

**ATTACHMENT 2:
COVER MEMO FOR COMMENT LETTERS**

TO: Marin County Planning Commission

SUBJECT: Comments received between November 22, 2022 and December 20, 2022 on the Draft Environmental Impact Report for the Housing & Safety Element Update to the Marin Countywide Plan

COMMENTS ATTACHED:

1. Email from Tad Jacobs dated November 30, 2022
2. Email from Julia Borghini dated December 1, 2022
3. Email from Elizabeth Weber dated December 1, 2022
4. Email from Jan Krizek dated December 2, 2022
5. Email from Holly Dresden dated December 2, 2022
6. Email and Letter from Chad & Sarah MacLachlan dated December 5, 2022
7. Email from Dan Hodges dated December 5, 2022
8. Email from Kristen Brooks, Gerrin Graham, and others dated December 5, 2022
9. Letter from Marilyn Mackel & Debra Turner dated December 5, 2022
10. Email from Brenda McLaughlin & David Ezequelle dated December 5, 2022
11. Letter from Bruce & Fran Corcoran dated December 6, 2022
12. Email from Annette Lowder dated December 6, 2022

From: [Taylor, Tammy](#)
To: [Hall, Chelsea](#)
Subject: FW: 2023-2031 housing element
Date: Thursday, December 1, 2022 11:34:55 AM

FYI: A very late comment email.

From: Tad Jacobs <tad@Treemasters.com>
Sent: Wednesday, November 30, 2022 6:20 PM
To: Taylor, Tammy <TTaylor@marincounty.org>
Subject: 2023-2031 housing element

You don't often get email from tad@treemasters.com. [Learn why this is important](#)

Tammy,

Thank you for taking the time to read this letter.

I've been a Marin County resident for 58 years and a resident of Lucas Valley for 27 years.

I understand the need for additional housing, I am not opposed to additional housing in our area. The proposed concentration of housing in the Marinwood/Lucas Valley area is inequitable in contrast to the rest of Marin County.

The current DEIR is inadequate for Planning Commissioners to make an educated decision in my humble opinion. Our current infrastructure of schools, roadways, emergency services, sewage and energy distribution are not capable of adding so many units to this very small area of Marinwood and Lucas valley, again in my humble opinion, but this also seems like common sense.

My request is for additional information to be put into the DEIR so a proper and fair decision can be made with regards to the very important need for additional housing here in Marin County, and if needed, decline the funds from the State that come with Housing compliance..

Respectfully submitted,

Tad Jacobs

Tad Jacobs
ISA Certified Arborist #8281
TREEMASTERS
3175 Kerner Blvd
San Rafael, CA 94901
415-455-9933

From: [BOS](#)
To: [BOS - Aides](#)
Cc: [Mosher, Ana Hilda](#)
Subject: FW: Urging to call off the Marin Housing Proposal
Date: Friday, December 2, 2022 12:38:14 PM

Aides,

Attached is a letter relating to the Housing Element received in the December 1, 2022 BOS mailbox. Please forward as you deem appropriate.

Thank you,



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
CRS Dial 711
jevans@marincounty.org

From: Julia Borghini <borghini@gmail.com>
Sent: Thursday, December 1, 2022 9:50 AM
To: BOS <BOS@marincounty.org>
Cc: David Muro II <dmuro2@gmail.com>
Subject: Urging to call off the Marin Housing Proposal

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Board of Supervisors and the Planning Commission members:

I'm writing to urge you to **not move forward** with the proposed new housing units on Mt Lassen Drive, Jeannette Prandi Way, and Lucas Valley Road in San Rafael. I live with my spouse and daughters on Mt Whitney Court in Lucas Valley, and our neighborhood and life here would be

directly affected by this new housing.

Specific concerns I want to share:

- This area is wildfire-prone, and there is only one exit route: Lucas Valley Road. During the Mt Lassen fire in 2021, there was significant traffic back up on Lucas Valley Road as people attempted to evacuate. Growing the population so dramatically in this area creates a significant safety hazard when it comes to evacuating the valley in an emergency.
- This neighborhood already has infrastructure concerns: cell reception is poor, internet speeds are slow and spotty, and from a gas/electricity perspective we are already told to be prepared to go without help for at least two weeks should there be an emergency. The infrastructure of this area can hardly support the existing population – it is certainly nowhere near ready to support a surge in new residents.
- Our school system is similarly not prepared to support a significant population increase.
- Beyond safety and practicality concerns, it breaks my heart that this neighborhood would lose so much of the beautiful open space that makes Lucas Valley such a serene, park-like place to live. The open space between Mt Lassen Drive and Huckleberry Road is such an important part of living here. It's where kids and dogs run, where little ones learn to ride a bike, where neighbors meet and connect ... it's a hub for community and connection that makes living here remarkable. Losing it would change the entire dynamic of this neighborhood.

I recognize we must all make sacrifices to increase the amount of accessible, affordable housing. I personally spent much of my childhood in low-income housing, and as an adult with humble origins, the opportunity to move my family away from the city to a peaceful, quiet neighborhood with an intimate, small-town feel has been a revelation and incredible gift. These proposed changes introduce safety risks and infrastructure risks while also dramatically shifting the experience of living here. On behalf of my family and my neighbors, I ask that **you to please not up-end this neighborhood and introduce these risks.**

Thank you for your consideration.

Sincerely,
Julia Borghini
115 Mount Whitney Court
San Rafael, CA 94903

From: [BOS](#)
To: [BOS - Aides](#)
Cc: [Mosher, Ana Hilda](#)
Subject: FW: Housing Element Sites - BLACKPOINT
Date: Friday, December 2, 2022 12:37:06 PM

Aides,

Attached is a letter received in the December 2, 2022 BOS mailbox. Please forward as you deem appropriate.

Thank you,



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
CRS Dial 711
jevans@marincounty.org

From: EB <ebquay@gmail.com>
Sent: Thursday, December 1, 2022 4:36 PM
To: BOS <BOS@marincounty.org>
Subject: Housing Element Sites - BLACKPOINT

You don't often get email from ebquay@gmail.com. [Learn why this is important](#)

RE: Recommended Site List in Blackpoint - Greenpoint Nursery

Thank you for taking comments from the public about the Site Review and approval process.

I would like to address concerns about the Blackpoint - Greenpoint Nursery site. Blackpoint has experienced several years of flooding that has blocked our roadways. The Greenpoint Nursery is among wetlands and flooding is a very real concern. In this same vein, there actually is NO public transportation out to Blackpoint and the Greenpoint Nursery at all.

