



December 5, 2017

SENT VIA EMAIL

Marin County Board of Supervisors  
Room 329 Civic Center,  
3501 Civic Center Drive  
San Rafael, CA 94903

Dear Marin County Board of Supervisors,

The Bay Area Council endorses the Seminary at Strawberry project.

California is currently experiencing an unprecedented housing crisis that, without significant intervention, will only get worse. The California Department of Housing and Community Development estimates the state needs to build 180,000 new units of housing annually by 2025 to meet projected growth, over 100,000 more units than we are currently building annually. Between 2007 and 2014 Marin County only met 46% of its Regional Housing Need Allocation (RHNA).

The Association of Bay Area Governments (ABAG) reports that between 2011 and 2015 the region added over 500,000 jobs, but only 65,000 housing units. That's 1 unit of housing for every 8 jobs created. Yet our region continues to grow. ABAG projects that the Bay Area will need 823,000 new units of housing to meet population and job growth by 2040.

Our region is in desperate need of housing. This persistent shortfall of housing units coupled with our growing population has caused increased competition for fewer homes, driving up rents and home prices to unprecedented highs. These high housing costs push residents to the outskirts of the region where they endure extreme commutes, driving up greenhouse gas emissions and threatening our climate change goals. The research is clear. Our resistance to housing puts our environment, diverse communities, and economy in serious risk.

The Seminary at Strawberry project is a well thought out project that would add 243 new units of much needed workforce housing, as well as 61 units of Affordable housing, one of the highest offerings in the history of Marin County. For these reasons, the Bay Area Council endorses the Seminary at Strawberry project and urges the Board to move forward with the Environmental Impact Report on this project.

Sincerely,

A handwritten signature in black ink that reads "Matt Regan".

Matt Regan  
Senior Vice President, Public Policy  
Bay Area Council

Bruce Corcoran  
184 Great Circle Drive  
Mill Valley, CA 94941

September 29, 2017

Via E-Mail Only

Mr. Tom Lai, Assistant Director  
Community Development Agency  
County of Marin  
3501 Civic Center Drive  
San Rafael, CA 94903

**RE: Notice of Preparation for an EIR for NCLH Master Plan Amendment  
(15-0343)**

Dear Mr. Lai,

In the NOP issued by the Planning Division today, the summary description of the scope of the project does not include a senior care facility, which is a major component of the alternative proposal only.

Was this omission an oversight by the Planning Division, or is the Planning Division informing the public that the NOP will focus on the primary proposal only?

We look forward to your reply.

Very truly yours,

Bruce Corcoran

cc: [envplanning@marincounty.org](mailto:envplanning@marincounty.org)

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**From:** Lai, Thomas <TLai@marincounty.org>

**Sent:** Friday, September 29, 2017 11:42 AM

**To:** 'John Bruce Corcoran'

**Subject:** RE: NOP for NCLH Project

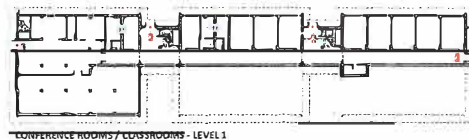
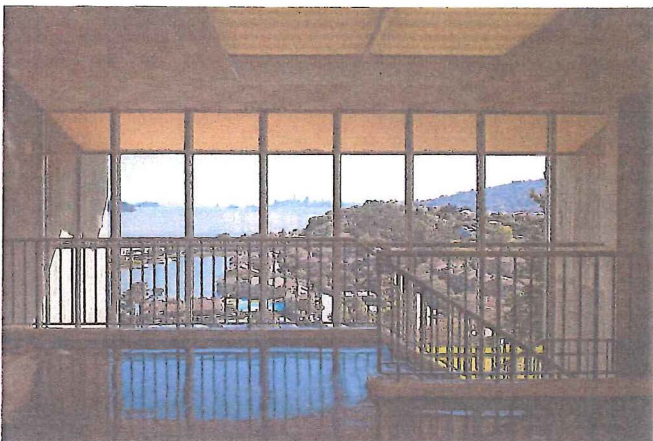
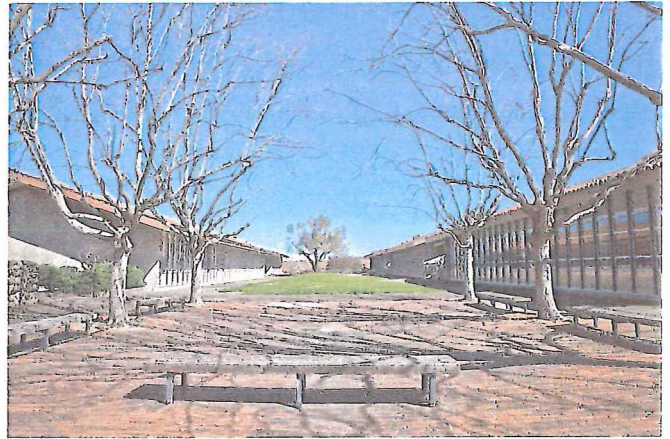
Hi Bruce,

The proposed project does not include a senior care component. The applicant's alternative (which includes a continuum care residential community) may be included as one of the alternatives to be studied in the EIR.

