new) will provide bicycle and household storage for each unit.
Architectural intent is focused on reuse of the existing structures to the maximum extent possible while also improving energy efficiency, structural integrity, and indoor comfort. Aesthetically, materials, building colors and modest design details are intended to evoke a modern rural neighborhood quality.

The dormitory, otherwise known as Building 50, will be repurposed into 15 one-bedroom apartments. The apartments will average 675 square feet and provide 1 bath and a kitchen. The apartments will be accessed via independently accessible exterior doors for each unit. There will be an elevator that services the second floor. The building will have a community room that contains laundry and mail and package delivery. There will also be a bicycle storage locker and a mechanical room.

**Reuse of Non-residential Buildings**

Building 100A will serve as the Resident Services Building, including mail service for the Townhomes. It will include a community room of approximately 1,100 sq ft. Adjacent to and serving the community room will be a small kitchenette, storage room, and restrooms. A library/computer room to serve the residents will occupy approximately 320 sq ft, and the property management offices will occupy approximately 600 sq ft. In addition, there will be an approximately 490 sq ft maintenance room for site and building operations.

Building 100B will be demolished and repurposed as an outdoor deck adjacent to the community room in 100A.

Building 100C will be rehabbed and converted into a storage facility associated with the educational functions of Building 1. The existing building envelope will be maintained, however the garage door may be removed and replaced with a wall.

Building 1 (the former Galley) will be enlarged by approximately 1,320 sq ft and rehabbed for a total 3,141 sq ft. The multi-purpose education center will be open to the public for specific and targeted educational activities and may be available for use by the community by reservation. Classroom and flex space will be equipped with appropriate furnishings and current AV technology that will support educational activities for a range of users. The space will host community workshops on topics that may include but are not limited to: financial education, home ownership education, resource sharing and coordination, energy conservation, and sustainable ecology workshops. The classrooms may serve as public safety facilities by supporting such activities on site.

The covered patio and basketball court will be removed to provide space for improved pedestrian pathways. Also outside of Building 1, a covered patio will offer a shaded workspace. A teaching garden and outdoor patios will offer demonstrations suited to fostering greater bio-regional resilience. These functions are in support of the education center.

See Tables 2 and 3 for an overview of the non-residential buildings and non-structural features.
Table 2: Non-residential Structures - Existing (E) and Proposed (P)

<table>
<thead>
<tr>
<th>Building</th>
<th>(E) Bldg Sq Ft</th>
<th>(P) Bldg Sq Ft</th>
<th>(E) Use</th>
<th>(P) Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building 100A</td>
<td>4139</td>
<td>4022</td>
<td>Engineering, classrooms</td>
<td>Property management and resident services offices, resident common rooms, mechanical &amp; maintenance room.</td>
</tr>
<tr>
<td>Storage/Warehouse building (100B)</td>
<td>1126</td>
<td>0</td>
<td>Storage</td>
<td>Deck (structure to be removed)</td>
</tr>
<tr>
<td>Mechanical shop/Yard Maintenance (100C)</td>
<td>1158</td>
<td>1123</td>
<td>Mechanical shop</td>
<td>Storage/workshop</td>
</tr>
<tr>
<td>Shed</td>
<td>800</td>
<td>0</td>
<td>Tractor and equipment storage</td>
<td>To be removed</td>
</tr>
<tr>
<td>Building 1</td>
<td>1822</td>
<td>3141</td>
<td>Kitchen facility, dining room</td>
<td>Education Center (1,320 sq ft addition)</td>
</tr>
<tr>
<td>Covered Patio</td>
<td>1352</td>
<td>0</td>
<td>Outdoor picnic table seating</td>
<td>To be removed</td>
</tr>
<tr>
<td>Pergola</td>
<td>864</td>
<td>864</td>
<td>Covered social space</td>
<td>Covered social space</td>
</tr>
</tbody>
</table>