The number of homes on this site should be dramatically reduced if not removed entirely.

Also, I would like to reiterate the idea to include properties within city limits. Specifically the empty buildings/houses at Fireman's Fund, and in Hamilton. Both of these locations have existing infrastructures and are within walking distance of facilities such as shops, restaurants, transit, etc.

Thank you for your time and consideration,

Elizabeth Weber

11 Hillside Terr, Black Point

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From: [Jan Krizek](#)
To: [EnvPlanning](#); [Sackett, Mary](#)
Subject: HOUSING MANDATES- ENVIRONMENTAL IMPACT REPORT
Date: Friday, December 2, 2022 10:09:15 AM

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

To: Mary Sackett

As a Lucas Valley/ Marinwood resident I agree with the arguments laid out in the letter below by Janet Coyne. The housing element in unincorporated Marin County needs to be more evenly distributed. Pls do not allow shifting more housing to Lucas Valley /Marinwood than the presently allocated Jeanette Prandi for 80 units and St Vincents for approximately 1800.

Pls feel free to contact me at:

Jan Krizek
861 Idylberry Rd
San Rafael, CA 94903

I am writing to you regarding the Marin IJ article dated 11/18/2022 in response to the DEIR/ environmental report. Thank you for your input on the housing element for district 1 and your review of the DEIR. I am a Marinwood resident and I am very concerned about the environmental impacts to Lucas Valley, & Marinwood especially with the "alternatives" of relocating more housing units to our area because of VMT and water.

My understanding from the IJ article is that 479 housing units could be relocated into our area to reduce VMT. This assumes that most people need to live near the 101 or Sir Frances Drake corridor for work/commute. This assumption does not take into account people that work in West Marin (or other areas of Marin County) and would benefit from living & working in the same community and thus gives a false elevation of VMT. This also does not factor in the approximately 1500 housing units that are being planned for the Northgate area/ northern San Rafael and thus will impact traffic/ schools/ shopping, etc, causing more VMT/emissions from traffic.

The second assumption is that relocating 896 units to Marinwood/Lucas valley from West Marin/Novato would help with water supply.

My understanding is that MMWD gets 20% of its water from RussianRiver/SonomaCounty, whereas NMWD gets 80% of its water from this area.

I can only assume that Lucas valley/ Marinwood likely receives most of its water from Russian River/Sonoma County since we are the northern most area of Marin County. With Sonoma County having its own mandates, our area (in addition to NMWD) could also be subject to further restrictions from our northern neighbors. We are all in the same boat when it comes to water!

I spoke with Mary Sackett today and my hopes for the upcoming 12/6 Board of supervisors meeting

is that with the transition of supervisor, that Mary Sackett will be well supported and that District 1 will fight to keep our community from absorbing all the housing in unincorporated Marin. Our community (school district, emergency services, streets & highways) will easily become overwhelmed with the addition of potentially 5000+ (unincorporated + northern San Rafael) new housing units without adequate funding and resources to support this.

Hopefully the board of supervisors and planning commissioners can agree that this is not a feasible option and that the housing element in unincorporated Marin County needs to be more evenly distributed.

Thanks for your time.

Janet Coyne
Marinwood resident

From: [Holly Dresden](#)
To: [EnvPlanning](#); [Taylor, Tammy](#); [Sackett, Mary](#); [Connolly, Damon](#)
Cc: [Michael Francis](#)
Subject: Proposed housing projects in Marinwood and Lucas Valley
Date: Friday, December 2, 2022 1:50:14 PM

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

To whom it may concern,

Regarding the proposed housing units in Marinwood and Lucas Valley, we do not feel this area is suitable for such expansion for many reasons. The most important issues are as follows:

Emergency response: Access to and from the already overly congested Lucas Valley road. We are very concerned with what happens in the event of a large emergency, whether that be a wildfire or other natural disaster. How will residents get in and out of the valley safely?

More traffic congestion: We already have no public transportation and rely primarily on cars. In addition, the road is hazardous, and I've seen near-death accidents with bikers and wildlife. People drive too fast, and there are already too many cars. We have no sidewalks or animal barriers. We have elementary and Junior High school-aged children, and we caution them never to ride their bikes or walk on Lucas Valley road as people treat it as a freeway. Many accidents have happened over the years. This is a major safety hazard as it is today. We have already had to adjust to Kaiser moving in, and the mass housing project across from Kaiser is currently under development. Please do not compound the issue further.

Please protect our safety and the natural beauty of this area.

Sincerely,

Holly Dresden
18 Mount Diablo Circle
hollydresden@gmail.com

From: [BOS](#)
To: [BOS - Aides](#)
Subject: FW: Hearing on Housing Elements Sites- Public Comment
Date: Monday, December 5, 2022 1:42:13 PM
Attachments: [Housingemail.docx](#)

Aides,

Attached is a letter received in the December 5, 2022 BOS mailbox relating to the Housing Element, Agenda Item #14 on the December th agenda. 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
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jevans@marincounty.org

From: sarah mccarthy <mccarthy_111@yahoo.com>
Sent: Monday, December 5, 2022 1:33 PM
To: housingelement <housingelement@marincounty.org>; BOS <BOS@marincounty.org>
Subject: Hearing on Housing Elements Sites- Public Comment

You don't often get email from mccarthy_111@yahoo.com. [Learn why this is important](#)

Fellow Supervisors,

Please see the attached email detailing our concerns for the building sites along the Atherton/Olive Corridor.

Thank you,
Chad and Sarah MacLachlan
120 Churchill Lane
Novato, CA. 94945

Thank you for the opportunity to give input on the DEIR and the proposed 3,569 housing units in unincorporated Marin County as part of the RHNA set by the ABAG. We fully support a well thought out affordable housing plan in Marin County. The California Environmental Quality Act (CEQA) clearly states: “CEQA requires public agencies to “look before they leap” and consider the environmental consequences of their discretionary actions, and is intended to inform government decisionmakers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage.” While I respect the work that MIG put into preparing the DEIR, I am in alignment with the Planning Commissioners, our County Supervisors, and the Marin County public that this report has fallen significantly short of a well thought out plan to add affordable housing in Marin County, while still maintaining the beauty and character of our wonderful County and protecting Novato’s open land lots that are home to native wildlife. I do hope that our esteemed Planning Commissioners and County Supervisors will consider select sections of the DEIR when making their decisions, but will also rely more strongly on their support for the aesthetic Marin County landscape and its constituents who live there when making the final decision on building sites. Our family, along with hundreds of other families, specifically chose to live in the Atherton Avenue area of Novato due to its single-family homes on larger lots, with beautiful countryside and abundant natural wildlife. This is such a beautiful part of Novato and Marin County. If done correctly, we have the opportunity to improve and beautify run-down parts of Novato and Marin County with well-built affordable housing units – but high-density housing units should not just be plopped down on any open lot where it clearly does not fit in and would clearly decrease the beauty and character of the surrounding neighborhood instead of improving it. I can assure you that building high-density housing in the countryside of the Atherton Avenue Corridor is clearly out of place, and is fraught with numerous other issues that should not be ignored. I would love to work with the Planning Commission and our County Supervisors to identify sites that fit within this plan. We can turn this State mandate into an opportunity to 1) provide affordable housing in Marin County, 2) beautify run down parts of Marin County, 3) preserve the beauty and charm of single-family country neighborhoods around Novato and Marin County.

