



**REPORT TO DESIGN REVIEW BOARD SUBCOMMITTEE**

**SUBJECT: 52/54 Fremont/Marquard** – Final Design Review on the practicability of planting Coast Redwoods on the project site as part of a request for a Lot Line Adjustment for property line adjustment, Exception and Environmental and Design Review for: a change in the existing lot configuration, a new 2,492 square-foot, single-family residence on the newly created vacant lot; the conversion of an existing residence which would result in a new 1,554 square foot residence with a 1,104 square foot internal accessory dwelling unit, and an exception for minimum natural state and front and side yard setbacks on the proposed Fremont Road lot; APN: 012-043-11 and 12-043-12; Single-family Residential (R10) District; Applicants: Private Money Management Group LLC, Orange Beacon Mkt., owners; File No(s). LLA18-005/ED18-066/ED20-044/EX19-010

**PROPERTY FACTS**

Location	General Plan Designation	Zoning Designation	Existing Land-Use
<b>52 Fremont</b>	<b>Low Density Residential</b>	<b>R10</b>	<b>Vacant (except for the garage)</b>
<b>54 Fremont</b>	<b>Low Density Residential</b>	<b>R10</b>	<b>Single-family Residence</b>
North:	Low Density Residential	R5	Single-family Residence
South:	Low Density Residential	R10/R20	Vacant/Single-family Residence
East:	Low Density Residential	R5	Single-family Residence
West:	Low Density Residential	R5	Single-family Residence

**SUMMARY**

The purpose of this item is to share the previous conclusions of the Subcommittee and consider whether or not the planting of Coast Redwoods is feasible, and if so, where on the site should some be planted.

The project consists of a Lot Line Adjustment, two Environmental and Design Review Permits, and Exception for the lots addressed as 52 and 54 Fremont Road. The Lot Line Adjustment would create one lot fronting on Fremont Road and one fronting on Marquard Avenue. On the new Upper Lot (54 Fremont Road), the existing single-family residence would be renovated to add an accessory dwelling unit. The size of the existing structure would be reduced with the removal of two parts of the structure. In the Lower Lot (Marquard Avenue) a new single-family residence would be constructed (with reversed front and rear yard setbacks). This project includes the construction of retaining walls to create two guest parking spaces adjacent to Marquard Avenue. Both environmental and design review permits include the installation of additional landscaping and bio-retention basins.

The purpose of this item is to affirm the previous conclusions of the Subcommittee and consider whether or not the planting of Coast Redwoods is feasible, and if so, where on the site should some be planted.

On December 4, 2018, the Design Review Board (Board) reviewed the proposed project and continued the project review to a future meeting with the following consensus comments:

- General design (architecture, colors and materials) is appropriate.
- The visual scale of the retaining walls along frontage should be reduced by breaking the single wall plane into a series of smaller wall planes which step back, add treatment to either clad or color in an earthtone/woodtone, and add landscaping at the base of the retaining walls and/or above.
- Landscaping should be all native species with an irregular, more natural planting configuration.
- Replace the proposed California Buckeye tree species with a more appropriate alternative.
- Replace proposed 5-gallon tree sizes with larger container size trees.
- Incorporate greater setback along the frontage; the applicant is encouraged to explore pursuing a front setback waiver to help achieve greater setback.
- The applicant is encouraged to investigate and respect the historic drainage pattern on the sites and the potential presence of an underground spring on the sites.
- The applicant should use a holistic approach with respect to development of both lots and include a proposal for the 54 Fremont lot to reduce the number of required exceptions.

Following the Boards review of the project, the applicants made the changes to the project. These changes include the following:

- Adjusted the location of the new parcel line to create more regularly shaped parcels with lot areas that match the current parcels;
- Added covered parking in the driveway of the 54 Fremont Road residence (which was later removed from the project plans);
- Reduced the size and modified the design of the Marquard Avenue residence;
- Reduced the impacts to the significant trees (10 trees impacted was reduced to 8 trees); and
- Proposed the rehabilitation of the existing residence at 54 Fremont.

A Subcommittee of the Design Review Board considered the revised project on October 7, 2020. At that meeting the Subcommittee felt that the proposed Lot Line Adjustment and site design demonstrated the effective use of the site. The Subcommittee also recommended the following revisions,:

- Recommended replacing proposed tree species; and
- Incorporate additional landscaping on the upper lot.

Following the Subcommittee's review of the project, the applicant made the following changes to the project.

- Replaced the proposed California Nutmeg trees with the Western hazelnut; and
- Added additional landscaping on the upper lot (this is shown on Sheet VMP 1.0).

The Planning Commission considered this project on September 28, 2021. At the meeting, the Commission voted 7-0 to recommend that the City Council approve the project. However, the Commission requested that the Design Review Board consider the placement of additional coast redwoods, if feasible, based upon recommendations from the project's landscape architect.

At the request of the Planning Commission, the applicant's landscape architect Gary Balcerak evaluated the feasibility/desirability of replanting coast redwoods on the project site. After Based upon the project

landscape architect, Coast Redwoods are not recommended to be part of the Project landscaping for the following reasons:

1. Coast redwoods grow to such a large size that only one or two could be appropriately planted on-site;
2. The proposed planting of understory trees (i.e. the Western Hazelnut) would create a more naturalistic appearance; and
3. The use of Coast Redwoods would require the use of more water for irrigation than is allowed by the City's Water Efficient Irrigation requirements of the Marin Municipal Water District (per SRMC Section 14.16.370).

