

COUNTY OF MARIN - PROJECT STATUS
 RESPONSE MATRIX DATED JUNE 28, 2016

Item	Comment	Response / Notes	Corresponding Exhibit / Sheet
1.	The proposed project is a substantial departure from the uses identified for the property in the Strawberry Community Plan (as amended). Submit a Community Plan amendment application for the Strawberry Community Plan, including a copy of the text as it exists with text to be removed struck out and new text to be underlined.	See attached Community Plan amendment	Exhibit 21
2.	In conformance with submittal checklist item 21, submit additional information regarding the school use and operations. We are aware that scheduling details may not be possible to predict at this point, but please provide information regarding the number of staff and students onsite at any one time, hours of operation, projected peak hours of operation, and special events. Please also include information regarding public access to the site and the site's availability for community sponsored events.	See attached Transportation Management Plan	Exhibit 22
3.	Supplement the "Project Planning Development Matrix" by differentiating between the previously approved, existing, and proposed residential and institutional floor areas. Provide totals for each, highlighting the changes from the 1984 Master Plan approval and the current proposal. While an explanation of the mathematical discrepancy within table 2 of the 1984 Master Plan is recommended, change the calculations if necessary to accurately reflect the existing number of units and their "unit type distribution." Provide calculations of each existing and proposed lot area, differentiating between dryland and submerged areas and a comparison with the areas indicated in the 1984 Master Plan. Label the previously approved, existing, and proposed densities for the Master Plan area. In addition, calculate densities based on the existing zoning districts covering the property.	Development Matrix has been updated to reflect existing residential floor areas & assumed floor areas for future units. All figures remain gross floor areas without parking garages.	See sheet 00.A0.03 & Exhibit 23
		Existing / Proposed Lot Area Matrix provided for reference	Exhibit 24
4.	In conformance with submittal checklist item 1, submit additional plans related to the Vesting Tentative Map application that clearly show the existing lot lines, indicate those lot lines to be eliminated as part of the proposed subdivision, and provide any title information necessary to verify the legal lot determinations. Clarify the purpose and intent of designating multiple units of real property that are proposed for development as "remainder parcels". Confirm that you wish to name the title of the tract "The Seminary" or revise the plans to indicate a different tract title.	<ul style="list-style-type: none"> • Vesting Tentative Map annotations clarified • Title to remain as "The Seminary" 	See sheets 00.C4.03, 00.C4.04, 00.C4.05
5.	In conformance with submittal checklist item 1, submit an additional plan related to the Vesting Tentative Map application that shows the proposed development in relation to the proposed lot lines. The development components can be screened back to make the proposed lot lines more distinct.	Proposed development underlay has been added to Vesting Tentative Map.	See sheets 00.C4.03, 00.C4.04 & 00.C4.05
6.	In conformance with submittal checklist item 1, provide a graphical representation of any site areas that require an exception from the Department of Public Works' standards.	See List of Requested Exceptions, Site Exception mark-up and detailed items below.	Exhibit 25 / Exhibit 25.1

