



**ATTACHMENT 3:
COVER MEMO FOR PUBLIC COMMENT LETTERS**

TO: Marin County Board of Supervisors

SUBJECT: Comments received between January 5, 2023 and January 17, 2023 on the Final Environmental Impact Report for the Housing & Safety Elements Update to the Marin Countywide Plan

COMMENTS ATTACHED:

1. Email from Hilary Diehl dated January 5, 2023
2. Email from Liz Huntington dated January 5, 2023
3. Email from Dara Matson dated January 5, 2023
4. Email from Julie Symons dated January 6, 2023
5. Web comment from Victor Reizman dated January 13, 2023
6. Email from Jens Erlingsson dated January 15, 2023
7. Email from Nancy Haugen dated January 16, 2023
8. Email from the Cooke Family dated January 17, 2023

From: [hilary diehl](mailto:hilary.diehl)
To: housingelement
Subject: re: 404 San Francisco Blvd, San Anselmo
Date: Thursday, January 5, 2023 1:38:49 PM

[You don't often get email from hilarydiehl@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

My name is Hilary Diehl and I live in the Sorich Park neighborhood in San Anselmo, at 164 San Francisco Blvd. I am writing on behalf of my husband and myself to express our opposition to re-zoning this property, 404 San Francisco Blvd, from 17 units to 64.

First of all, Sorich Park has a major creek that collects all of the runoff from the hillside. As an advocate for environmental protection it would seem to me that a massive development of that many units would negatively impact the creek, wildlife, and the potential for flooding. Also, this hillside area has a history of wildfire. The area only has one street that goes in and out, San Francisco Blvd. , and with the number of people that would house that many units, would create huge safety concern for this large number of people to evacuate the area if there were such a disaster.

Another important consideration is the fact that this location is far from the 101 freeway. It is 3.4 miles and one hour and 7 minute walk. The San Anselmo Hub is a 23 minute walk and much more limited bus schedule. The number of cars on the road would also obviously be a huge strain on our roads, which are already overcrowded. Traffic from the Hub is often backed up to beyond San Francisco Blvd, depending on the time of day. By adding 64 plus cars to this road everyday would be terrible for the environment and the community at large. Also, what would the impact have on our local public schools, as this would potentially increase enrollment.

Please consider this information when determining the fate of 404 San Francisco Blvd.

Thank you and best regards,

Hilary Diehl

From: [ELIZABETH HUNTINGTON](#)
To: [housingelement](#)
Cc: [Rice, Katie](#)
Subject: Comments regarding 404 San Francisco Blvd.
Date: Thursday, January 5, 2023 4:21:03 PM

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Hi Marin County,

I am writing specifically about my concerns for the re-zoning and assessment of the viability of 64 units at 404 San Francisco Blvd.

Dangerous Traffic Situation

San Francisco Blvd. is already impacted by traffic, with one main way in and out to Sir Francis Drake. Day to day commute times will be bogged down (somewhere in the number of 400 trips additionally per day have been estimated), but **especially in times of emergency there would be horrendous bottlenecks.**

Limited Water resources

On our zoom call the question of how natural resources could sustain an additional population was not adequately answered. It sounded like this crucial aspect of the housing element plan has not been addressed yet.

Thank you for your consideration of these concerns.

Kind regards,

Liz Huntington
324 San Francisco Blvd.
San Anselmo

From: [Dara Matson](#)
To: [housingelement](#)
Cc: [Rice, Katie](#)
Subject: 404 San Francisco
Date: Thursday, January 5, 2023 8:59:53 PM

Some people who received this message don't often get email from dara.matson@gmail.com. [Learn why this is important](#)

Marin County Planning Commission ,

This email is in opposition of the proposed 64 unit project at 404 San Francisco Blvd. As a homeowner on the same street, this project concerns me for a number of reasons; most notably the increase of traffic and noise. With SF Boulevard being a dead end road, I also have major concerns should there be a need to evacuate due to fire or earthquake. I already do not feel comfortable having young children on the street due to the corporation yard at the end of the street and the number of large trucks and vehicles accessing this road daily.