My sincere request to take the Atherton Avenue sites off of the final housing unit sites:

Aesthetics:

As listed on the DEIR. Hundreds of families chose to live and raise children in the Atherton Avenue area of Novato because of the open and rural areas. One of the biggest differentiators in the Novato community compared to other cities in Marin County is the semi-rural feel, larger properties, and less dense housing. Adding hundreds of potential homes along the Atherton Avenue corridor does not fit with this at all. The six identified parcels on the housing element list along the Atherton Avenue Corridor all have something in common...they are bordered or are adjacent to homes of at least 1/2 to 1 acre each. Adding up to 20 units per acre would drastically change the look, feel, and identity of a precious rural area so close to the city itself. There appears to be other considerable locations where these additional units could be built and in doing so, not infringe upon homes and neighborhoods people have chosen to live in for the remote setting.

Table 2-2 from the DEIR:

Significant with no Mitigation Measures

**Table 2-2:
Summary of Impacts and Recommended Mitigation Measures**

Impacts	Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Significance With Mitigation
AESTHETICS				
Impact 4-1: Effects on Scenic Vistas. [Threshold of Significance (a)]	S	No feasible mitigation is available. This impact would remain significant and unavoidable .	County	SU
Impact 4-2: Impacts on Existing Visual Character and Quality. [Threshold of Significance (c)]	S	No feasible mitigation is available. This impact would remain significant and unavoidable .	County	SU

4. AESTHETICS

Environmental Issue Area	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
Aesthetics. <i>Except as provided in Public Resources Code Section 21099, would the project:</i>				
a) <i>Have a substantial adverse effect on a scenic vista?</i>	X			
b) <i>Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?</i>				X
c) <i>In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?</i>	X			
d) <i>Create a new source of substantial light or glare which would adversely affect day or nighttime views in the Project Area?</i>			X	

4.3.1 Thresholds of Significance

Based on Appendix G of the State CEQA Guidelines, implementation of the Project would have a significant impact related to aesthetics and visual resources if it would:

- A. Have a substantial adverse effect on a scenic vista;
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway;
- C. Substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those experienced from publicly accessible vantage point); If the project is in an urbanized area and would conflict with applicable zoning and other regulations governing scenic quality; or

Impact 4-1: Effects on Scenic Vistas. *[Threshold of Significance (a)]* Potential housing facilitated by the Housing Element Update would include development on vacant sites and also replacing existing developed areas with new development, which could substantially adversely affect a scenic vista due to changes in densities and building heights that could potentially obscure or degrade scenic vistas and substantially adversely affect a scenic vista. This would be a **significant impact**.

Impact 4-2: Impacts on Existing Visual Character and Quality. *[Threshold of Significance (c)]* Potential housing facilitated by the Housing Element Update, including development on vacant sites and also replacing existing developed areas with new development, could degrade the existing visual character or quality of public views of the site and its surroundings resulting from densities, building heights, building massing, and other types of exterior building materials and elements that could occur with new development. These effects could degrade the existing visual character or quality of public views of the site, and would be a **significant impact**.

Mitigation. No feasible mitigation is available. This impact would remain **significant and unavoidable**.

Safety and Evacuation:

When Highway 37 recently flooded and traffic was re-routed to Atherton Avenue, Atherton Avenue became a parking lot. It took almost 30 minutes to go a half mile to Highway 101. Evacuations along the two-lane Atherton Avenue would be a disaster. All six sites along Atherton Avenue are listed under the “moderate” or “high” fire danger category. This significantly impacts insurance availability and rates, and will make it much more expensive for residents to live in their homes regardless of income level - but particularly those that are in the lower or moderate income categories. In addition to insurance challenges, evacuation is also a concern. This will be a dangerous and potentially catastrophic event that will only be compounded by extra vehicles. Having the potential of several hundred extra cars trying to evacuate on the two-lane Atherton Avenue will further delay evacuation while also inhibiting fire equipment response. In addition to insurance challenges, evacuation is also a concern.

Ability to build on the Atherton Avenue sites to fulfil the State mandate:

Deep concerns over the methodology and awareness of each site’s unique terrain. This is where the DEIR really falls short, and this was clearly recognized in the meeting on Nov 16th, 2022. For example, one of the candidate sites (805 Atherton Avenue), previously had an application submitted to subdivide

the property into six lots. This application, however, was denied by the planning commission for several reasons. What it does tell me is that the slope calculations that are listed on the current housing element site list are incorrect and also don't recognize that 1.5 acres of the "buildable area" identified, was actually surveyed as wetlands in 2018. Furthermore, both of the Olive Avenue sites also have significant wetlands surrounding them, which make them difficult or impossible to meet the numbers identified in the housing element site list.

Environmental Impacts:

During a previous 2018 application to the County to build just SIX units on 805 Atherton Avenue, 1.5 acres of the "buildable area" identified was actually surveyed as wetlands. Furthermore, both of the Olive Avenue sites also have significant wetlands surrounding them, which make them difficult or impossible to meet the numbers identified in the housing element site list. Furthermore, not a week goes by that deer and other wildlife are found dead along Atherton Avenue after being hit by cars driving along Atherton Avenue and the surrounding neighborhoods. The potential damage to wildlife by drastically increasing vehicle traffic along Atherton Avenue and the surrounding streets is no doubt significant, and not something to be taken lightly. This is completely avoidable. The lots listed along Atherton Avenue are also home to a large number of beautiful native wildlife, including a large herd of deer and flock of wild turkeys.

