

How many homes are in our area? _How many unimproved lots?_ Who got the letter?_ What as the criteria for being included/or not - to get the letter?_How many unimproved lots are buildable?

LETTER: The May 3rd letter was mailed to Muir Woods Park Residential Area parcel owners, a total of 420 after the following adjustments were made to the total of 612 parcels located in our area: We omitted the parcels owned by the state, city or water district. We combined adjacent unimproved lots with the same owner and sent one letter. We omitted the owners of 21 parcels on Walsh Drive - as they are all on sewer (their HOA was sent one as a courtesy). Note: Some of the homes near to and including the Mountain Home Inn, and some near Four Corners are already on sewer but we didn't know exactly who, so they all got letters and we will sort them out as we get the correct information.

ABOUT STATISTICS: It is difficult to be absolutely precise with the statistics. Many unimproved lots are far too small to build on, are adjacent to each other and owned by the same person/people; meaning if the several tiny lots were combined they might become buildable. Many rules about what is/is not buildable are largely unrelated to sewer/septic status. To further confuse the issue, some owners have two adjacent lots, both designated as improved, with one structure where their single house apparently straddles the lots. Some own a tiny, obviously unbuildable unimproved lot adjacent to their home. And, some have a large, very possibly buildable lot adjacent to their home.

ABOUT OWNERS: Of course, there are often 2 people, or more, who own a property. For the purpose of these statistics, we consider them one owner. Owners (about 4) of two or more completely separate IMPROVED parcels are counted for each property and got letters for each IMPROVED parcel. Those who own adjacent UNIMPROVED parcels have been combined for these statistics.

One way to look at the statistics

There are **about 340** improved properties

- **29** parcels are approved for multifamily - meaning more than one house on one parcel. Most of these are historical zoning designations with a small additional cottage.

- **4** parcels are zoned and improved commercial, the Mountain Home, Alpine Club, and two owned by the Tourist Club.

- about 46 are reported as being already on sewer, or prepared to be hooked up

About 91 owners have unimproved parcels. Of these, 48 owners have improved property and one or more adjacent unimproved lots. 43 of them only own unimproved property. Most unimproved lots have owners that own 2 or more adjacent. The Tourist Club owns about 20 lots. There exists one 16 + acre single unimproved parcel off Ridge Avenue.

Marin County actual statistics for 612 parcels as of April 2007:

| use code | type |
|-----------------|--|
| 10 | unimproved |
| 11 | improved - house on it |
| 21 | multi family - approved for more than 1 house |
| 51 | commercial - Mt. Home, Alpine Club, Tourist Club |
| 61 | subject to exemption - improved |
| 80 | unsecured agriculture - state, city, water district |

total

note: we have found Marin County records are not precisely accurate either