For that reason, the landscape architect does not recommend the planting of Coast Redwoods. A copy on the memorandum is included as Exhibit 1. A link to the project plans reviewed by the Planning Commission is included as Exhibit 2.

## **BACKGROUND**

### **Site Description & Setting:**

The project site consists of two single family lots in the West End Neighborhood within the R10 zoning district. Because both lots have average slopes greater than 25% and are classified as hillside lots. As a result, the lots are subject to the hillside development standards. In 2006 the City issued a Certificate of Compliance which confirmed that these lots were deemed to exist as separate legal lots of record. The lots were created in 1913. Both lots are bordered by Fremont Road on the south and Marquard Avenue on the north. There is an existing pedestrian path to the west of the property.

The lot identified as 54 Fremont is currently developed with a single-family residence that encroaches into the front and side yard setbacks. The structure is actually built over the existing lot line between the two parcels. Primary access to the existing residence is provided by Fremont Road. Fremont Road is a single lane. The existing travel lane is approximately 12 feet in width (except for a somewhat wider turnaround are located in front of 54 Fremont Road). There is no parking along Fremont Road since the current road width is too narrow. Marquard Avenue fronting the property is also narrow, though the roadway width is wider than Fremont Road. North of the project site Marquard Avenue widens out the closer it gets to 4<sup>th</sup> Street.

The lot identified as 52 Fremont is currently developed with a one-car sized garage located at the end of a 32-foot long driveway connecting to Fremont Road. If the project is approved, the driveway and existing garage would become part of the proposed upper lot.

There are a number of significant trees on the property, eight of these trees, along with about three quarters of the smaller trees, would be removed to accommodate the proposed development (see plan set Sheet T-1).

The existing and proposed development conditions for each parcel are provided in the following tables. The information on the existing lots are for comparison purposes and are "greyed out" to make the evaluation of the proposed project easier. The existing setbacks for the 52 Fremont/Marquard Avenue lot are for the existing garage.

**Table 1: 54 Fremont Road**

	Minimum Required or Maximum Allowed	Existing Lot (in Comparison)	On the Proposed Lot	Compliant Y/N
<b>Lot Size</b>	<b>10,000 sq. ft.</b>	<b>8,643 sq. ft</b>	<b>8,643 sq. ft</b>	<b>N (No Change)</b>
<b>Average Lot Slope</b>	<b>-</b>	<b>35.36%</b>	<b>40.69%</b>	<b>-</b>
<b>Max Gross Building Area (2,500 square feet + 10% lot area)</b>	<b>3,364 sq. ft.</b>	<b>3,072 sq. ft.</b>	<b>3,130 sq. ft. <sup>(1)</sup></b>	<b>Y</b>
<b>Minimum Natural State (25% + 40.69% (lot slope))</b>	<b>65.69% 5,678 sq. ft.</b>	<b>56.4% 4,875 sq. ft.</b>	<b>57.07% * 4,933 sq. ft</b>	<b>N (but an increase in natural state)</b>
<b>Lot Coverage</b>	<b>40%</b>	<b>27.4%</b>	<b>35.66%</b>	<b>Y</b>
<b>Height</b>	<b>30 feet</b>	<b>19 feet</b>	<b>23.4 feet</b>	<b>Y</b>
<b>Stepbacks</b>	<b>Cannot exceed 20 feet over more than 25% of the length of each building side unless stepped-back a minimum of 5 feet</b>	<b>Side West - 0%</b>	<b>Side West - 0%</b>	<b>Y</b>
		<b>Back<sup>(2)</sup> - 0%</b>	<b>Back<sup>(2)</sup> - 0%</b>	<b>Y</b>
		<b>Side East - 0%</b>	<b>Side East - 0%</b>	<b>Y</b>
<b>Parking</b>	<b>2</b>	<b>0</b>	<b>2 (Tandem)</b>	<b>Y</b>
<b>Guest Parking</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>N (No change)</b>
<b>Setbacks</b>				
Front	<b>20 feet</b>	<b>11.1 feet</b>	<b>11.1 feet *</b>	<b>N (No change)</b>
Rear	<b>10 feet</b>	<b>76 feet</b>	<b>10 feet</b>	<b>Y</b>
Side-East	<b>10 feet</b>	<b>0 feet <sup>(3)</sup></b>	<b>36.8 feet <sup>(4)</sup></b>	<b>Y</b>
Side-West	<b>10 feet</b>	<b>±0.5 feet</b>	<b>5.7 feet *</b>	<b>N</b>

\* - Exception Requested.

Notes:

- (1) Includes both the 1,554 square foot single-family residence and 1,104 square foot accessory dwelling unit; plus a 232 square foot garage that existed on the adjacent lot.
- (2) Fremont Road is above front elevation, so the front elevation does not meet the uphill elevation stepback condition.
- (3) The existing residential structure is built over the existing property line.
- (4) For primary residential structure only, existing garage structure is closer to the property line.