Has anyone considered where the current residents will reside during construction? Some have been here for a majority of their lives. Let's consider our neighbors and take the time to assess the situation.

Thank you for your time,
Dara Matson

From: [Julie Symons](#)
To: [housingelement](#)
Cc: [Rice, Katie](#)
Subject: Housing at San Francisco Blvd
Date: Friday, January 6, 2023 7:23:07 AM

Some people who received this message don't often get email from julie.symons@gmail.com. [Learn why this is important](#)

Dear housing element group,

Please consider reducing the number of units being considered at the end of San Francisco Blvd.

1. I am already very concerned about the evacuation route in the case of wild fire. Adding more housing will make it worse.
2. We don't have enough water to support additional housing. Three years of drought and climate change.
3. The housing is very close to a wild fire zone.
4. This state bill isn't reasonable with respect to where housing is needed and where it is logical to build. The San Anselmo area just doesn't have room for expansion.

Thank you,
Julie Symons
Sacramento ave.

From: [Sackett, Mary](#)
To: [housingelement](#)
Subject: FW: Board of Supervisors Contact Form
Date: Friday, January 13, 2023 2:42:02 PM

From: BOS <BOS@marincounty.org>
Sent: Friday, January 13, 2023 12:56 PM
To: BOS - Aides <BOS-AidesNOT@marincounty.org>
Subject: FW: Board of Supervisors Contact Form

Aides,

Attached is a message sent in by Victor Reizman the January 13, 2023 BOS e-mail. Please forward as you deem appropriate.

Thanks,



Joyce Evans
DEPUTY CLERK

County of Marin
Board of Supervisors
3501 Civic Center Drive, Suite 329
San Rafael, CA 94903
415 473 3768 T
415 473 3645 F

From: Victor Reizman <noreply@formresponse.com>
Sent: Friday, January 13, 2023 12:37 PM
To: BOS <BOS@marincounty.org>
Subject: Re: Board of Supervisors Contact Form

Board of Supervisors Contact Form

Your Name:	Victor Reizman
Your Email Address:	vreizman@lucasvalley.net

Subject:	Mandated Housing
Select a Routing Method:	District
What District Do You Live In?	District 1 - Damon Connolly
Message:	<p>While I recognized that the Board of Supervisors has limited flexibility regarding the State mandated housing requirements, I am opposed to any additional housing in Lucas Valley for these reasons. 1. Lucas Valley Road is a two lane road. It is the only egress route for those living in Upper Lucas Valley or the "Estates" and one of only two methods of egress for Marinwood residents. Any natural disaster, fire, flooding requiring rapid evacuation will create a nightmare scenario endangering many lives. 2. Lucas Valley Road is already experiencing back up problems throughout the day due to the new Kaiser facility on Los Gamos. An additional twenty six homes are being constructed on the hillside above Ellen Drive. It is also my understanding that a multifamily project is being considered by the YMCA. These will add to the traffic backup issues. 3. The proposed housing will add a yet to be defined burden to the Lucas Valley Elementary School and Miller Creek Middle School. 4. The design of the additional housing units is not yet settled but it appears that some will be multi-family stacked units that will be completely out of character for the affected neighborhoods. 5. There will be an additional burden placed on the well known water deficiency issues affecting the County. I am sure you are all well aware of these issues but I ask that they are carefully considered and clearly communicated to the State authorities who impose mandates without careful evaluation of the impact on affected neighborhoods. Thank you.</p>

Evans, Joyce

From: Jens Erlingsson <jerlingsson@live.com>
Sent: Sunday, January 15, 2023 7:17 PM
To: BOS
Subject: FW: Allocation of Housing Units in Lucas Valley

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Sent from [Mail](#) for Windows

From: [Jens Erlingsson](#)
Sent: Sunday, January 15, 2023 7:14 PM
To: mjackett@marincounty.org
Cc: bos@martincounty.org
Subject: Allocation of Housing Units in Lucas Valley

Supervisor Mary Sackett-

As a Lucas Valley resident over 40 years, I urge the Marin County Board of Supervisors not to vote on the allocation of 80 units at the Jeannette Prandi site, 58 units at Mt. Lassen Drive and 26 units at 1501 Lucas Valley Road, until a detailed Traffic Study has been completed verifying the safe emergency evacuation of Lucas Valley Residents including 200 – 250 children attending Lucas Valley Elementary School, in the event of a wildfire or other natural disaster.

