

MARIN COUNTY PLANNING DIVISION ADMINISTRATIVE DECISION Lucas Valley - Talus LLC Tree Removal Permit			
Decision:		Approved with Conditions	
Date:		August 4, 2020	
Project ID No:	P2810	Applicant(s):	Jim Idleman
		Owner(s):	Lucas Valley – Talus LLC
		Assessor's Parcel No(s):	164-270-07
		Property Address:	Vacant Property at the end of Erin Drive
		Project Planner:	Kathleen Kilgariff 415.47.7173 kkilgariff@marincounty.org
		Signature:	<i>Kathleen Kilgariff</i>
Countywide Plan Designation:		PR (Planned Residential, 1 unit/1-10 acres)	
Community Plan Area:		N/A	
Zoning District:		RMP-1.38 (Residential, Multiple Planned)	
Environmental Determination:		Exempt per CEQA Guidelines Section 15304, Class 4	

PROJECT SUMMARY

The applicant requests Tree Removal Permit approval to remove 19 mature, healthy, native trees. Of the 19 protected trees proposed for removal, 8 of them are of heritage size. The trees proposed for removal are listed in the below tables.

Heritage Trees

Species	Diameter at Breast Height (Inches)
Coast live oak	22.8, 18.8 (multi-stem)
Coast live oak	21.4
Valley oak	18.6
Coast live oak	31.4, 22.7 (multi-stem)
Coast live oak	25.7
Coast live oak	25, 10.7 (multi-stem)
Coast live oak	19.2
Coast live oak	21.4

Protected Trees

Species	Diameter at Breast Height (Inches)
Coast Redwood	12.3
Coast live oak	17.4, 16, 11.8 (multi-stem)

Coast live oak	15.2, 13.2 (multi-stem)
Coast live oak	9.8
Coast live oak	14.7
Black Oak	15.7
Coast live oak	10.6, 10.5 (multi-stem)
Coast live oak	14.1, 10.4 (multi-stem)
Coast live oak	13.1, 12.4 (multi-stem)
Valley oak	14.1
Coast live oak	12

These trees would be removed from Lots 1, 2, 23, 24, 25, Parcels D and E, and an area along the northern sidewalk near the approved roadway of the Tauls Reserve subdivision in order to allow for the subdivision improvements and future development of the lots. In general, the location of the trees proposed for removal would be along the northern, eastern, and western property lines, maintaining the trees upslope from the subdivision. The applicant proposes to replace the trees proposed for removal with 70 native trees. The proposed replacement trees would include Western red bud, Coast live oak, and Valley oak trees, all native to California. The replacement trees would be planted in 24- inch box sizes following standard arboreal practices. In general, the replacement trees would be planted along the northern boundary of the property.

Tree Removal Permit approval is required for the removal of mature, healthy, native trees pursuant to Chapter 22.62 of the Marin County Code.

BACKGROUND

On January 11, 2005, the Board of Supervisors approved the Oakview Master Plan. After the Board’s approval, a Parcel Map was recorded creating the subject property, a property to be developed as an assisted living facility, a parcel reserved for Caltrans to build an intersection, and an open space parcel that was dedicated to the Marinwood Community Services District for ongoing public use.

On March 9, 2009, the Marin County Planning Commission approved the Oakview Vesting Tentative Map and Precise Development Plan, which authorized the subdivision of land to develop 28 single family residences. This decision is final, and the Tentative Map is now vested. However, the decision to approve the project did not include the removal of trees, yet approved development in areas where mature, healthy, native trees are growing.

As such, Tree Removal Permit approval is now required to complete construction of the approved subdivision, now referred to as Talus Reserve.

The environmental review of the previously approved subdivision discusses the trees on site and concluded that the County’s tree removal standards will address the loss of trees on the property. Per Section 22.26.040.E trees are to be replaced at a 2:1 ratio, and the applicants have provided landscape plans that exceeds this requirement, with a proposed total of 70 replacement trees, resulting in a 3.68:1 replacement ratio.

COUNTYWIDE PLAN CONSISTENCY

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.
- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.
- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
- F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
- H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.
- I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Tree Removal Permit (Marin County Code Section 22.62.050)

In considering a Tree Removal Permit application, the Director may only grant approval or conditional approval based on a finding that removal of the tree(s) is necessary for the reasonable use and enjoyment of land under current zoning regulations and Countywide Plan and Community Plan (if applicable) policies and programs, taking into consideration the following criteria:

- A. Whether the preservation of the tree would unreasonably interfere with the development of land.**

The preservation of trees would interfere with the development of the land. A 28-unit subdivision was approved on the subject property. In addition to the construction of 28 residential units, the development of the property requires grading and drainage improvements. The trees are located in areas of required grading and drainage improvements to accommodate the development of the subdivision as well as lots that are approved for residential development. Lots 1 and 2 contain the greatest density of trees proposed for removal. These lots are to be developed with below-market-rate housing, that could not be developed without the removal of trees.