**Table 2: 52 Fremont Road (Marquard Ave.)**

	Minimum Required or Maximum Allowed	Existing Lot (in comparison)	On the Proposed Lot	Compliant Y/N
Lot Size	10,000 sq. ft.	6,587 sq. ft.	6,587 sq. ft.	N (No change)
Average Lot Slope	-	46.33%	39.42%	-
Max Gross Building Area (2,500 square feet + 10% lot area)	3,159 sq. ft.	232 sq. ft.	2,492 sq. ft.	Y
Minimum Natural State (25% + 39.42% (lot slope))	64.42% 4,243 sq. ft.	89.9% 5,917 sq. ft.	64.7% 4,264 sq. ft. (1)	Y
Lot Coverage	40%	3.5%	30.3%	Y
Height	30 feet	10 feet	26.7 feet	Y
Stepbacks	Cannot exceed 20 feet over more than 25% of the length of each building side unless stepped-back a minimum of 5 feet	0%	Side West – 0%	Y
			Front – 0%	Y
			Side East – 0%	Y
Parking	2	n/a	2	Y
Guest Parking	2	n/a	2	Y
Setbacks				
Front	20 feet	13 feet	10 feet (2)	N
Rear	10 feet	126 feet	19.8 feet	Y
Side-East	10 feet	4.5 feet	10 feet	Y
Side-West	10 feet	30 feet	37 feet	Y

Notes:

(1) Includes approximately 1,155 square feet of landscaping along the frontage of Marquard Avenue. (The Natural State without the landscaped area would be only 3,114 square feet in area.)

(2) Applicant is proposing that the front setback be reduced and added to the rear yard setback per SRMC Section 14.12.030.B.

**PROJECT DESCRIPTION & ANALYSIS**

**Site Plan:**

The proposed site plan includes a lot line adjustment to modify the two existing lots into an upper lot (54 Fremont) accessed from Fremont Road and a lower lot (Marquard Avenue) that is vacant and will be accessed from Marquard Avenue. The realignment of the property line between the two parcels is similar to the design of the realigned lots east of the project site, where the upper lot fronts on Fremont Road, the lower lot fronts Marquard Avenue.

54 Fremont Road Lot: This lot is currently developed with a single-family residence provides 4,875 square feet of natural state, where 5,678 square feet of natural state would be required. The applicant proposes to renovate the existing 2,840 square foot residence to add an accessory dwelling unit. The partially rebuilt/renovated structure would contain a 1,554 square feet single-family residence on the upper level and a 1,104 square foot accessory dwelling unit on the lower level. The combined area of the proposed remodeled building would be 2,658 square feet and is smaller in total area than the existing residence with the removal of portions of existing rooms on the south and west sides.

*Natural State Discussion.* Portions of the reconfigured upper lot are graded and terraced and therefore no longer qualify as natural state. Plans submitted for review reflect a natural state of 4,933 square feet

where 5,678 square feet is the minimum required. The applicant is proposing to reduce the size of the structure and plant additional landscaping along with a “Natural State Seed Mix” to enhance the natural environment. With the proposed natural state rehabilitation, the site would have a net increase in the amount of natural state. The DRB Subcommittee felt that the additional landscaping enhanced the natural state, and given the small size of the parcel recommended, an exception for natural state should be approved.

*Required Yard Discussion.* The existing residence is located within the front and side yard setbacks. The existing structure is 11.1 feet from Fremont Road within the required front yard. The applicant is requesting that this existing condition be acknowledged with the requested exception. The west side yard setback (adjacent to the pedestrian path) also does not meet the minimum required 10-foot. The actual distance between the structure and the property line appears be less than one foot. To increase the size of the existing setback, the applicant is proposing to remove part of the existing structure closest to the property line. This would increase the size of the setback to 5.7 feet. The DRB previously recommended that exceptions for the required yard setbacks be approved.

Finally, the residential structure is also located within east side yard setback since the existing residence is built over the property line. The proposed lot line adjustment will move the lot line farther away from the existing structure so that no exception is required for this setback.

*Marquard Ave Lot:* The proposed Lot Line Adjustment would create a vacant lot fronting on Marquard Avenue. The proposed single-family residence includes a lower-level garage (at the street level) with two stories above. The top level would have direct access into the rear yard. Two guest parking spaces parallel to Marquard Avenue would be provided between the proposed residence and the pedestrian path. As shown in Table 2 above, the proposed lot line adjustment and resulting development on the lower/Marquard Avenue lot would result in a natural state area of 4,264 square feet, where at least 4,243 square feet is required. This amount of Natural State includes 1,155 square feet of non-manicured landscape plantings which enhance the natural environment. This lot complies with the minimum natural state requirements.

The DRB Subcommittee supported considering the proposed landscaping be considered as part of the Natural State.

### **Architecture:**

*54 Fremont Road Lot:* The reconstruction proposed for the upper lot (54 Fremont Road) would not significantly alter the existing architectural design. The architecture of the existing residence at 54 Fremont Road is an early example of the Minimal Traditional style. This style involves structures that are generally one-story in height with low-pitched roofs having little or no roof eave overhang. The exteriors usually have very minimal architectural detailing. The architectural style of the existing 54 Fremont Road residence would not be changing with this renovation. The DRB has previously determined that the changes improve the architectural design of the structure and site design of the development.

