

**EXHIBIT**

**16**

**(revised)**



# GATEWAY SEMINARY

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March 14, 2017

Supervisor Kate Sears  
3501 Civic Center Dr., Room 329  
San Rafael, CA 94903

AUG 16 2017

COUNTY OF MARIN  
COMMUNITY DEVELOPMENT AGENCY  
PLANNING DIVISION

RE: Historical use of the Seminary site

- File copy -

Dear Supervisor Sears:

As the Vice President of the former Golden Gate Baptist Theological Seminary ("GGBTS"), I oversaw the operational use of the facility, including enrollment, housing and events. Please accept this letter as clarification of recent statements made by individuals mischaracterizing the operation of the Seminary as a quiet, inward facing, self-contained campus.

The existing Master Plan authorized a maximum enrollment of 1,000 students and all of the related traffic associated with that enrollment. Since the 1980's, GGBTS operated within that parameter; enrollment fluctuated from 500 to approximately 900 students. In addition to the student population, the campus employed approximately 150 faculty and staff members.

The campus also contains approximately 200 housing units consisting mostly of one, two, three and four bedroom units. The majority of students, faculty and staff (up to 800/900 people) lived off-site and commuted to campus. We operated as an open campus, and did not impose any traffic restrictions on our population's movement coming and going to campus.

Our on-site housing population was diverse in age. We housed young people in their early 20's as well as older people through their 60's and beyond. The students, faculty, and staff who lived on campus also had spouses and children living on site. On average, there were 50 to 100 children from GGBTS families enrolled in the local school district on a yearly basis. The demographics of the Seminary population evolved over time toward older individuals with families that required larger, family-oriented units with two to three bedrooms. This was the impetus for the existing Master Plan that authorized exchanging the existing small dorms in favor of larger housing units.

Our on-site population worked throughout the Bay Area in a variety of businesses to generate income for themselves and their families. Most had full or part time jobs to which they commuted every day. In the case of married persons, both husband and wife typically worked. Whether it was commuting to class, work or home for the day, our on-site population generated traffic every day throughout the day.

Historically, GGBTS hosted a number of special events on a regular basis including conferences, social events, weddings, religious ceremonies, recitals, etc. These events ranged in size from as small as a few dozen people to

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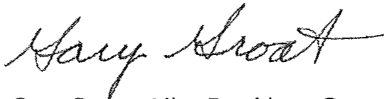
phone: 888.442.8701

web: gs.edu

hundreds of attendees. They often included visitors from around the Bay Area and occurred during weekdays, weeknights, and weekends. Our cafeteria (capacity for 300 people), auditorium (capacity for 500 people), as well as several large classrooms, typically hosted these events within our 120,000 square feet of academic building space. We also enjoyed a long-standing relationship with various community-based users who regularly used our indoor academic and outdoor recreational facilities. For example, our large sports field was consistently used by groups such as the Mill Valley Soccer Club and Southern Marin Lacrosse League, as well as many other organizations. Many of these relationships date back to the 1970's.

I hope this overview helps to clarify the site's historical operation. Please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Gary Groat".

Gary Groat , Vice President, Gateway Seminary

cc: Brian Crawford, Community Development Agency  
Jeremy Tejirian, Planning Manager