B. The number, species, size and location of trees remaining in the immediate area of the subject property.

A number of trees, especially those considered Protected and Heritage trees, are to remain on approximately 18.8 acre property. There are more than 15 trees to remain around the perimeter of the area of proposed development, which is in the immediate vicinity of the project area.

C. The number of healthy trees that the subject property can support.

The property can support many healthy trees. While 19 trees are proposed for removal, 70 replacement trees are proposed to be planted, more than the 38 trees required by the Marin County Code. Development of the property is required to conform to the project approval, which required compliance with a site specific Landscape Management and Tree Preservation Plan.

D. The topography of the surrounding land and the effects of tree removal on soil stability, erosion, and increased runoff.

Due to the nature of the proposed work, and existing erosion measures on site, the removal of the proposed trees would not result in adverse impacts on soil stability, erosion, and increased runoff. One of the areas with the highest number of trees proposed for removal is the location for bioretention areas to collect and disperse the development's stormwater runoff.

E. The value of the tree to the surrounding area with respect to visual resources, maintenance of privacy between adjoining properties, and wind screening.

While all trees provide visual resources to a greater or lesser extent, a large number of trees will remain on site, especially along the ridgeline. The remaining trees, as well as the proposed replacement trees, will maintain much of the natural scenery currently provided by the existing trees. Many of the yards that abut the subject property are well vegetated, which maintains privacy between adjoining properties. The trees do not provide wind screening.

F. The potential for removal of a protected or heritage tree to cause a significant adverse effect on wildlife species listed as threatened or endangered by State or Federal resource agencies in compliance with the California Environmental Quality Act (CEQA).

The removal of the trees will not result in adverse effects on threatened or endangered species as identified by State or Federal resource agencies. The removal of the trees would not result in significant impacts to the environment as the trees will be replanted at a 3.68:1 ratio onsite.

G. Whether there are alternatives that would allow for the preservation of the tree(s), such as relocating proposed improvements, use of retaining walls, use of pier and grade beam foundations, paving with a permeable substance, the use of tree care practices, etc.

There are no alternatives that would allow for the preservation of all the mature, healthy, native trees onsite, but measures have been taken to minimize tree removal and plan replacement trees on site.

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This decision certifies the proposed project’s conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Tree Removal approval authorizes the removal of 19 mature, healthy, native trees. Of the 19 protected trees proposed for removal, 8 of them are of heritage size. The trees proposed for removal are listed in the below tables.

Heritage Trees

Species	Diameter at Breast Height (Inches)
Coast live oak	22.8, 18.8 (multi-stem)
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Coast live oak	10.6, 10.5 (multi-stem)
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2. Tree removal shall not occur until the mandatory appeal period has passed, no appeal has been filed, and the approval is final.
3. The project shall conform to the Planning Division’s “Uniformly Applied Conditions 2020” with respect to all of the standard conditions of approval.

VESTING

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has and has substantially completed the tree removal in compliance with the conditions of approval.

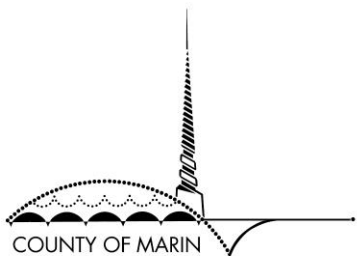
RIGHT TO APPEAL

This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision (August 14, 2020).

cc: *{Via email to County departments and Design Review Board}*
 CDA – Assistant Director
 CDA – Planning Manager

Attachments:

1. Marin County Uniformly Applied Conditions 2020
2. Letters from the public



**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

2020

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin, and shall cooperate fully in the defense.
3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A

report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.
17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and

compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

From: franceslopes@yahoo.com
To: [Kilgariff, Kathleen](#)
Subject: TalusLLC Tree Removal
Date: Wednesday, June 10, 2020 9:47:47 PM

Frances Lopes would like information about:

Dear Ms. Kilgariff.

Re: the removal of Heritage and Protected trees at Talus reserve, Parcel Number:164-270-07.

Trees are a precious living resource that needs to be protected and allowed to grow and live amongst our neighborhood.