Table 3: Non-structural features - Existing and Proposed

<table>
<thead>
<tr>
<th>Feature</th>
<th>(E) Use</th>
<th>(P) Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Playground</td>
<td>Playground</td>
<td>Remove, replace with water retention feature</td>
</tr>
<tr>
<td>Tennis court</td>
<td>Tennis court</td>
<td>Remove, regrade</td>
</tr>
<tr>
<td>Basketball short court</td>
<td>Basketball</td>
<td>Remove, landscape and pathways</td>
</tr>
<tr>
<td>Above ground pool and spa</td>
<td>Pool and spa</td>
<td>Remove, new playground, multi use sports court, and resident park</td>
</tr>
<tr>
<td>Wastewater pump station</td>
<td>Wastewater pump station</td>
<td>Wastewater storage tanks</td>
</tr>
<tr>
<td>Lagunitas Creek</td>
<td>Creek – unimproved</td>
<td>Creek – riparian habitat improvements considered as separate project</td>
</tr>
</tbody>
</table>

Parking

There are 120 total parking spaces proposed, consistent with Marin County Code 24.04.340(A). A summary of parking can be found in Tables 4 and 5 below. All parking is uncovered.

Residential Parking: 100 residential parking spaces are planned, including 7 ADA spaces in proximity to the ADA mobility units, and 10 guest spaces. Parking for the townhomes will be provided in front of each townhome along Commodore Webster Drive and is consistent with Marin County Municipal Code
Schedule 24.04.340-A. One space per unit is planned for the senior apartment building, in excess of the code standard of 0.5 spaces per unit for senior housing. Parking for the apartment building, property management, and resident services will be in a parking lot adjacent to those buildings. The property management and resident services rooms in Building 100A are ancillary to the housing on site and will primarily be used by residents and staff. Four spaces are required to accommodate staff.

The Education Center will have 20 spaces, including 1 ADA space. The parking lot is also adjacent to the Education Center buildings and connected to the resident services parking lot.

<table>
<thead>
<tr>
<th>Building</th>
<th>No of Units</th>
<th>Unit Type</th>
<th>Provided Spaces (includes Standard &amp; Accessible)</th>
<th>Provided Accessible Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Townhomes</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>101</td>
<td>4</td>
<td>4BR</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>102</td>
<td>4</td>
<td>3BR</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>103</td>
<td>4</td>
<td>3BR</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>104</td>
<td>4</td>
<td>3BR</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>201</td>
<td>4</td>
<td>3BR</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>202</td>
<td>4</td>
<td>3BR²</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>203</td>
<td>4</td>
<td>3BR</td>
<td>2</td>
<td>8</td>
</tr>
<tr>
<td>204</td>
<td>2</td>
<td>2BR³</td>
<td>1.5</td>
<td>3</td>
</tr>
<tr>
<td>205</td>
<td>3</td>
<td>4BR</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>206</td>
<td>3</td>
<td>2BR</td>
<td>1.5</td>
<td>5</td>
</tr>
<tr>
<td><strong>Townhomes Subtotal</strong></td>
<td>36</td>
<td></td>
<td>Resident Spaces</td>
<td>70</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Guest Spaces</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Subtotal</td>
<td>77²</td>
</tr>
<tr>
<td><strong>Senior Housing Apartment Building</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>50</td>
<td>15</td>
<td>1BR</td>
<td>1²</td>
<td>15</td>
</tr>
<tr>
<td><strong>Building 50 Subtotal</strong></td>
<td>15</td>
<td></td>
<td>Resident Spaces</td>
<td>15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Guest Spaces</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Subtotal</td>
<td>18³</td>
</tr>
<tr>
<td><strong>Resident Services &amp; Property Management</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>100A</td>
<td>n/a</td>
<td>Resident Services⁵</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td><strong>Total Programmed</strong></td>
<td></td>
<td></td>
<td>99</td>
<td></td>
</tr>
<tr>
<td><strong>Total Provided</strong></td>
<td></td>
<td></td>
<td>100⁴</td>
<td></td>
</tr>
</tbody>
</table>

Notes:
1. Minimum Requirements based on Marin County Municipal Code Schedule 24.04.340-A
2. Two of the four units in Building 202 are dedicated Accessible units
3. One of the two units in Building 204 is a dedicated Accessible unit
4. Total includes Standard and Accessible Spaces
5. The management and resident services rooms in Building 100A are ancillary to the housing on site and will primarily be used by residents and staff. Three spaces are required to accommodate staff. One guest space is planned.
6. Four out of the seven Accessible spaces are Van Accessible
7. One space per unit is proposed in excess of Marin County Municipal Code Schedule 24.04.340-A, Senior Citizen Housing: 0.5 spaces per unit
Table 5: Non-Residential Parking