Table 2-2 from the DEIR:

<p>Impact 7-2: Impacts on Riparian Habitat, Sensitive Natural Communities, and Wetlands. [Thresholds of Significance (b) and (c)]</p>	<p>S</p>	<p>Mitigation Measure 7-2: Best Management Practices for vegetation management in riparian areas, wetlands, and sensitive natural communities. For fire safety implementation projects (e.g., fuel load reduction) of any size where sensitive biological resources may occur, the County and/or contractors shall prepare a Construction Management Plan (CMP) for projects that involve vegetation removal within or in proximity to riparian areas, wetlands, and sensitive natural communities. The CMP shall include Best Management Practices (BMPS) that protect these habitats. The CMPs may include, but are not limited to, the following BMPs:</p>	<p>Project applicants; County</p>	<p>LS</p>
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		<ul style="list-style-type: none"> ▪ Setbacks from riparian areas, wetlands, and other sensitive areas where work should be avoided. ▪ Field delineation of sensitive habitats as Environmentally Sensitive Areas to avoid. ▪ Identification of sensitive areas where work should be done by hand rather than with heavy machinery ▪ Measures to control and prevent the discharge of potential pollutants, including solid wastes, paints, concrete, petroleum products, chemicals, wash water or sediment and non-stormwater discharges to storm drains and water courses. ▪ Restrictions on cleaning, fueling, or maintaining vehicles on site, except in a designated area in which run-off is contained and treated. ▪ Erosion control measures for wet season work (October 15 through April 15). ▪ Measures to store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater. ▪ Measures to avoid the invasion and/or spread of noxious weeds. 		
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		Implementation of this mitigation measure would reduce impacts of the Safety Element Update on riparian habitat, state or federally-protected wetlands, or other sensitive natural communities to a <i>less-than-significant level</i> .		
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<p>Impact 7-3: Impacts on Wildlife Movement Corridors and Wildlife Nursery Sites. [Threshold of Significance (d)] .</p>	S	<p>Mitigation Measure 7-3.1. Revise Definition of the Nesting Season</p> <p>Adopted Policy BIO-2.5 in the Natural Systems and Agriculture Element of the 2007 CWP defines the avian nesting season as March 1 through August 1. However, the nesting season in Marin County is generally defined as February 1 through August 31. Unless this policy is amended, future individual development projects resulting from the Housing Element Update have the potential to take active nests of birds protected by the Migratory Bird Treaty Act and California Fish and Game Code. Therefore, the County shall revise this policy as follows:</p> <p>Policy BIO-2.5 (revised) Restrict Disturbance in Sensitive Habitat During the Nesting Season. Limit construction and other sources of potential disturbance in sensitive riparian corridors, wetlands, and Baylands to protect bird nesting activities. Disturbance should generally be set back from sensitive habitat during the nesting season from <u>February 1 through August 31</u> to protect bird nesting, rearing, and fledging activities. Preconstruction surveys should be conducted by a qualified professional where development is proposed in sensitive habitat areas during the nesting</p>	County	LS
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		<p>season, and appropriate restrictions should be defined to protect nests in active use and ensure that any young have fledged before construction proceeds.</p> <p>Mitigation Measure 7-3.2 Bird-Safe Design. The County shall establish design standards for new construction and redevelopment projects to implement bird-safe features to prevent or reduce avian collision risks with glass windows. Consistent with the American Bird Conservancy recommendations, the County shall specify thresholds when standards would apply, such as site location relative to avian habitat and amount of contiguous glass proposed on building facades. If projects meet or exceed the thresholds, the County shall require application of bird-safe design features including, but not limited to, window treatments, glass treatments, and landscaping and lighting modifications. The County or project applicants shall obtain a qualified biologist, with experience in avian ecology, to evaluate proposed building plans and bird-safe design features, where applicable. If the proposed bird-safe design does not sufficiently address collision risks, the biologist shall provide additional bird-safe design recommendations that shall be incorporated.</p>		
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		<p>Mitigation Measure 7-3.3. Implement Protective Buffers During Vegetation Management.</p> <p>To protect wildlife movement corridors and wildlife nursery sites from removal, degradation, or substantial long-term disturbance, the County shall minimize vegetation management activities to the greatest extent feasible and implement protective buffers, or specify vegetation management and removal methods to protect wildlife movement corridors and avoid disturbance of wildlife nursery sites.</p> <p>With implementation of Mitigation Measures 7-3.1, 7-3.2, and 7-3.3, impacts of the Housing and Safety Element Update would be <i>less than significant</i>.</p>		
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Atherton Avenue Lots are not near public transportation and not near supermarkets and amenities:

Due to the more remote location of the Atherton Avenue sites, individual transportation by the hundreds of families would be required. The Atherton Avenue sites are not within walking distance of public transportation, food markets, or eating amenities.

Table 2-2 from the DEIR:

Significant with no Mitigation Measures

<p>Impact 15-1: Substantial Permanent Increases in Traffic Noise Levels. [Threshold of Significance (a)] The implementation of the proposed Project could result in a substantial permanent increase in noise levels. This would be a <i>potentially significant impact</i>.</p>	S	<p>Mitigation Measure 15-1. Reduce VMT from New Residential Development. Implement Mitigation Measure 18-4 (Transportation).</p> <p>Mitigation Measure 18-4. Residential development projects shall be required to achieve a VMT significance threshold of 15 percent below the regional average residential VMT per capita. The methodologies and screening parameters used to determine VMT significance shall be consistent with the guidance provided in the <i>Technical Advisory on Evaluating Transportation Impacts in CEQA</i>,</p>	Project applicants; County	SU
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Impacts	Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Significance With Mitigation
		<p>OPR, 2018 (or subsequent updates), or future VMT policies adopted by the County of Marin, provided that such policies have been shown through evidence to support the legislative intent of SB 743. Output from the TAMDM travel demand model shall be the source of the regional VMT per capita performance metric used to establish the significance threshold and shall be used in residential development project VMT assessments. For individual residential development projects that do not achieve VMT significance thresholds, applicants shall submit documentation that demonstrates how the necessary VMT per capita reductions will be achieved, relying on available research and evidence to support findings. VMT reduction techniques will vary depending on the location of each development site and the availability of nearby transportation services though utilization of TDM strategies will play a major role in most cases. Following are TDM and other strategies that may be applied; additional measures beyond those provided in this list may be allowed if supported by evidence.</p> <ul style="list-style-type: none"> ▪ Subsidize resident transit passes ▪ Provide or participate in established ride-matching program(s) 		