Regards,  
-Tom

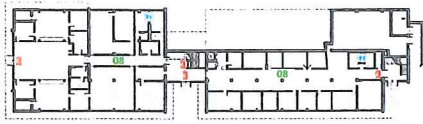
# ADDITIONAL SPACES

Sport fields, dormitory housing, classrooms, conference facilities, office space, and a recording room are also amenities on-site and **available to rent**. Please e-mail [events@theseminaryatstrawberry.com](mailto:events@theseminaryatstrawberry.com) for more information.



- LEGEND
- 01 CLUBHOUSE
  - 02 CLUBHOUSE PATIO
  - 03 CLUBHOUSE SATIN
  - 04 BAY VIEW ROOM
  - 05 SKYLINE TERRACE
  - 06 AUDITORIUM
  - 07 STRAWBERRY HILL
  - 08 CONFERENCE ROOMS/ CLASSROOMS
- SYMBOLS
- EMERGENCY EXIT
  - RESTROOM
  - HANDICAP PARKING

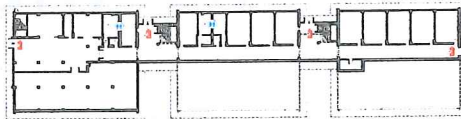
SUBMITTED BY BRUCE CORCORAN



CONFERENCE ROOMS / CLASSROOMS

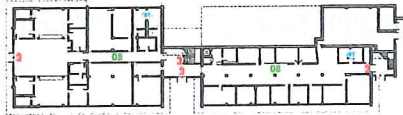
- LEGEND**
- 01 CLUBHOUSE
  - 02 CLUBHOUSE PATIO
  - 03 CLUBHOUSE LAWN
  - 04 BAY VIEW ROOM
  - 05 SKYLINE TERRACE
  - 06 AUDITORIUM (LEVEL 2)
  - 07 STRAWBERRY HILL
  - 08 CONFERENCE ROOMS/ CLASSROOMS
- SYMBOLS**
- EMERGENCY EXIT
  - RESTROOM
  - HANDICAP PARKING

CONFERENCE ROOMS / CLASSROOMS - LEVEL 1



- LEGEND**
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- SYMBOLS**
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CONFERENCE ROOMS / CLASSROOMS



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Name \*

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First

Last

Phone Number \*


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### ## ##

Email \*

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Desired Date

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MM DD YYYY

Tell us about your event? \*

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• CONTACT

# THE STRAWBERRY HILL



Strawberry Hill is 55,000 square feet of open hilltop and has incredible 360 degree views of Mill Valley, Mt. Tamalpais, San Francisco, and The Bay.



This level-ground outdoor gem can be tented and home to any type of event.



The Auditorium Courtyard elegantly welcomes guests to Strawberry Hill and can be used in conjunction with Strawberry Hill.

# THE CLUBHOUSE



The Clubhouse is 2,900 square feet and can accommodate 250 seated guests with floor to vaulted ceiling windows.



The lawn is 12,000 square feet of beautifully manicured landscape with sweeping views of Richardson Bay that can accommodate a 40' x 60' tent, large ceremony, or any outdoor activity.



The patio is 3,500 square feet and features a fire pit and bistro lighting which open up to the expansive lawn.

# THE AUDITORIUM



The Auditorium is 4,800 square feet and can accommodate 250 seated guests with vaulted ceilings.



It has a built-in, raised stage, AV, and a Bose sound system with incredible city views.



It features a secluded courtyard which covers 18,500 square feet and lined with beautiful oak trees.

# BAY VIEW ROOM



It is of the largest indoor venues in Marin County.



It is is 25,000 square feet and can accommodate 900 seated guests.



It features views of The Bay and Tiburon under 14 foot ceilings with skylights offering natural light.

# SKYLINE TERRACE



• Skyline Terrace is 8,500 square feet of open space.



• Protected, paved outdoor venue that can offer a unique setting for any event.



• Breathtaking views of the San Francisco skyline.

# ADDITIONAL SPACES



• Sport fields, dormitory housing, classrooms, conference facilities, office space, and a recording room are also amenities on-site and available to rent. Please e-mail [events@theseminaryatstrawberry.com](mailto:events@theseminaryatstrawberry.com) for more information.

<http://www.theseminaryatstrawberry.com/events/>