Every measure needs to be done to try to save trees, especially heritage and protected trees. Some of these trees have been here for decades and are an important part of the environment. Development needs to happen. We need to have developers include as many trees in their development plans and allow these beautiful trees to continue to live on.

Hope you will save as many trees as you possibly can.

Frances Lopes

From: [Shirley Gallagher](#)
To: [Kilgriff, Kathleen](#)
Subject: Lucas Valley-Talus Tree Removal Permit
Date: Thursday, June 25, 2020 1:51:29 PM

To Kathleen Kilgriff,

In regard to Lucas Valley-Talus LLC Tree Removal Permit Project ID P2810
APN(s): 164-270-07

The applicant requests Tree Removal Permit for approval to remove eight (8) HERITAGE trees and eleven (11) protected trees.

I don't understand how they can even apply for this approval. These are Heritage trees and Protected trees. This has already been established. What does Heritage and Protected mean? I believe that means the trees are to stand, they are protected. This was established when they applied for the construction of the development of the property at the end of Erin Drive.

I do hope they cannot override this very important decision.

Shirley Gallagher
2 Lisa Ct.
San Rafael, CA 94903

From: [Ji-eun Lee](#)
To: [Kilgariff, Kathleen](#)
Subject: Talus LLC Tree Removal (P2810) Project
Date: Tuesday, July 7, 2020 12:13:39 PM

Hi Kathleen,

I am a resident in the Lisa Ct neighborhood and received the notice about the Talus LLC Tree Removal (P2810) last month.

I am writing to oppose the heritage and protected tree removal since this negatively impacts the privacy of families living on the bottom of the hill. If the trees are diseased or dead, by all means I fully support their removal for wildfire prevention, however, the majority of the trees in the proposed removal list were listed as healthy.

I have some additional questions regarding the Lafferty Communities building project.

1. I spoke with my long term neighbor who's lived here for the last 30 years and she mentioned there were soil stability issues that did not meet requirements to build homes in the hill behind our houses. I'm curious how the Lafferty Communities was able to obtain building approval with such soil issues. Is there data that can be shared with the affected residents? Any mitigation plans the builders proposed and were approved for?
2. There are drainage issues during rainy seasons in our neighborhood - has an evaluation been performed on how this would be impacted by building of the new properties?
3. I don't see the actual property approval information in the Marin County community development website, only the landscape plan. Where can the residents obtain the building application and/or approval for the actual properties including the environmental impact evaluation and mitigation plans? We have lots of wildlife in the hills that will be displaced by the project.

Thank you very much,
Ji-eun Lee @ 6 Lisa Ct.

From: [J B](#)
To: [Kilgariff, Kathleen](#)
Subject: Neighbor Concerns re: Project ID: P2810 (Lucas Valley-Talus LLC Tree Removal Permit)
Date: Tuesday, June 30, 2020 4:29:59 PM

Good Afternoon,

I received the Notice of Planning Application regarding the Lucas Valley-Talus LLC Tree Removal Permit with your contact information. I live at 284 Ellen Drive and do not support the Lucas Valley-Talus LLC development. It is destructive of the natural habitat that is home to many animals and many heritage trees. The trees of this area provide wind protection and shade to many. This development will be on the other side of our fence.

Adding a street extension and 28 homes to this open space feels destructive and invasive.

Please let me know where and when I may speak up to try and stop this project.

Respectfully,
Jessica Brewster

From: [Mark Burton](#)
To: [Kilgariff, Kathleen](#)
Subject: Lucas Valley Talus Tree Removal Permit
Date: Wednesday, July 1, 2020 10:27:33 AM

This looks like a great improvement to the area with many more trees going in than coming out, thanks for your work.

Mark Burton
3421 Nicasio Valley Rd.

From: [Todd Dayton](#)
To: [Kilgariff, Kathleen](#)
Subject: Talus Reserve Development tree removal
Date: Thursday, July 2, 2020 9:18:08 AM

Hi Kathleen,

I am writing in response to this project's plan to remove numerous heritage and protected trees. While I support more housing in the area and will welcome my new neighbors, I would like to see more of the natural beauty of our area preserved. I don't think we need to take down heritage trees and replace them with landscape trees just to make a developer's job easier. Mitigation should not be the solution. I also see in the plan that the developer plans to mitigate for future removals, which means more heritage or protected tree removals if this plan is approved. It's clear the developer is not concerned about how this neighborhood will look and feel to current or future residents.

I request that you require the developer the chance this plan so that no heritage trees are killed. We can have more housing and still preserve the natural characteristics that make Marin County a desirable place to live.