*Marquard Ave Lot:* The architecture for the new Marquard Avenue residence is a mountain cabin style that includes shingle siding and exposed rafters giving the building an alpine feel. The roof contains multiple gabled surfaces. The street-level consists of the steps to the front door and the wooden garage door with small windows. The two upper floors are stepped back to reduce the visual mass. Massing is broken up by the front porch which shelters the front door on the left side of the building. and a central stepback created by balcony decks for each floor facing Marquard Avenue. The project proposes development of the lower lot up to 30-feet in height above the existing ground surface. The structure provides articulation in the following ways:

- Roof lines include a combination of hips and gables at different heights.
- The garage is pushed back beyond the bulk of the building

- The retaining wall that forms the back wall of the guest parking and provides a landscape terrace in front of the residence on the right side of the building. This retaining wall is designed as a living wall.
- The entry stairs provide exterior access to the building, but also contribute to breaking up the mass on the left side of the building.
- The upper floor is stepped back by 5 feet. This area will also function as an upper story (master bedroom) deck.
- Trellis features are located over the entry steps at the left side of building as well as on the right side of the building.

The DRB Subcommittee determined that previous changes improved the architectural design of the structure and site design of the development.

**Gross Building Square Footage:**

54 Fremont Road Lot: The existing 2,840 square foot residential structure on the upper lot is being reduced to 1,554 square feet plus a 1,104 square foot accessory dwelling unit (a total of 2658 square feet). However, when combined with the 232 square foot garage the total gross building square footage equals 3,072 square feet, which is less than the maximum allowable area of 3,362 square feet and less than presently exists.

Marquard Ave Lot: The building on the lower lot is proposed to be developed with a gross building area of 2,492 which is less than maximum allowable area of 3,158 square feet.

**Landscaping:**

54 Fremont Road Lot: The upper lot contains no landscape plantings beyond the existing trees and patches of ruderal vegetation (in areas that are not excessively shaded by the existing trees) and in natural state rehabilitated areas between the existing structure and Fremont Road. The project plans show that additional landscaping, similar to what is proposed for the Marquard Avenue lot. Most of this new landscaping is located north of the existing garage and includes four new Western Hazelnut trees. This additional landscaping was added at the request of the DRB.

Marquard Ave Lot: The landscape plan includes extensive plantings along Marquard Avenue on either side of the proposed residence. The Plans show six 15-gallon Western Hazelnut trees will be planted in this area. Four of the trees will be planted on the east side of the residence to provide privacy screening to the existing house located east of the Marquard Avenue residence. The proposed shrubs include Pacific Northwest natives including, Spice Bush, Salal, Salmonberry, Snowberry, and Evergreen Huckleberry. The project plans propose to remove eight coast redwoods with diameters of 12” or more that would be affected by the construction.

The DRB previously supported the proposed landscaping scheme (with an earlier replacement of the proposed tree species).

**Site Retaining Walls:**

54 Fremont Road Lot: No additional retaining walls are proposed for upper site.

Marquard Ave Lot: The project will require retaining walls, approximately eight to ten feet in height, at the front of the property to accommodate the two additional guest parking spaces. The DRB previously determined that the modified retaining walls were acceptable.

## **General Plan 2040 Consistency:**

The site has a General Plan designation of Low Density Residential (LDR) which allows for the establishment of residential uses as well as open space areas, parks, schools, and other public/quasi-public uses that support surrounding residential uses. The General Plan includes policies and programs that are relevant to the site and the project. As proposed, the project is consistent with the 2020 General Plan, including policies and programs identified in the following elements: Land Use, Housing, Neighborhoods, Community Design, Circulation, Safety, Noise, and Conservation. An analysis of key policies is discussed in further detail below. A complete analysis of all applicable policies and programs is included in the attached General Plan Consistency Table (Exhibit 2).

### ***Land Use Policies***

The proposed new single-family residence is consistent with the allowable land uses and densities set forth for the Low-Density Residential Land Use Category.

### ***Housing Policies***

General Plan policy H-2 states that new housing on existing properties can add to the overall value of the neighborhood. As such, new residences and site improvements should be designed to fit in with the established character of the neighborhood. Existing residences in the West End neighborhood and specifically along Marquard Avenue and Fremont Road feature varied architectural styles and building setbacks. Proposed colors and materials are designed to blend with the sites natural wooded setting. The proposed buildings are consistent with hillside development standards and guidelines and fits in with the established character of the neighborhood. The lower residence incorporates varied wall planes and building setbacks which break up the massing of the structure and blend in with the natural grade of the hillside location.

General Plan policy H-16 (Second Units) encourages the construction of secondary (accessory) dwelling units. The existing residence fronting Fremont Road proposes to include an ADU on the ground floor.

### ***Neighborhoods Policies***

Similar to General Plan policy H-2, Policy NH-2 (New Development in Residential Neighborhoods) reinforces the preservation, enhancement, and maintenance of existing residential neighborhoods. Policy NH-2 further articulates that new development should enhance neighborhood image and quality of life by incorporating height and setback transitions that respect adjacent development, respect existing natural features, maintain or enhance infrastructure service needs, and provide adequate parking.

The project is located in an area containing a diverse collection of residential structures containing a wide range of architectural styles. The project site includes an existing two-story residence located below the elevation of Fremont Road. The existing structure has been in the area for longer than most of the surrounding residential structures. The partial rebuilding of the existing residence would not significantly alter the exterior of the building. The architecture, of the proposed new residence adjacent to Marquard Avenue involves wood shingled exterior walls (above the concrete foundation) and with exposed rafters. The effect of the design is of a home located in a rural mountain environment and respects the character and privacy of adjacent properties. The proposed design incorporates setbacks and landscaping to help the new structure fit into its proposed location and is recommending that the project be approved.