COUNTY OF MARIN - PROJECT STATUS
 RESPONSE MATRIX DATED JUNE 28, 2016

Item	Comment	Response / Notes	Corresponding Exhibit / Sheet
1.	The proposed project is a substantial departure from the uses identified for the property in the Strawberry Community Plan (as amended). Submit a Community Plan amendment application for the Strawberry Community Plan, including a copy of the text as it exists with text to be removed struck out and new text to be underlined.	See attached Community Plan amendment	Exhibit 21
2.	In conformance with submittal checklist item 21, submit additional information regarding the school use and operations. We are aware that scheduling details may not be possible to predict at this point, but please provide information regarding the number of staff and students onsite at any one time, hours of operation, projected peak hours of operation, and special events. Please also include information regarding public access to the site and the site's availability for community sponsored events.	See attached Transportation Management Plan	Exhibit 22
3.	Supplement the "Project Planning Development Matrix" by differentiating between the previously approved, existing, and proposed residential and institutional floor areas. Provide totals for each, highlighting the changes from the 1984 Master Plan approval and the current proposal. While an explanation of the mathematical discrepancy within table 2 of the 1984 Master Plan is recommended, change the calculations if necessary to accurately reflect the existing number of units and their "unit type distribution." Provide calculations of each existing and proposed lot area, differentiating between dryland and submerged areas and a comparison with the areas indicated in the 1984 Master Plan. Label the previously approved, existing, and proposed densities for the Master Plan area. In addition, calculate densities based on the existing zoning districts covering the property.	Development Matrix has been updated to reflect existing residential floor areas & assumed floor areas for future units. All figures remain gross floor areas without parking garages.	See sheet 00.A0.03 & Exhibit 23
		Existing / Proposed Lot Area Matrix provided for reference	Exhibit 24
4.	In conformance with submittal checklist item 1, submit additional plans related to the Vesting Tentative Map application that clearly show the existing lot lines, indicate those lot lines to be eliminated as part of the proposed subdivision, and provide any title information necessary to verify the legal lot determinations. Clarify the purpose and intent of designating multiple units of real property that are proposed for development as "remainder parcels". Confirm that you wish to name the title of the tract "The Seminary" or revise the plans to indicate a different tract title.	<ul style="list-style-type: none"> • Vesting Tentative Map annotations clarified • Title to remain as "The Seminary" 	See sheets 00.C4.03, 00.C4.04, 00.C4.05
5.	In conformance with submittal checklist item 1, submit an additional plan related to the Vesting Tentative Map application that shows the proposed development in relation to the proposed lot lines. The development components can be screened back to make the proposed lot lines more distinct.	Proposed development underlay has been added to Vesting Tentative Map.	See sheets 00.C4.03, 00.C4.04 & 00.C4.05
6.	In conformance with submittal checklist item 1, provide a graphical representation of any site areas that require an exception from the Department of Public Works' standards.	See List of Requested Exceptions, Site Exception mark-up and detailed items below.	Exhibit 25 / Exhibit 25.1

Item	Comment	Response / Notes	Corresponding Exhibit / Sheet
7.	In conformance with submittal checklist item 1, provide supplemental information clearly depicting all the pedestrian sidewalks, trails, and other access, which differentiates between accessible routes and normal routes. The connections of the routes to surrounding sidewalks and trails should be shown as well, and the location of bus stops should be indicated along with the bus route number. Also, indicate any routes that would be available for public access through the site.	<ul style="list-style-type: none"> Onsite access addressed on Site Accessibility Plans Added "normal route" information to Site Accessibility Plans and differentiated accessible routes 	See sheets 00.A1.31 & 00.A1.41.
		Identified and located existing pedestrian, bicycle and bus access on overall regional site plan	See sheets 00.A0.05.A & 00.A0.05.B.
8.	In conformance with submittal checklist item 1, provide a bicycle access plan, which shows connections to bicycle access ways in the surrounding neighborhood, as well as the location of bicycle parking. If any bicycle improvements are proposed for the surrounding neighborhood, show the location and nature of those improvements.	Identified and located existing pedestrian, bicycle and bus access on overall regional site plan	See sheets 00.A0.05.A & 00.A0.05.B.
		Bicycle parking shown on parking plans	See sheets 00.A1.30 & 00.A1.40.
9.	In conformance with submittal checklist item 15, quantify the area of proposed grassland restoration in relation to the area currently dominated by non-native plants, and provide a general description of the restoration methods.	Area quantified - See Native Grassland Restoration Diagram	See sheet 00.L5.10.
10.	In conformance with submittal checklist item 1, submit revised site plans indicating the locations of any solar facilities.	None proposed at this time.	N/A
11.	In conformance with submittal checklist item 9, if there are changes to the site plan, submit a revised staking plan that accurately shows the proposed layout.	No changes planned at this time.	N/A
12.	In conformance with submittal checklist item 1, provide a fire access plan that shows distances from hydrants, turning radiuses for fire access, surfaces for steep roads and driveways, and access paths between buildings.	Fire access plans have been added .	See sheets 00.A1.32 & 00.A1.42.
		Garage plans have been revised to indicate hose length requirements within shared garages.	See sheets 20.A2.10, 20.A2.14, 20.A2.18, 21.A2.01, 21.A2.02, 31.A2.01, 40.A2.10, 40.A2.11, 40.A2.13, 50.A2.10 & 60.A2.01.
		Road Classification Table outlining slopes and widths has been provided for reference.	Exhibit 26
13.	In conformance with submittal checklist item 39, submit an affordable housing plan.	See attached Affordable Housing Plan	Exhibit 27
14.	Per Marin County Code (MCC) 24.04.340(p), please provide a parking study for the Academic Campus, taking into consideration all the proposed shared usage of the different facilities. Also, schools shall have an off-street passenger loading area of an appropriate size. Clearly indicate and dimension this on the plans.	Transportation Management Plan addresses parking study for Academic Campus.	Exhibit 22
		Dimensions for passenger loading zones have been added to parking plans	See sheets 00.A1.30 & 00.A1.40.
15.	Please provide a "Stability Report" prepared by a Registered Civil Engineer with soils engineering expertise or a Registered Geotechnical Engineer. The report must attest to the suitability and geological feasibility of constructing all new roadways, buildings (residential and commercial), retaining walls, and identify any drainage or soils problems that the design of the project must accommodate.	See Stability Report	Exhibit 28
16.	Provide a copy of the Transportation Demand Management (TDM) plan as specified in the Traffic Impact Analysis prepared by Kittelson & Associates, Inc.	See Transportation Management Plan	Exhibit 22