Impacts	Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Significance With Mitigation
		<ul style="list-style-type: none"> ▪ Provide information, educational, and marketing resources for residents and visitors managed by a TDM Coordinator ▪ Complete bus stop improvements or on-site mobility hubs ▪ Construct off-site pedestrian and/or bicycle network improvements, particularly those that fill gaps and/or connect the project and surrounding neighborhood to transit ▪ Reduce parking supply at affordable or senior projects and projects that are well-served by transit ▪ Unbundle parking costs (sell or lease parking separately from the housing unit) where appropriate on-street management is present ▪ Provide or participate in car-sharing, bike sharing, or scooter sharing program(s) ▪ Contribute to future VMT mitigation fee programs, banks, or exchanges as they become available. <p>Even with implementation of this mitigation measure, this impact would remain significant and unavoidable.</p>		

Significant Impact of Providing Utilities with no Mitigation:

All six sites are listed in a chart titled *“Housing Site Removed from Utility Service Providers”* (Table 22-2/Page 22-32 of the DEIR) because of an **“Inability to Serve the Proposed Project.”** In other words, the water district has responded saying they can’t provide water to these sites without impacting their ability to provide water with a sufficient reserve for the entire community during dry years. It would also necessitate significant infrastructure upgrades even if they did have enough water. With ever increasing and severe droughts, the biggest and most important commodity will be water. Adding hundreds of new homes will put a further strain on an already precarious water supply that is heavily reliant on out-of-county water sources to provide basic needs for the service area. The sites along Atherton Avenue and Olive Avenue would also have significant challenges to connecting to the sewer system, especially since the fire station just down the road (to the best of my current knowledge) still hasn’t been able to connect to the sanitary sewer and, like all homes in the area, relies on a septic system. **The NMWD has already said they cannot provide water to these sites along Atherton and if forced to do so, the only way is to build a 35ft high by 35 ft wide water tower in the area to provide water. This is only for sites 791 and 805. There will have to be more towers built for other sites.**

Impacts	Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Significance With Mitigation
<p>Impact 19-2b: Project and Cumulative Water Supply Impacts: North Marin Water District and Marin Municipal Water District. [Threshold of Significance (b)] Parts of the unincorporated County are served by North Marin Water District (NMWD), the majority of whose supplies are dependent upon water purchased from Sonoma County Water Agency and piped into the County. Other parts of the unincorporated County are served by Marin Municipal Water District (MMWD), the majority of whose supplies are dependent upon water stored in Marin County reservoirs. When these Districts have access to full annual water entitlements and full reservoir capacity, they are able to accommodate population growth as indicated in their “2020 Urban Water Management Plan for North Marin Water District” and “MMWD Water Resources Plan 2040.”</p> <p>However, due to drought impacts in Sonoma County, NMWD is not able to receive its full annual entitlement from Sonoma County Water Agency and has adopted an ordinance imposing moratoriums on new connections in order to work within its restricted supply. Additionally, until recently MMWD had imposed restrictions on</p>	S	No feasible mitigation is available. This impact would remain <i>significant and unavoidable</i> .	Project applicants; County; NMWD; MMWD	SU

connections for irrigation for new development due to water shortages in its reservoirs as a result of multiple years of less than average rainfall. MMWD's restriction on irrigation connections was lifted in 2022 because large storm events in the winter of 2021-2022 filled the reservoirs. Because there is uncertainty in the future about the amount of water that would be available for the Districts to supply to customers during the current, ongoing drought, and the Districts are in the early stages of seeking alternate water sources, possible multiple new connections proposed in the Project and cumulative (Project and Districts' commitments outside of the Project) scenarios could result in demands in excess of available supply during dry and multiple dry years, which would be a <i>potentially significant impact</i> .				
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Impact 19-2c: Project and Cumulative Water Supply Impacts: Individual Water Supply Systems. [Threshold of Significance (b)] Parts of the unincorporated County are outside of community service and water district service areas, and developed parcels need to rely on private, individual water supply systems with water obtained from wells and local streams. The Project includes sites which will need to rely on individual water systems. State and local requirements for small water systems will help ensure that the number of units in a development do not exceed the capacity of new or existing wells to supply water. System capacity will be based on the water supply	S	No feasible mitigation is available. This impact would remain <i>significant and unavoidable</i> .	County; project applicants	SU
--	---	--	----------------------------	----

investigations required for individual developments at the time they are proposed. Under drought conditions, groundwater can decrease to levels below the supply needed to sustain development. This could result in demands in excess of available supply during normal, dry, and multiple dry years, which would be a <i>potentially significant impact</i> .				
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Impact 19-3a: Wastewater Treatment Capacity Impacts: Community Service Districts Providing Sewage Treatment. [Threshold of Significance (c)] Parts of the unincorporated County are served by small community service districts that are in need of infrastructure upgrades and expansion in order to collect and treat wastewater from new development. Possible multiple new connections discharging an increased amount of waste to existing infrastructure and facilities could exceed the system's capacity for conveyance and treatment, which would be a <i>potentially significant impact</i> .	S	No feasible mitigation is available. This impact would remain <i>significant and unavoidable</i> .	County; community service districts	SU
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Impact 19-3b: Wastewater Treatment Capacity Impacts: Sanitary Districts. [Threshold of Significance (c)] Parts of the unincorporated County are served by large sewer	S	No feasible mitigation is available. This impact would remain <i>significant and unavoidable</i> .	County; project applicants; sewer districts	SU
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<p>districts, some for which future treatment capacity is unknown and which may need infrastructure upgrades and expansion in order to collect and treat wastewater from the Project. Possible multiple new connections discharging an increased amount of wastewater to existing infrastructure and facilities could exceed the system's capacity for conveyance and treatment, which would be a <i>potentially significant impact</i>.</p>				
<p>Impact 19-3c: Wastewater Treatment Capacity Impacts Outside of Sanitary Districts and Community Service Districts Providing Sewage Treatment. [Threshold of Significance (c)] Parts of the unincorporated County are outside of sanitary district service areas and community service districts providing wastewater treatment. These areas rely on individual septic systems to treat wastewater on developed parcels. The potential for an individual septic system to have capacity to serve a development's demand depends on the specific soil conditions and existence of natural and built features within the parcel proposed for development. Until site-specific investigations are completed, uncertainty exists on any given parcel regarding the capacity of the existing soil to treat wastewater from a proposed development. Due to this uncertainty in the ability of the parcel to serve a development's wastewater treatment needs, this would be a <i>potentially significant impact</i>.</p>	S	No feasible mitigation is available. This impact would remain <i>significant and unavoidable</i> .	County; project applicants	SU

In regards to the Larkspur Alternative Plan, please consider strongly opposing this plan, as it will then add an additional 62 sites to the Atherton/Olive corridor. If the Buck Institute site can be reconsidered as two 10 acre parcels rather than one 20 acre parcel, this would provide more available building sites. With that being said, if the decision is made to allow the San Quentin home sites to be counted toward the city of Larkspur rather than unincorporated Marin, why then can't some of the new building sites in Novato be counted toward unincorporated Marin, alleviating the need to build on the Atherton/Olive corridor? This cannot be done for one area of Marin and not the other.