Project components associated with construction of the new residence include widening portions of Marquard Avenue in front of the new residence to improve access and the provision of the required four off-street vehicular parking spaces.

### ***Community Design Policies***

General Plan program CD-1c (Landscape Improvement) recognizes the importance of landscaping in site design as it provides visual interest that fosters a sense of the natural environment in new development. The site currently contains multiple mature trees, about half would be retained. The San

Rafael Hillside Design Guidelines require tree replacement at a ratio of 3:1 unless the Design Review Board determines that site conditions warrant a different tree replacement ratio (citation). The proposed landscape plan proposes to plant eleven new would require 19 replacement trees onsite. However, given the size of the lot as well as the number of onsite existing trees, this replacement ratio is not practical, and many of trees replanted onsite at this ratio were not likely survive to maturity because of the overcrowding.

The DRB Subcommittee weighed in on this topic and recommended that instead of planting additional trees the applicant upgrade the landscape design to provide additional landscaping. In response the applicant revised the landscape plan to include additional landscaping on the upper lot.

### **Safety Policies**

General Plan policies S-5 (Minimize Potential Effects of Geological Hazards) and S-7 (Minimize Potential Effects of Landslides) are applicable to the development of this site. To implement these policies, the applicant has submitted a preliminary geotechnical assessment was prepared. The preliminary assessment indicated the presence of shallow soils and evidence of historic soil creep, a form of very slow-moving landslide. The project has been conditioned to provide a building permit process study based for the approved project to identify specific measures needed to comply with the requirements of the building code.

### **Zoning Ordinance Consistency:**

54 Fremont Road. The project conforms to the requirements for gross building square footage and building height requirements. However, the project will require an exception for front and west side yard setbacks and for minimum natural state. The proposed front yard setback would match the existing setback distance from Fremont Road. The west side yard setback is being increase from less than one foot to approximately 5.7 feet. Because the structure already exists, no additional parking is required. Also, because the existing lot is smaller than the required 10,000 square feet, the project cannot provide the required minimum natural state. With the approval of the requested exceptions, the project will comply with the Zoning Ordinance.

Marquard Avenue Lot. As noted in the development summary table, the project proposed on the Marquard property would comply with the R10-H zoning district development standards as well as the development standards of the Hillside Development Overlay including building heights, setbacks, parking.

### **San Rafael Design Guidelines:**

The San Rafael Design Guidelines serve as a guide for evaluating development. The project is a single-family residential project. The project complies with the following criteria:

- Where necessary to replicate existing patterns or character of development, design techniques should be used to break up the volume of larger buildings into smaller units. For example, a building can be articulated through architectural features, setbacks and varying rooflines to appear more as an aggregation of smaller building components.
- Transitional elements, such as stepped facades, roof decks and architectural details that help merge larger building into an existing neighborhood should be used.
- Adjacent buildings should be considered and include transitional elements to minimize height differences.
- There should be a clear, well-defined sense of entry from the street to the building.
- The placement and size of windows in the building should be consistent with the overall building design and the neighborhood streetscape. Where windows do not reflect an existing pattern, greater attention should be paid to other means such as balcony overhangs, porches, materials, colors, etc. of articulating the façade.
- Window proportions should be consistent with the proportions of the building & with other windows.
- Windows should overlook the street, parking & public areas to permit surveillance.

- Limit the intensity of lighting to provide adequate site security and for pedestrian & vehicular safety.
- Shield light sources to prevent glare and illumination beyond the boundaries of the property.
- Lighting fixtures should complement the architecture of the project.

The project incorporates terraces, varied roofline and building setbacks that break up the volume of the building into smaller units. There are a variety of building styles with varying setbacks in the West End neighborhood and throughout San Rafael. Except as noted above, the proposed building complies with the current hillside development standards. The entry to the building is provided by well-defined stair access. Windows and decks provide visibility to the street on all sides of the street frontage. Light fixtures would be required to comply with the City's lighting requirements.

### **NEIGHBORHOOD CORRESPONDENCE**

Recent correspondence received on the project are included in Exhibit 3.

### **NEXT STEPS**

Following the Design Review Boards recommendation on providing additional redwood trees as part of the site landscaping, the project will be scheduled for consideration by the City Council.

### **EXHIBITS**

1. Memorandum on the Use of Coast Redwoods, dated 10-12-21
2. Project Plans:  
[https://storage.googleapis.com/proudcity/sanrafaelca/uploads/2021/09/Planning-Submittal\\_11\\_2020-002.pdf](https://storage.googleapis.com/proudcity/sanrafaelca/uploads/2021/09/Planning-Submittal_11_2020-002.pdf)
3. Correspondence

**BALCERAK DESIGN**  
LANDSCAPE ARCHITECTURE • URBAN FORESTRY  
555 Fifth Street, Suite 300-B Santa Rosa, CA 95401

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**M E M O R A N D U M**

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**DATE:** October 12, 2021  
**TO:** Leslie Mendez and David Hogan  
**FROM:** Gary Balcerak  
**RE:** 52 Fremont Road, San Rafael  
**CC:** Millard Arterberry and Mark Hanf

This memo has been prepared to explain the reasoning behind why coast redwood (*Sequoia sempervirens*) trees were not recommended as mitigation trees in the Planting Plan proposed for 52 Fremont Road. Because coast redwood trees are proposed to be removed to construct the residence it may seem reasonable to use the same species as mitigation trees. However, there are a number of reasons I feel this would not be appropriate.