Item	Comment	Response / Notes	Corresponding Exhibit / Sheet
17.	Clearly identify any phased development that will occur in construction of the proposed project.	No phased development will occur.	N/A
18.	The number of students currently enrolled at the university that live on-site or within walking distance should be specified and compared to the estimated/anticipated that would use alternative modes of transportation to/from school.	<ul style="list-style-type: none"> • Seminary student enrollment levels: 685 students (2012), 650 students (2013), 682 students (2014) • 211 existing housing units dedicated to students/faculty; remaining balance historically commute to the site; approximately 6 students in the last 10 years have lived within walking distance, citing cost of living in surrounding area as the reason for this statistic. 	N/A
		See Transportation Management Plan for estimated mode splits; estimated to be at a minimum 87% of students arriving by bus/carpool/bike/walk during peak commute periods	Exhibit 22
19.	Additional documentation should be provided regarding the proposed uses of each of the buildings and the anticipated trip generation and parking demand for each (see attached proposed table).	See attached Trip Generation Table.	Exhibit 29
20.	The following items below will substantially modify the project. Please revise the plans to show compliance with each item or provide a written petition for an exception per MCC 24.15 for each non-compliant item. Please review MCC 24.15.015 and 24.15.020 for details of an exception request.	See List of Requested Exceptions, Site Exception mark-up and detailed items below.	Exhibit 25 / Exhibit 25.1
	A. Marin County Code (MCC) 24.04.11 O(a) specifies the required minimum paved width of a road depending on the road classification as specified in MCC 24.04.030. Also, per MCC 24.04.11 O(c), shoulders shall be provided on each side of all roads. The plans show that all roads serving the residential side of the development will be regraded and repaved, with the addition of two new roads, Shuck Knoll and Green Lane. Provide a table listing all roads, their road classification, their paved width with shoulders, and show how they comply with this code section.	Seeking exception from MCC 24.04.030 for 20' road width - See List of Requested Exceptions and Site Exception mark-up.	Exhibit 25 / Exhibit 25.1
		Road Classification Table outlining slopes and widths has been provided for reference.	Exhibit 26
	B. MCC 24.04.120 specifies the maximum grade for all road classifications. Indicate on a table the grades of all roads and how they comply with this code section.	Road Classification Table outlining slopes and widths has been provided for reference.	Exhibit 26