Chad and Sarah MacLachlan

Novato, CA

(707) 761-7333

From: [Dan Hodges](#)
To: [Arnold, Judy](#); eric@ericlucan.com
Cc: [Albert, Tanya](#); [Weber, Leslie](#)
Subject: Housing Element Comment
Date: Monday, December 5, 2022 11:10:22 AM

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

Dear Supervisor Arnold and Supervisor-Elect Lucan,

My family resides at 160 Churchill Lane in unincorporated Marin County (Novato). I am writing to you to respectfully ask that you remove the 791 and 805 Atherton Avenue sites for consideration from the list of potential housing projects in conjunction with the State's RHNA requirements.

First, I appreciate the position you are in with regard to having to make these decisions and comply with the State's requirements. However, these two sites are not well suited for these projects. My wife and 4 children moved here two years ago, in part because of the beautiful open space it provides for our family. All the homes in this area sit on large lots, and a development like this would not fit at all within the neighborhood.

I would like to make clear that I am not "anti-low/moderate income housing" and totally understand the need for additional housing in Marin. I do feel strongly that there are better locations for this type of housing. The sites on Atherton Avenue are not close to public transportation and amenities, which in reading the documents seems to be one of the requirements of the project. Further, Atherton Avenue is a two lane road, and the increased traffic would cause severe problems with the wildlife that live in the area.

All six sites (Atherton Avenue and Olive Avenue) are listed in a chart titled "Housing Site Removed from Utility Service Providers" (Table 22-2/Page 22-32 of the DEIR) because of an "Inability to serve the Proposed Project." In other words, the water district has responded saying they can't provide water to these sites without impacting their ability to provide water with a sufficient reserve for the entire community during dry years. It would also necessitate significant infrastructure upgrades even if they did have enough water. With ever increasing and severe droughts, the biggest and most important commodity will be water. Adding hundreds of new homes will put a further strain on an already precarious water supply that is heavily reliant on out-of-county water sources to provide basic needs for the service area..

We have serious concerns over the methodology and awareness of each sites unique terrain. For example, one of the candidate sites (805 Atherton Avenue), previously had an application submitted to subdivide the property into six lots. This however, was denied by the planning commission for several reasons. What it does tell me is that the slope calculations that are listed on the current housing element site list are incorrect and also don't recognize that 1.5 acres of the "buildable area" identified, was actually surveyed as wetlands in 2018. Both the Olive Avenue sites also have significant wetlands surrounding them which make them difficult or impossible to meet the numbers identified in the housing element site list. Has this been addressed? Do we want to make a decision to place homes here and then have to go back to "square one" when it becomes clear that the housing cannot be accommodated?

Most concerning is the additional traffic should an evacuation be needed in the case of a fire. Hundreds of homes would be evacuating at the same time on a two lane road, causing problems for us to get out as well as fire equipment to get in. I am a partner in a large insurance brokerage, and I can tell you that it is already difficult to obtain homeowners insurance due to fire hazard concerns in our neighborhood. Insurance companies look at home density for each area and is one of the determining factors in offering policies and the price of those policies. If over 100 additional homes are added, it may be extremely difficult to obtain policies. And even if we can, many people living in the new homes may not be able to even afford what the coverage will cost.

I am aware of the "Larkspur Alternative", and STRONGLY oppose those homes to be counted towards the City of Larkspurs requirements. I'm not even sure I understand why this is an option. If the land is on unincorporated Marin County land, then it shouldn't even be a consideration to have them counted as anything else.

I am also aware that the Buck Institute site is 20 acres and would be enough room for the housing on Atherton to be moved there. But there is something about only 10 acre lots being considered? I'm curious why this is?

Again, I want to be respectful of the mandate with which you are required to comply. But the sites on Atherton Avenue will cause more problems than it will solve, and there are definitely other sites more suitable.

I appreciate your consideration on this matter.

Thank you.

Dan

Dan Hodges
Senior Vice President, Partner
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D 415.878.2463
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From: [Sackett, Mary](#)
To: [Hall, Chelsea](#); [Jones, Sarah](#)
Subject: FW: Mary + Kristen
Date: Monday, December 5, 2022 2:31:29 PM
Attachments: [mime-attachment.ics](#)

From: Kristen Brooks <kristenbrooksm@gmail.com>
Sent: Monday, December 5, 2022 1:54 PM
To: Sackett, Mary <MSackett@marincounty.org>
Subject: Re: Mary + Kristen

Looking forward to meeting today. Here is a letter to Damon and the BOS from members of our community that sums the concerns we have:

To Damon Connolly and the Board of Supervisors:

As residents of Lucas Valley-Marinwood, we write to express our deep concern about the proposed development at Jeanette Prandi.

Certainly we have a housing crisis in Marin County, however it is incumbent upon you as our leaders to ensure that housing development is rational and reasonable. Currently the site at Jeanette Prandi is designated open space, protected as such in perpetuity by Ordinance 3193 when Rotary Village was developed as affordable housing for seniors more than 20 years ago. This is a place where the community comes together, the elderly of Rotary Village can safely walk, wildlife roams, and children can safely make their way to the local elementary and middle schools.

Development in Lucas Valley is in direct opposition to the stated goals of the Board and the State, goals that seek to mitigate wildfire risk, resource utilization, community impact, and transportation burden. There is a deeply inequitable distribution of affordable housing across Marin with 40% of the proposed construction being shouldered by District 1. Furthermore, development at Jeanette Prandi poses "significant and unavoidable" risks, according to your own EIR, including wildfire risk, flooding risk, inadequate water supply, risks to wildlife, and inadequate infrastructure. The plan undermines the decisions made by the Board in creating the Juvenile Hall Site Master Plan. To force the development of this space despite all of these consequences and realities, simply to meet a state mandate that the County has had years to prepare for, is irresponsible and reckless.

Development at Jeanette Prandi does not make sense. It risks the safety of our community, the state of our schools, and unduly burdens the tenuous infrastructure and limited water supply that we already face. We ask that you advocate for your district when it comes to safe, sensible, and realistic housing development in our area. We are not opposed to affordable housing. We are opposed to the development of housing in inappropriate areas considering the stated goals of the

community and our local and state elected officials.