Generally speaking, it is the desire to get as many mitigation trees on-site as possible. Coast redwood trees are very large at maturity, the site would only support the planting of a couple of these trees. By using understory trees, the current proposal is to plant seven western hazelnut (*Corylus cornuta*) trees. Additionally, it is my professional opinion that the understory trees will create a more naturalistic feel, which was a point the Design Review Board (DRB) emphasized. The DRB was supportive of using understory trees, but they had a keen interest in what tree species was used. Ultimately, it was the DRB that wanted the western hazelnut (*Corylus cornuta*) used as mitigation trees.

There is also the consideration that the landscape design cannot exceed the Maximum Applied Water Allowance (MAWA) established for the project. Coast redwood trees are rated as high water consumers. If two of these trees were to be used in lieu of the western hazelnut trees, and the rest of the design remained as is, the MAWA would be exceeded by 28%. While it would be possible to redesign the landscaping and meet the MAWA, the plant palette would be driven by the water calculations, and the overall design would change considerably.

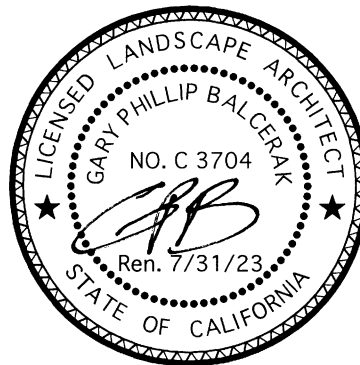
There is also the issue of the ongoing drought we are experiencing. The Marin Municipal Water District currently has water use limits and penalties. They are also informing people, when their landscape plans are approved that: *“current restrictions, set forth by Drought Ordinance 452, limit watering with drip irrigation to two-days per week; overhead spray is limited to one day per week. These irrigation limitations are inadequate to establish new plant material. New planting will be required to comply with these and any future watering restrictions.”* Given that the drought conditions will continue (and by

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some predictions get worse), the use of plants heavily dependent on irrigation does not seem suitable.

Lastly, I would point out that with very few exceptions all woody plants, including trees perform much better when planted in groups rather than isolated individuals. There are a number of biological reasons for this. One main reason is because the roots will graft together and work as a system. This allows the stronger more vigorous members to support the weaker ones by sharing resources. When viewing a group of trees, you are not seeing a bunch of individuals that are growing adjacent to each other, instead, you are looking at a living system where the individual trees are members of a collective.

For these reasons I support the landscape design as presented. Please contact me should you have any questions or need to discuss this matter further, thank you.





## Dave Hogan

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**From:** Diane McCurdy [REDACTED]  
**Sent:** Tuesday, November 9, 2021 9:43 PM  
**To:** Leslie Mendez <[Leslie.Mendez@cityofsanrafael.org](mailto:Leslie.Mendez@cityofsanrafael.org)>  
**Cc:** Distrib- City Clerk <[City.Clerk@cityofsanrafael.org](mailto:City.Clerk@cityofsanrafael.org)>  
**Subject:** Save Our Redwoods! 52-54 Fremont/Marquard Project, San Rafael 94901

To: Design Review Board, Leslie Mendez, Planning Manager

Please have my attached letter included in correspondence for **52-54 Fremont/Marquard Project** scheduled for Design Review Board hearing on **Nov 16, 2021**.

I heartily support the efforts to **SAVE the redwoods** on this property (as well as those at the top of Upper Fremont, on a separate lot, currently up for sale, and any others in jeopardy!) for a number of reasons, such as:

- carbon sequestration and our current climate CRISIS! This may seem like a small consideration in comparison with the global situation; however, at this point in time, EVERY tree makes a difference...and it's the pattern of destruction that is continuing in San Rafael, and globally, that is disturbing.
- Studies show that coast redwoods capture more carbon dioxide (CO<sub>2</sub>) than any other tree on Earth. A typical tree will sequester about 1 ton of carbon in its lifetime. **A coast redwood will sequester 250 tons of carbon. Just one coast redwood has the ability to absorb as much carbon as 250 "regular" trees.** When redwoods are cut down, burned, or degraded by human actions, they release much of their stored carbon back into the atmosphere. And, they can no longer transform CO<sub>2</sub> into the oxygen we breathe.
- In addition to the issue of carbon sequestration, these mature trees provide much-needed shade in summer, HOMES to our local owls, hawks, song birds, squirrels, and more!....they are a **VITAL part of our ecosystem**
- they are effective at holding the hillside soil in place, especially during heavy winter storms

I have lived with my family for 16 years in this neighborhood, and I cherish the beauty, tranquility, cleaner air and vital habitat that our redwood forests provide....PLEASE find an alternative solution to destroying these trees!

Is there *really* a need to cram another (large!) house onto this lot?!? What is the long-term outcome?

Thank you for your time and consideration.  
Would you please send me verification of receipt?