Respectfully,
Jens Erlingsson
60 Mt. Tenaya Drive,
San Rafael

Sent from [Mail](#) for Windows

Evans, Joyce

From: Nancy Haugen <nancy@nancyhaugen.com>
Sent: Monday, January 16, 2023 10:40 AM
To: BOS
Subject: It is critical that responsible growth in Lucas Valley is limited

[You don't often get email from nancy@nancyhaugen.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Given the fire danger and the restricted exit access. We just can't add that many more cars and people and have any chance of surviving a disaster or emergency. I have lived here for 51 years and I don't want the home where I raised my children and where I hope to die in become such a threat that I have to consider moving for safety reasons.

Nancy Haugen
1320 Idylberry Rd.
San Rafael

Evans, Joyce

From: wendy woo <wendymwoo@mac.com>
Sent: Tuesday, January 17, 2023 12:30 PM
To: BOS
Cc: Sackett, Mary
Subject: Lucas Valley Building Plan

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Dear Board of Supervisors,

I am writing in respect to the proposed development in Lucas Valley, namely around Lucas Valley Rd and Jeanette Prandi Way.

We live around the corner and walk our dog daily around this area, and love the peace and quiet and neighbourliness. We love the integration of the elderly peoples' homes and the juvenile hall amidst a calming and natural environment of families of all ages and financial backgrounds. We, of course, wish to preserve such a precious place, and understand the need for low income housing that is congruous with the current community. And, whilst much is being made of the local resident's interests, we would like to bring to your attention that of nature.

In particular, the wildlife is so wonderful; every year, just in this little lot, we watch deer, coyotes, birds of prey, owls, snakes, hares, rabbit, small rodents - and the other day, a bobcat. The area is graced by ancient trails for both birds and animals, as they feed on creeks, other animals, and/or migrate. There's a heron who comes regularly, and many, many flocks that travel through the valley onto the bay, or through to West Marin, and beyond. The animals cross Lucas Valley R, and come down from the hills, and have been doing so way before the residences in Upper and Lower LV were built.

This pristine land, once built upon, would be a huge loss for these animals. Plus, given the recent rains, it is clear that the natural waterways and creeks that disperse and run through the ground are required by wildlife - and us all. If this was blocked by concrete, we will create another issue for the new buildings and surrounding land.

Lucas Valley Rd has increased traffic dramatically in the last five years. Any new construction will be an enormous weight on the current infrastructure, causing so much traffic - it is already busy enough for the local school runs around us. Adding construction vehicles, with constant noise, plus the new residences' transports would be unmanageable. This is a suburban, not urban, district, and thus congestion does not marry with the local environment. There simply is not enough space. Therefore, the numbers of any new dwellings must be kept as low as possible, as well as the height of the buildings, which is no more than a second storey in the entire valley.

And, what of infrastructure issues, such as those of sewage and water use, car parks, and electric/light pollution, tarmac and concrete...if the houses to be built are sustainable, with and from renewable energy, with a low footprint, and can be used as ambassador construction for climate change and new century living, around drought and fire risks, then these units would add enormous value to the county. Marin could be a flag bearer for social and climate conscious new builds, taking into consideration all the human, wildlife and natural habitat considerations.

It is clear the housing build will take place. But, respecting the parameters of the environment is imperative, and certainly not to make a carbuncle of the investment, scar the land for all-time, and create a huge negative living experience amongst the residences.

We trust you will make the right decisions.

Best regards,

The Cooke Family (Matt, Wendy, Monty)
848 Appleberry Drive,
San Rafael
94903

415-960-4469