Thank you,

Todd Dayton
21 Mt. Lassen Dr.
San Rafael, CA 94903

From: [Sharon Kovalsky](#)
To: [Kilgariff, Kathleen](#)
Subject: Screenshot 2020-07-05 at 10.29.41 AM
Date: Sunday, July 5, 2020 10:32:18 AM
Attachments: [Screenshot 2020-07-05 at 10.29.41 AM.png](#)
[ATT00001.txt](#)

I am against the removal of these heritage trees. They are asking to take out too many trees. We need to preserve these trees.

From: [Nell Childs](#)
To: [Kilgariff, Kathleen](#)
Cc: [Quentin \(Nell/Eleanor\)](#)
Subject: old growth
Date: Friday, July 10, 2020 4:23:18 PM

To Marin County Project Planner Kathleen Kilgariff and the Planning Commission

Is there anywhere a log of all the heritage trees and protected trees that have been removed from Marin County in the last 10 years, 25 years, 50 years?

I am a resident of the Marin Valley Mobile Country Club, just South of the old Hamilton Naval Base. I was sorry to see today a proposal by the City of Novato to remove 8 heritage trees and 11 protected trees from a lot at the end of Erin Street.

I think it is time to stop removing old-growth trees and having city planners build among them. I have friend in Black Pointe who have seen much such removal. All over this part of Marin County, we have seen a lot of this activity in the time we have lived up here (now in our 13th year). These trees are not the vegetation threatening our continued survival in Marin County. Many of us want to respect such trees; preserve them here in Marin County.

There have to be more values included in Marin County development than simply building more housing. We need to consider how open space is impacted. These are things we expect from the Planning Commission, as citizens. We have ground rules ("heritage" trees, "protected" trees). Let's start with basics we have in place and work with those, not keep petitioning for exceptions and changes that further destroy our landscape.

We believe it is up to the elders, who have much more life experience with these types of decisions, to invoke protections. We are already losing so many trees from disease, from thoughtlessness. We want to support our friends at Hamilton in holding off this reckless behavior.

Please consider our input. Sincerely,

Eleanor St. Julien Childs (70 yrs.)
Edelle C. Waller (73 years)
115 Sunrise Lane
Novato, CA 94949-6808

From: semprecio@aol.com
To: [Kilgariff, Kathleen](#)
Subject: Talus Rreserve
Date: Tuesday, July 28, 2020 5:52:18 PM

I write to you with strong opposition to all and any tree removal request for the Talus Reserve project.

JoAnn Hastings
Marinwood resident

From: [Dr. Beverly Yates, ND](#)
To: [Kilgariff, Kathleen](#); [Connolly, Damon](#)
Cc: [John Gonzalez](#); [Jasmine R. Gonzalez](#); [Raphael Gonzalez](#)
Subject: Tree removal from Talus Reserve
Date: Tuesday, July 28, 2020 4:07:29 PM

Hi Kathleen and Damon. I read Damon's email, thanks for sending the info out.

Given the extreme need for more housing everywhere, and esp. here in Marin County, and specifically in the San Rafael community, I think it is OK to remove these trees to make way for more housing. This represents the greater good in the near term.

Perhaps the builders and developers can include adding the same numbers of trees throughout the proposed development, and that can provide a similar carbon sequestration effect as the trees currently identified for removal.

Best wishes,
Beverly Yates
San Rafael, CA

From: lindakulik@aol.com
To: [Kilgariff, Kathleen](#)
Subject: Lucas Valley-Talus LLC Tree Removal Permit
Date: Monday, June 29, 2020 8:48:32 AM

Dear MS. Kilgariff,

After reviewing the details on the Permit application I want to raise my objection to the removal of the two valley oaks and the black oak. These specific oaks have been rapidly disappearing due to development.

Thank you,

Linda Kulik

From: [WB Chipman](#)
To: [Kilgariff, Kathleen](#)
Cc: [Connolly, Damon](#)
Subject: TREE REMOVAL
Date: Wednesday, July 29, 2020 10:09:17 AM

Opposed - we need more trees - not fewer.

Plus, everything- i.e., the other plan components - should be held up until they get busy with what was earlier promoted as the key asset: the extended care facility. How many years has the development of the site been dragging on?

W Chipman, Neighbor

From: [Lisa Sanfilippo](#)
To: [Kilgariff, Kathleen](#)
Subject: Talus reserve trees
Date: Thursday, July 30, 2020 9:25:38 AM

I oppose the removal of the 19 trees on the talus reserve parcel. Lisa sanfilippo, 105 Roundtree blvd, San Rafael, CA 94903. 415 419 4079. Thank you