Our demand is that the Jeanette Prandi site be removed from the proposal for affordable housing development, for all of the reasons above in addition to the impact of the massive proposal for St. Vincents, and that a more reasonable, equitable, and sustainable solution be found.

Sincerely,

The undersigned residents of Lucas Valley-Marinwood

Kristen Brooks and Gerrin Graham
2059 Huckleberry Rd

Jennifer and Tim Wallen
812 Appleberry Drive

Dorothy and Shepherd Burton
2047 Huckleberry Rd

Clea Badion and Kevin Kalahiki
836 Appleberry Drive

Karsson and Dan Hevia
575 Appleberry Drive

Vija Ozola Berg and Ulrich Berg
2063 Huckleberry Road

Cristen and Eric Wright
529 Appleberry Drive

Kristina Tham Sterner and Per Lindgren
125 Mount Whitney Ct

Michele and Jason Sperling
690 Cedarberry Ln

Simone Buchwalter and Hung Nguyen
613 Appleberry Drive

Daniela Monteiro and Andrew Forrester
885 Greenberry Ln

Tom and Leigh Rypma
1122 Idylberry rd

Julie Renfroe and Caroline Weis
2100 Elderberry Lane

Jordan and Cliff Miller
135 Mount Whitney Court

Leyla Konuralp and Jon Dirienzo
101 El Capitan Dr

Amy Jones & Jason Poulton
105 Mount Whitney Court

Leslie Kurland and Jordan Kurland
2042 Huckleberry Road

Sent from my iPhone

December 5, 2022

Marin County Board of Supervisors
Hearing on Housing Element Sites

ITEM 1: 825 Drake Avenue, Marin City

As Marin City residents, we would like to go on record as in opposition to the planned development at 825 Drake Avenue.

Our objections are based on the following facts

- 1) Population density is highest in Marin City (see page 2).
- 2) Marin County has said that housing element goals include preservation of the value of existing housing. The 5-story 825 Drake project would destroy views of existing senior housing.
- 3) The infrastructure of Marin City has been neglected for decades, reflected in drainage issues and questionable air and water quality, along with noise pollution.
- 4) With only one way in and out of Marin City — often subject to flooding and under growing threat of wild fire, the County is shockingly willing to disregard the safety of Marin City residents.
- 5) With 74 units planned for 825 Drake and only 24 parking spaces, the approval of 825 Drake is further evidence of Marin County's disregard for the Marin City residents. The planned project is across from Rocky Graham Park, the only public park in Marin City. Many public events occur there. It is a playground and a performance place. Parking is scarce. To add to the traffic on Drake Avenue, thereby endangering the lives of children, is unconscionable.
- 6) To consider the bus service in Marin City a "transit hub" which can serve as a suitable means of commute, shows a further disregard for Marin City residents. The 20-minute drive (non-rush-hour) from Marin City to the Marin County Civic Center turns into an hour bus ride.

We urge you to remove or reconsider from RHNA – with Marin City input – the planned development at 825 Drake Avenue.

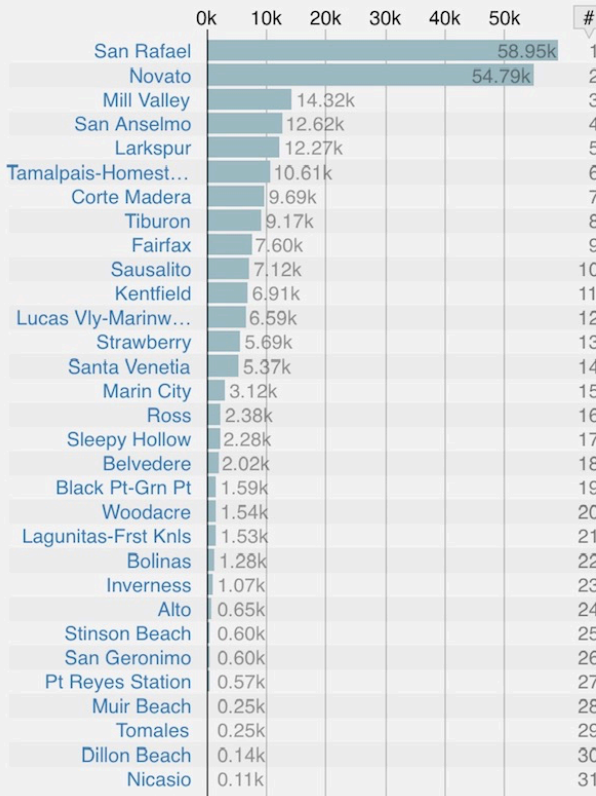
Respectfully,

Marilyn Mackel
26 Burgess Court
Marin City

Debra Turner
304 Donahue Street
Marin City

Total Population by Place

Scope: population of selected places in Marin County

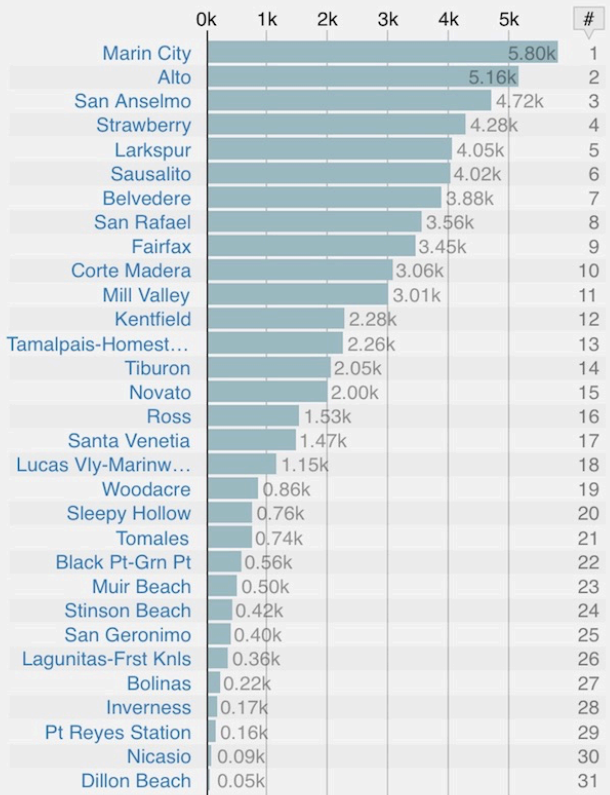


rank of place out of 31 by population

Population Density by Place

People per square mile (excluding waters).