Sincerely,

Diane [McCurdy] Faulkner  
[REDACTED]

**Dave Hogan**

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**From:** Lynn and Christer Janson [REDACTED]  
**Sent:** Tuesday, November 9, 2021 12:28 PM  
**To:** Distrib- City Clerk <City.Clerk@cityofsanrafael.org>  
**Subject:** Concerning project 52-44 Fremont/Marquard

Dear City Clerk of San Rafael,

We urge you to not allow the redwoods to be cut down for the project at 52-54 Fremont/Marquard. We live in the neighborhood and we do not agree to this happening here. Please find another way to build on this plot of land without disturbing these trees. Please have this letter included in any planning meeting going forward.

Please send me verification of receipt.

Sincerely,

Lynn Millar

[REDACTED] San Rafael, CA 94901

## Dave Hogan

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**From:** Liza [REDACTED]  
**Sent:** Monday, November 8, 2021 5:16 PM  
**To:** Dave Hogan  
**Subject:** Public comment on 52/54 Fremont St.  
**Attachments:** trim.31911E54-3A46-418A-B82A-1D066F265695.MOV; D0867B76-32D5-4C7D-B4FE-801BCEAD2DBA.jpeg; 4895B4FA-6545-4BC0-B8C6-798E10E8306A.jpeg

Dear Mr. Hogan/DRB,

I am the owner of a downhill property at [REDACTED] I observed the planning commission meeting for 52/54 Fremont in September and was shocked by the commission's rubber stamp of the design for these properties. The commission seemed to think only of the right of property owners to develop, not whether the size and scale of their design fits the steep, narrow, forested lots they plan to build on. My home on Marquard Ave is 1,300 square feet; this is the scale of nearly all the properties on the hillside. The designs for 52 and 54 Fremont are approximately 3,000 sq. ft. each, more than twice the size of other homes on the street. (In addition, they plan to incorporate a 1,100 sq. ft. ADU, with no parking space, on a narrow hillside street with no street parking, where emergency vehicle access is already extremely challenging.) These owners purchased the lots at foreclosure; their interest is in "flipping" them, maximizing their profit margin by building the largest allowable homes. While that is their legal right, the city council and the DRB have review power, for the important reason that profit and maximum development are not the only values at hand. Our city also values natural beauty, open space, and community.

Please decline to grant the hillside and natural state exceptions these owners are seeking. These lots are narrow and steep, and San Rafael's hillside design guidelines prioritize maintenance of mature trees. Exceptions to Hillside Standards *specifically require* the applicant to demonstrate that they are protecting significant trees.

The giant homes designed for 52/54 Fremont include removal of 9 mature coast redwood trees which presently stabilize the hillside. An enormous amount of water flows down our hill during storms, and most of it is poorly handled, flowing in waterfalls around corners and puddling at the storm drains (see attachments from the minor storm 11/1/2021). Mature trees on the slope absorb water and contribute to the stability of the steep hill by holding soil in place. They also provide nesting and foraging habitat for birds, including the red-shouldered hawk which lives on our street, and the northern spotted owls which nest on the summit of our ridge. The trees grace our hillside and provide charm to our tiny neighborhood, clustered between the ridgetop and the 6-lane road through the valley. Please revise the design to spare this grove of trees, and to provide homes that are congruent in size and scale with our neighborhood.

Thank you for your attention to my comment.

Sincerely,

Elizabeth Ryan

[REDACTED]  
San Rafael











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[scmaringroup@gmail.com](mailto:scmaringroup@gmail.com)

San Rafael Design Review Board  
City Clerk Lindsay Lara  
1400 Fifth Ave., Rm. 209  
San Rafael, CA 94901  
[lindsay.lara@cityofsanrafael.org](mailto:lindsay.lara@cityofsanrafael.org)  
[Leslie.Mendez@cityofsanrafael.org](mailto:Leslie.Mendez@cityofsanrafael.org)

RE: Tree removal on 52-54 Fremont Ave

Dear San Rafael Design Review Board:

The Sierra Club Marin Group and its 6600 members understand that we are facing a climate crisis and that every decision matters. San Rafael has developed its own Climate Change Action Plan but when it comes to individual projects and decisions, this thoughtful plan should be taken into account but often isn't. The dangers of climate change need to be seriously considered in every decision or we will not emerge from this climate crisis. This means that business as usual, which got us into this crisis, can no longer be our default position.

It is a well-known fact that trees sequester carbon, cool the urban landscape, filter water into the ground protecting us from both drought and fire, are habitat to many species, prevent erosion on steep slopes, and are aesthetically and spiritually uplifting. Yet we are cutting these amazing trees down at a terrifying rate, and we are paying the price globally and locally. Protective ordinances are lacking, are inadequate or have no teeth for enforcement.

This is the situation before you at 52 and 54 Fremont, where the corporate LLC owners are asking to remove 9 redwood trees in total--8 of which are significant--including 7 significant trees from a grove of 12, which will decimate that grove. We are asking you to deny this poorly designed plan that would require so many healthy and significant trees to be cut down.