<table>
<thead>
<tr>
<th>Building</th>
<th>Occupancy Load</th>
<th>Unit Type</th>
<th>per Unit / OL</th>
<th>Required No of Spaces (includes Standard &amp; Accessible)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 (Galley)</td>
<td>72</td>
<td>Education</td>
<td>0.25</td>
<td>18</td>
</tr>
<tr>
<td>100C</td>
<td>n/a</td>
<td>Office / Storage</td>
<td>n/a</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total Required</strong></td>
<td></td>
<td></td>
<td></td>
<td>19</td>
</tr>
<tr>
<td><strong>Total Provided</strong></td>
<td></td>
<td></td>
<td></td>
<td>20&lt;sup&gt;3&lt;/sup&gt;</td>
</tr>
</tbody>
</table>

**Notes:**
2. Building 100C is ancillary to the Education Center and will primarily be used by maintenance staff. One space may be required to accommodate staff.
3. Total includes Standard and Accessible Spaces
4. The one Accessible space is Van Accessible

**Non-Structural Features & Landscape**

Hardscape improvements focus on improved mobility and connections between buildings on the site. To the extent feasible, impervious surfaces are being replace with pervious materials. Some sidewalks and pathways will be updated to provide accessible paths of travel between the ADA mobility townhomes and all amenities.

Landscape improvements will include removal of some invasive and unhealthy trees. Marin-native and water-wise plants will be added in intentionally designed landscape zones to enhance the neighborhood environment. Landscape plans will be selected to sufficiently meet the recycled wastewater irrigation discharge. Raised-bed gardens and fruit trees are proposed to provide residents with space for gardening.

The existing playground will be removed and replaced with a landscape stormwater retention feature. The existing above ground pool and spa will be removed. This area will be reprogrammed at grade with a new playground, multi-sport court, pathways and resident gathering areas.

The current condition of the existing tennis court makes it unusable. It will be removed and regraded to improve ecological functions, permeability and drainage. This will visually connect the Building 1 patio areas to the surrounding natural landscapes of Inverness Ridge, Lagunitas Creek and the wetlands. Areas affected by grading would be revegetated with native plants. The half-basketball court will be replaced with pathways, parking and improved drainage features.

**Lagunitas Creek**

The Property is bound on the south and east by Lagunitas Creek. No work is proposed in the creek bed, banks, or within riparian vegetation. Direct restoration is not a part of the current Project scope. Potential creek-related conservation or restoration measures are to be considered in the future in collaboration...
with efforts led by the Marin Resource Conservation District and following feedback from regulatory agencies. However, stormwater management improvements are being implemented to enhance the collection and quality of stormwater runoff to the creek and environment. (See Stormwater Control Plan, Sherwood Design Engineers, and Sheet C3.)

Sustainability Improvements

The Project integrates environmentally sustainable design using practical and tested technologies to achieve the project goals. In general, the re-use of the buildings combined with energy retrofits is a significant strategy in minimizing environmental impacts. Select site design strategies aim to improve habitat and enhance water quality. The primary goals are outlined below, along with the primary design strategies for each goal.

1. **Goal: Reduce or eliminate carbon emissions**
   Strategies: upgrade building envelopes, replace windows, reduce energy loads, electrify building systems, provide electric vehicle charging, generate renewable energy through solar photovoltaics

2. **Goal: Minimize impacts of building materials**
   Strategies: reuse buildings, utilize low-carbon materials, source local materials

3. **Goal: Minimize water use**
   Strategies: provide low- and ultra-low-flow plumbing fixtures, efficient appliances, remove swimming pool, utilize treated wastewater for irrigation

4. **Goal: Improve habitat and enhance water quality**
   Strategies: remove non-native trees, revegetate with native species, treat run-off, develop bioswales and retention basins, improve drainage structures, replace hardscape with permeable surfaces, maintain setbacks from sensitive areas and riparian zone

5. **Goal: Enhance community resilience**
   Strategies: create defensible space for wildfire, provide resiliency center for power outages and emergencies

Utilities and Infrastructure Improvements

Wastewater Treatment Facility: There is no main sewer service available in the area and the Property contains below-ground tanks for limited onsite sewage collection and storage only. During the time the Property was used for USCG housing, wastewater was collected and transported to an offsite facility for disposal on a daily basis.

