

North Coast Land Holdings, LLC

Planning Department
County of Marin
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

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FEB 05 2020
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COMMUNITY DEVELOPMENT
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To whom it may concern,

Enclosed is North Coast Land Holdings' updated application submittal for 201 Seminary Drive in unincorporated Marin County. The various attachments detail North Coast's proposed project, in anticipation of the re-commencement of the environmental review process for the project.

We look forward to fully participating in the environmental review process. As you may know, over the past 18+ months, North Coast engaged in a facilitated process with community representatives to attempt to reach substantive consensus about the future of the project site. While no agreement or consensus was ultimately achieved, North Coast is respectful of the community's desires, and requests the project environmental review analyze the alternative "Facilitated Process" scenario described below. In addition, North Coast has also heard from a variety of other County stakeholders concerned with the unprecedented housing crisis facing the County, and also requests the project environmental review consider the "Maximum Density" scenario described below.

Specifically, North Coast requests the following be evaluated:

	Proposed Project	Facilitated Process Alternative	Maximum Density Alternative
Description	Base 2.47 units/acre density & 35% CA State Density Bonus	Reduced density: 2.31 units/acre & 0% CA State Density Bonus	High end of MF2 (1-4 units/acre) range & 35% CA State Density Bonus
Acreage	101.1	101.1	101.1
Market Rate Unit Count	199	187	323
Affordable Housing Unit Count	50	47	81
Density Bonus Units	88	0	142
Total Unit Count	337	234	546
Density (units/acre)	3.33	2.31	5.40

We look forward to working with County staff to bring this important project to fruition.

Sincerely,



Bruce W. Jones
North Coast Land Holdings, LLC