Scope: population of selected places in Marin County



rank of place out of 31 by population density

From: [Brenda McLaughlin](#)
To: [Taylor, Tammy](#); [Sackett, Mary](#); [EnvPlanning](#); [Connolly, Damon](#)
Subject: State Mandated Housing & Community Development Plan
Date: Monday, December 5, 2022 8:47:56 PM

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

Dear Marin County Planning Commission and Board of Supervisors,

We are writing in strong support of the letter sent to you by the Lucas Valley Homeowners Association.

We realize we need more housing in Marin, but the density of housing being proposed for Lucas Valley is inappropriate to the transportation and education infrastructure and creates unreasonable and foreseeable safety risks should there be a fire.

We were also shocked to learn that with the bonus system in place we are not only approving the units under discussion, but also up to 80%, then another 90% more. 1000s of units in 3 miles. Those numbers alone demonstrate that something is wrong. Such density will not serve those who live here now nor those who will join us.

Please don't rush this plan through approval because it is the fastest, easiest path; because the county owns the land. Let's take a breath and work together to do something needed but also something good. Something worthy of Marin and our heritage of wise development that maintains at least and hopefully enhances everyone's quality of life in this very special county.

Sincerely,

Brenda McLaughlin and David Ezequelle

December 6, 2022, BOS Meeting Comments

Dear Marin County Board of Supervisors,

I want to address Strawberry's RHNA because I believe it is understated by 250 units. This will become evident when NCLH submits its application in February to redevelop the former Seminary property. In addition to the 89-unit credit to account for student and faculty housing that was authorized but never built, NCLH will use new density bonus laws to build a project with 550 total units.

If that is the case, then adding 250 units to Strawberry's RHNA will put Strawberry's contribution at 603 units, which is 16.9% of the total RHNA of 3,569 units for all unincorporated areas of Main County. All these 603 units will be located within Strawberry's tiny 1.3 square mile area.

As a result, Strawberry's contribution will be greater than District 2's 474 units or 13.3% of the total; greater than District 5's 582 units or 16.3% of the total; and greater than District 4's west Marin contribution of 491 units or 13.8% of the total (excluding 230 units at San Quentin east of Highway 101).

My point is that there is an inequitable contribution to RHNA among Districts with District 1 taking on 33% of the burden and District 3 taking on 27 %. Each District should have been able to find an equal share of housing sites.

I also want to address the lack of coordination of cumulative impacts among cities, towns, and unincorporated areas. Each entity is concerned only about its own fiefdom and fails to look at the consequences beyond its own borders. For example, the Highway 101/SR-131 (Tiburon Boulevard) interchange lies completely within the unincorporated area of Strawberry-Alto, so it is the responsibility of Marin County to provide mitigation measures and improvements in coordination with Caltrans. This interchange serves Belvedere, Tiburon, Mill Valley, and Strawberry. The combined RHNA is over 2,000 units. (Belvedere 160; Tiburon 639; Mill Valley 865; and Strawberry 603)

Using the common standard for our area that each unit generates 10 trips per day, that means 20,000 additional trips per day. Can the Highway 101/SR-131 (Tiburon Boulevard) interchange handle the subsequent increase in total trip generation when traffic congestion at peak times is bumper-to-bumper now? Concentrating so much new housing in such a small area will create a pinch point on Highway 101 that will negatively impact traffic flows all along the Highway 101 corridor. Everyone will suffer.

This local increase in traffic would have exceeded the acceptable threshold under the old level of service standard, so lawmakers changed the rules and approved a new standard called Vehicles Miles Traveled (VMT). But even under the new VMT standard, Marin County's VMT per capita of 19.7 exceeds the threshold by 84%. (DEIR, Table 18-2).

Caltrans required the County to provide a detailed VMT analysis if the DEIR exceeded the threshold. [Caltrans Letter to Rachel Reid, Environmental Planning Manager, January 20, 2022, Re: Housing and Safety Element Update Notice of Preparation (NOP) for Draft Environmental Impact Report (DEIR)]. I could not find any VMT analysis for the Highway 101/SR-131 (Tiburon Boulevard) interchange in the DEIR. Why not?

Given the purposeful destruction of single-family neighborhoods and the degradation of our general well-being wrought by RHNA and a host of new housing laws, my wife Fran and I endorse Catalysts' plea for you to join the "Save Your City, Sue the State" campaign as stated in the quotation below.

Our reasons are as follows:

- Unelected bureaucrats at HCD in Sacramento, who know little about Marin County, are forcing your hand.
- HCD's methodology is controversial and grossly overstates RHNA. It dismisses California Department of Finance's much lower projections of housing needs.
- Most of your constituents disapprove of HCD's requirement for 14,380 new housing units in Marin County over the next 8 years—more than the existing housing units in Mill Valley and Sausalito combined.
- You will be infamous signatories to an EIR with 15 significant unavoidable impacts.
- The Housing and Safety Elements will not promote sustainable communities, which is your mandate.
- You can follow the law by completing Marin County's RHNA, but also redeem yourselves by joining the lawsuit against unfair practices.

["Please be aware of the statewide campaign, 'Save your City, Sue the State.' While you may feel compelled to comply with aggressive measures from HCD re: the 6th cycle Housing Element, Catalysts for Local Control urges you to push back against a statewide planning process that has gone off the rails in an assault on community safety and common sense."—Catalysts]

Very truly yours,

Bruce and Fran Corcoran

From: [Annette Lowder](#)
To: [housingelement](#); [EnvPlanning](#); [Taylor, Tammy](#); [Sackett, Mary](#)
Subject: Housing Element - overloading District 1 - not appropriate Environmental Review
Date: Tuesday, December 6, 2022 3:19:47 PM

I am concerned with the overloading of housing proposed for District 1, specifically in Lucas Valley. There are many concerns:

1. traffic & emergency evacuation risks in the event of a fire - Lucas Valley Rd is a two lane road that would be overloaded in the event of an emergency causing danger to all residents.
2. resource use -- not enough water
3. burden on small school district - not enough resources for students - impact not assessed.
4. insufficient environmental review

I would recommend additional housing be added to the Rotary Village complex in the same construction. They have a wait list of hundreds of older people that need housing. These are not affluent people. The Rotary Village is a lovely setting for retired people to live and should be expanded to meet their demand.

Why is District 1 in Marin County targeted for the most development with no restraint?
What about Strawberry? What about other areas of Marin?

I do not support the current housing plan recommendation.

Thank you,
Annette Lowder