The Property will be served by a newly constructed wastewater treatment facility, subsurface drip irrigation system, and leach field. The wastewater treatment system will be located on the southwest edge of the Property, near the entrance on Commodore Webster Drive. The system type is an MABR (Membrane Aerated Biofilm Reactor) which will be housed in a combination of underground tanks, and above ground container, treatment building and storage tank. It will accommodate up to 10,000 gallons of wastewater per day and serve the entire Project. The primary mode of dispersal will be through subsurface drip lines located throughout much of the Property, and the secondary leach field will be located adjacent to the treatment system. (See Basis of Design Report, Sherwood Design Engineers, and
Sheet WW.1.) A backup diesel generator will support emergency power system needs. The system will also be connected to the proposed micro-grid.

Visual impact of the treatment system will be addressed through landscape screening. Noise from system operation is anticipated to be low. The noise will mostly be from the pump systems and the MABR. The size of these pumps will likely be less than 1 HP, which means that noise is often so low that they do not report them on the cut sheets. The MABR uses passive aeration, which means that there will not be the noise from a blower like typical membrane treatment systems.

Close coordination between the design team, North Marin Water District, and the Regional Water Quality Control Board have guided the system sighting and specifications, with particular attention to protection of local drinking water.

Electricity: Electricity for the Property is provided by Pacific Gas and Electric. The conversion of the Project to all-electric will require upgrades to the electrical infrastructure. There also will be the addition of solar photovoltaics to the rooftops of all buildings as well as surface mounted arrays along Commodore Webster and on the hillside west of Townhomes 102 and 103.

Proposed solar photovoltaic systems are sized to offset 100% of the projected energy consumption of the community, which includes all electric residences, two community buildings, a wastewater treatment plant and Electric Vehicle (EV) charging loads. A microgrid concept is being explored to provide power to Building 100A and the wastewater treatment plant. The microgrid would consist of a portion of the PV system, a BESS, an ICE genset, and the related electrical infrastructure and control systems required for islanding.

Gas: There are five propane tanks on the Property for heat and hot water. All tanks will be removed. No natural gas service is present in West Marin.

Water: Potable water is provided by the North Marin Water District (NMWD). NMWD obtains its water supply for the West Marin service area from two wells located on the Property, and one well on the nearby Gallagher Ranch. NMWD has provided a service letter.

Stormwater: This project is considered a regulated project according to the BASMAA Post-Construction Manual because it creates or replaces more than 5,000 square feet of impervious surface. Therefore, it must be designed to comply with Provision E.12 under the statewide Phase II municipal stormwater NPDES permit reissued by the California State Water Resources Control Board in 2013. The project will implement runoff reduction measures including limiting clearing, grading, and soil compaction, minimizing impervious surfaces, conserving natural areas, complying with ESHA buffer requirements, and using a combination of LID and BMPs to significantly improve the water quality of runoff from the site compared to existing conditions. Utilizing existing underground infrastructure where possible, storm drain outlet pipes in a number of locations will be intercepted and routed to new bioretention facilities in order to provide treatment of not only the new impervious surfaces, but existing as well. Furthermore, there will be a conversion of an existing mulched playground into a self-retaining area that will accept runoff from the uphill site by means of a cutoff swale to allow for infiltration into the ground rather than direct discharge into Lagunitas Creek. (See Stormwater Control Plan, Sherwood Design Engineers.)
Fire water lines: currently there are no fire sprinklers at the Property. Included in the scope of work is adding sprinklers to the ADA mobility units as well as Building 100A, Building 50, and Building 1. New fire water lines will need to be installed to service the sprinkler system.

**Project Approvals**

The proposed Project is subject to review and approvals by local, regional and State agencies with jurisdiction, after completion of environmental review. It is anticipated that the Project will require a coastal permit, and a conditional use permit pursuant to Section 22.62.060 and Tables 5-1-b and 5-1-c of the Marin County Local Coastal Program-Implementation Plan, and Chapter 22.48 of the Marin County Development Code.

