



COMMUNITY DEVELOPMENT AGENCY  
PLANNING DIVISION

January 3, 2017

Bruce Jones  
North Coast Land Holdings LLC  
2350 Kerner Blvd. Suite 360  
San Rafael, CA 94901

**RE:** North Coast Land Holdings LLC Community Plan Amendments, Master Plan Amendment, Precise Development Plan, Tentative Map, Use Permit, and Tree Removal Permit  
201 Seminary Drive, Strawberry  
Assessor's Parcels 043-261-25, 043-261-26, 043-262-03, 043-262-03, 043-262-06, 043-401-05, 043-401-10, 043-401-16, 043-402-03, 043-402-06  
Project ID 2015-0343

Dear Mr. Jones,

Based on your most recent submittal on September 8, 2016, the Planning Division is confirming that the description of your proposed project is stable, finite, accurate, and sufficient to proceed to environmental review. The appropriate level of environmental review for your project is a full scope Environmental Impact Report (EIR), which you have agreed to fund during our past discussions on this issue. The Community Development Agency's Environmental Review section will take the lead in this effort.

Preparing an EIR involves a number of important steps, beginning with the County selecting an EIR consultant. Once the consultant is selected, you will be asked to fund the whole of the contract at the outset. Please note that the EIR selection process is administered solely at the County's discretion, including decisions regarding the scope, the cost and the consultant selected to prepare the EIR. The consultant selection process will be initiated by the Community Development Agency (CDA) in January 2017.

Once a contract for the EIR consultant has been executed, the CDA's Environmental Review staff will distribute the Notice of Preparation of the EIR and one of the consultant's first tasks will be to participate in a public scoping meeting and gather comments from the public and other agencies to refine the scope of the EIR before commencing with the environmental impact and project alternatives analysis by early April 2017.

Our EIR consultants will begin the impact analysis by reviewing the information in your application, having the various studies you have submitted peer reviewed by their experts and identifying any additional information that needs to be obtained. All of the information necessary will need to be either provided by you or prepared independently by our EIR consultants and their experts. While additional information is often provided by applicants, in the case of this project, the County's consultants will conduct any additional traffic studies necessary. As an early part of the impacts analysis, our consultants will fully evaluate the proper baseline to use

for the EIR, and for the traffic analysis in particular. This determination will be based on our consultant's independent review, legal review, and the County's best practices in this regard. The process of identifying additional information and the proper baseline is closed, and you will not have an opportunity to negotiate the County's determinations.

In addition to evaluating the impacts of the project, our consultants will prepare an analysis of several alternatives to your current proposal. In some cases, such as in the "alternative site" and the "no project" alternatives, the options to evaluate are required by CEQA. Further, the County includes a "mitigated alternative," which reflects the proposed project with all the mitigations imposed and the project modified to meet all the County's standards. For example, the mitigated alternative could include design and layout changes to reflect the mitigation measures as well as changes to reflect the project as it would be modified to meet the Department of Public Works standards regarding parking and road width. These standard alternatives will be supplemented by a variety of other alternatives, as determined by the County and our EIR consultant.

While the number and scope of alternatives to be evaluated in the EIR are determined by the County, we will consider including an alternative that may reflect development options you identify in response to input received through the Strawberry Design Review Board and other means of community engagement. The EIR is not contingent upon you providing this information nor is the County's willingness to consider the information a predetermined endorsement of any alternative.

If you intend to provide information that may help inform the alternatives analysis portion of the project EIR, then please let us know within two weeks and submit information to the CDA within three to four months from the date of this letter. As noted above, while our consultants may conduct some initial work on the EIR, they will not begin the substantive impacts and alternatives analysis for up to three months from the date of this letter.

Sincerely,

Jeremy Tejirian  
Planning Manager