Item	Comment	Response / Notes	Corresponding Exhibit / Sheet
	<p>C. MCC 24.04.150 states that the end of cul-de-sac road shall be provided with a turnaround. Show how Storer Lane, Shuck Lane, and Chapel Drive will comply with this code section. Turnaround might not be required on Shuck Lane if Shuck Lane continues onto Shuck Drive. The location of the turnaround on Chapel Drive is not at the very end of the road. Vehicles will have no turnaround if the street parking at the end of Chapel Drive is full.</p>	<p>Basic maneuvering space has been provided at end of Storer Ln and Chapel Dr.</p> <p>Shuck Ln has been revised to be continuous to Shuck DR.</p> <p>Fire lane from end of Storer Ln continuous to campus parking loop has been added</p>	<p>See sheets 00.A1.21 & 00.A1.24</p> <p>See sheet 00.A1.22</p> <p>See sheets 00.A1.30 & 00.A1.40.</p>
	<p>D. MCC 24.04.250 states that a minimum driveway length of twenty feet should be provided from the front of the garage or parking structure to the back of sidewalk or to the edge of pavement where no sidewalk exists. Buildings 11, 12, and 51 have driveways that do not meet this code section. Please revise the plans to show how the driveways will meet this code section.</p>	<p>We are requesting an exception for reduced Driveway length at Building ID 11.a, 11.b, 11.c 11.d, 12.a, 12.d, 12.e, 12.f, 32.a, 32.b & 32.c. See List of Requested Exceptions and Site Exception mark-up.</p> <p>Building Type 51 (Storer Ln) utilizes a shared driveway that meets length criteria.</p>	<p>Exhibit 25 / Exhibit 25.1</p> <p>N/A</p>
	<p>E. MCC 24.04.277 states a turnaround may be required at the end of any driveway and/or adjacent to any parking area. MCC 24.04.390 states that backout noses or turnarounds shall be provided to accommodate spaces located at the end of the access aisle or where otherwise necessary for maneuvering. The parking garages for buildings 20, 40, 50, and 60 all need a turnaround area at the end of all access aisles. Keep in mind that providing a turnaround may result in loss of parking spaces, which will need to be accounted for elsewhere on the property. Show how these parking garages will meet this code section.</p>	<p>Basic vehicle maneuvering turnaround has been provided at end of parking garage aisles for Bldg Type 20, 40, 50 & 60 - See revised garage level plans.</p> <p>Parking calculations have been revised as needed.</p>	<p>See sheets 20.A2.10, 20.A2.14, 20.A2.18, 40.A2.10, 40.A2.11, 40.A2.13, 50.A2.10 & 60.A2.01.</p> <p>See sheet 00.A1.40.</p>
	<p>E. MCC 24.04.340(a) states two parking spaces per unit are required. Where on-street parking is restricted or nonexistent, additional spaces may be required. Since onstreet parking is restricted or nonexistent on most of the roads, a total of four parking spaces are required for each duplex unit, two residential parking spaces and two guest parking spaces. A total of 724 parking spaces are required for the residential development, 513 residential parking spaces and 211 guest parking spaces. Revise plans to show how the parking meets this code section.</p>	<ul style="list-style-type: none"> Additional off-street guest parking has been provided. Parking has been provided within 100' of all duplex units per MCC 24.04.340(a). All duplex units have additional guest parking provided at a rate of one space per five units. Parking calculations have been revised as needed. 	<p>See sheet 00.A1.40.</p>
	<p>G. MCC 24.04.440(b) states that sidewalks shall be required on only one side of each road within a residential area where densities will be less than four units per acre. Revise plans to show sidewalks on the following roads: Oliver Lane, Judson Lane, Shuck Knoll, and Shuck Lane at the end.</p>	<ul style="list-style-type: none"> Oliver Ln is a pedestrian way and restricted to emergency vehicle access only. Judson Ln has a sidewalk that transitions to pedestrian way with emergency vehicle access only. Shuck Knoll Ln has a separate pedestrian walkway. Sidewalk / pathway has been provided on downhill side of Shuck Ln due to topography limitations. 	<p>See sheets 00.A1.22 & 00.A1.23.</p>