**Marin County Board of Supervisors**

- Approval of a Disposition and Development Agreement
- Approval of amendments to the Point Reyes Station Community Plan, if applicable

**Marin County Planning Commission**

- Recommendation of amendments to the Point Reyes Station Community Plan, if applicable

**Marin County Zoning Administrator**

- Approval of a Use Permit, which would include development controls for affordable housing in C-OA
- Approval of a Coastal Permit

**Marin County Community Development Agency Director**

- Recommendation of a Use Permit, which would include development controls for affordable housing in C-OA
- Recommendation of a Coastal Permit
- Recommendation of amendments to the Point Reyes Station Community Plan, if applicable
- Tree removal permit, if applicable
- Approval of Design Review *
- Approval of Site Plan Review *
- Approval of Lot Line Adjustment *

*Not anticipated to be needed, but listed if not packaged together with Use Permit/Coastal Permit for ZA approval

**San Francisco Bay Regional Water Quality Control Board**

- San Francisco Bay Regional Water Quality Control Board (Regional Board) is the lead regulatory agency that would oversee and permit the wastewater system. The proposed wastewater system will require a Report of Waste Discharge and Form 200 and a Title 22 Engineering Report as part of the application process to meet the Waste Discharge Requirements of the State. Additionally, the recycled water must meet effluent limits set by the State Water Resources Control Board Order WQ 2014-0153-DWQ “General Waste Discharge Requirements for Small Domestic Wastewater Treatment Systems” (2014 WDR General Order).
Approval of any necessary air quality permits (e.g., Authority to Construct and Permit to Operate) for individual air pollution sources, such as emergency diesel generators

Reparcelization

A reparcelization of the existing 5 County-owned parcels will be undertaken through the Coastal Permit process (See Sheet C1.00). The proposed reparcelization will result in Parcel A being a split zone parcel between the “C-OA Coastal, Open Area” and the “C-RA Coastal, Residential, Agricultural” zoning districts. The C-RA district principally permits affordable housing. (Implementation Plan, Table 5-2-c.) The C-OA district also allows for affordable housing, subject to approval of a use permit. (Implementation Plan, Table 5-1-c.). Parcel A will solely contain a wastewater treatment facility and leach fields, a street, and a sidewalk, with no other uses.

Reparcelization of two or more parcels, whether through a lot-line adjustment or parcel or Tentative Map, where the single parcel is covered by two or more zoning districts “should be reviewed by the Director to determine whether the parcel should be rezoned to a single zoning district.” (Implementation Plan § 22.62.050.B.) The project applicant proposes that a split-zone regime is an appropriate configuration in this case, primarily because:

1) the split-zoned parcel will not create significant land use conflicts, as affordable housing is at least conditionally permitted in both zones and no uses are proposed on the new parcel that would be incompatible with either zone, and

2) review of the Property’s development will already be addressed through the more restrictive Coastal Permit process, giving the County ample opportunity to consider and approve appropriate conditions related to any impacts potentially caused by the split zoning.

Additionally, although the Implementation Plan provides standards for the issuance of Coastal Permits for land divisions (defined as either subdivisions—parcel map, tract map, or grant deed—lot line adjustments, or certificates of compliance) (§ 22.70.190.B–C), there are no criteria specifically related to split-zone land divisions.

Miscellaneous

The Project does not propose any amendments to the Local Coastal Program or other activities that would require California Coastal Commission approval. Additionally, the Project does not propose any improvements that would directly affect Lagunitas Creek, therefore no approvals from state and federal agencies with jurisdiction over the creek (e.g. U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service and/or National Marine Fisheries Service, Regional Water Quality Control Board - San Francisco Bay Region, California Department of Fish and Wildlife) are anticipated in connection with the Project.
**Project Construction**

The housing component and community component may be constructed simultaneously, or the housing component may be constructed first. The housing component will have a construction duration of two years at maximum. Construction will consist of the following tasks, generally in the order summarized:

- demolition and excavation of areas of the site for utility and infrastructure improvements, including the addition of an elevator to Building 50 and where Building 1 is being enlarged,
- construction of wastewater infrastructure and installation of the treatment plant,
- regrading of limited areas where hardscape is being removed and where planting and restoration is occurring,
- full demolition of certain structures being removed and limited demolition of existing structures being improved, and
- improvements and construction to the buildings.