This tree removal is ill advised for multiple reasons:

- The landowners have split the lot contrary to its original layout in order to build a second house. This is not good for the hillside or the homes directly downslope. This lot is very steep (40% slope). Redwood trees grow together, supportively, where the roots under the ground join together to hold fast the entire group against wind, rain and storms. On steep slopes, their branch structure also prevents erosion and landslides by attenuating rainfall so that it slowly soaks in. Their needles capture



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and absorb fog and mist, which helps send water in the ground which is especially important in drought years. Removing any of these trees would be very detrimental to the group as a whole, and the applicant's plan calls for removing 9 of the 12. In addition, the new 2-story house is being placed in a runoff swale to be excavated for the basement/garage. It is located directly across the narrow road and uphill from 20 and 20A Marquard Ave. With the proposed new home situated in swale, with its impermeable roof and other surfaces shedding water, and its base 51 feet downhill from Fremont Road, a storm as severe as we had on Oct 24, 2021 on this 46.4977 foot average slope could channel more runoff faster than the proposed drainage system and street culvert can manage. If that happens, runoff could flow into 20 and/or 20A creating an unknown amount of water damage (See Exhibits 1-6).

- Large trees seldom need watering. Replacement trees do. In an era of increasing temperatures and less rainfall, it is urgent to preserve large trees as a shield against higher temperatures and predicted less frequent but possibly more intense storm events. This is a public good which requires the city to draft ordinances and permits that protect large trees on private property as well as protect the city managed trees. It requires the leadership to say “no” to poorly conceived development plans that aim solely to make a profit without addressing the inevitable negative consequences of those plans which would then fall to the city and its residents and downslope homeowners to pay for.
- The Climate Change Action Plan calls for individuals to plant trees<sup>1</sup>. However, preserving existing trees is even more imperative. Removing mature trees and replacing them with many small trees is not good enough as it takes years to replace the climate benefits of a mature tree. The timeline to lessen the effects of climate change is only a few years. We need to preserve all mature trees that are healthy. In the CCAP, the City of San Rafael has pledged to help by supporting the urban forest. We urge you to include educating and supporting the public in valuing, protecting and preserving their own trees, as private property is a significant portion of our urban forest.
- In the CCAP section on Carbon Sequestration, the plan recognizes the value of trees: “In addition to adaptation strategies, this section contains measures to sequester carbon dioxide through planting and preservation of trees and

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<sup>1</sup> <https://www.sanrafaelclimateaction.org/sequestration-and-adaptation/sierraclub.org/san-francisco-bay/marin>



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other vegetation and the development of carbon-rich soils...we recognize that sequestration is a critical component to meeting our carbon reduction goals.”<sup>2</sup> It is worth noting that redwood trees are one of the best carbon sequestering trees we have and deserve and require our protection:

“A typical tree will sequester (remove from the atmosphere) about 1 ton of carbon in its lifetime. A coast redwood will sequester 250 tons of carbon. *Just one coast redwood has the ability to absorb as much carbon as 250 "regular" trees.*”<sup>3</sup>

And from the California Park Service:

“This process, called carbon sequestration, is something California’s redwoods do better than just about any other species on the planet...Undisturbed forests do the best job at sequestering carbon. Cutting down trees inevitably alters carbon storage, and releases carbon dioxide into the air...Twenty percent of greenhouse gas emissions come from deforestation ...”<sup>4</sup>

- The Urban Heat Island effect is real. Other cities have planted additional large trees and seen a significant cooling, which protects lives from extreme heat events. From the US EPA: “Trees, green roofs, and vegetation can help reduce urban heat island effects by shading building surfaces, deflecting radiation from the sun, and releasing moisture into the atmosphere.”<sup>5</sup> Trees on private property provide the same services, reducing need for cooling (saves energy) and watering (saves water). We need to strengthen the codes that protect these vital ecosystem services by protecting our healthy mature trees.
- This project is subject to the Hillside Design Guidelines (HDG)<sup>6</sup> which states that "new hillside residential development should preserve or protect unique or special natural features of the site" such as "mature trees," and that "Mature Trees should be retained and integrated into new hillside residential development." Existing trees over 12 inches in diameter are considered **significant resources to be preserved (HDG, IV.A1-3.a)**. "Site development plans should demonstrate that a diligent effort has been made to retain as many significant trees as possible" (**HDG, IV.A2-2**).

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2

<https://storage.googleapis.com/proudcity/sanrafaelca/uploads/2019/06/Att-D-CCAP-2030-Final-Draft-4-23-19.pdf>

<sup>3</sup><https://www.forbes.com/sites/trevornace/2019/07/29/best-way-to-fight-climate-change-clone-3000-year-old-redwoods/?sh=4ae4dc2f3c33>

<sup>4</sup> [https://www.parks.ca.gov/?page\\_id=26107](https://www.parks.ca.gov/?page_id=26107)

<sup>5</sup> <https://www.epa.gov/green-infrastructure/reduce-urban-heat-island-effect>

6

<https://www.cityofsanrafael.org/documents/hillside-design-guidelines-hillside-residential-development-projects/>





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In assessing the number of trees and specific trees for removal, the Design Review Board should consider "the necessity to remove a significant tree in order to construct proposed improvements to **prevent extreme economic hardship** (emphasis added) to the owner of the property" (**HDG, IV.A2-2.a.2**). Planting design for Hillside development should include efforts to "retain existing tree groupings and specimen trees to incorporate them into new development." The applicant has NOT shown a diligent effort to retain these trees and has not shown that he will suffer "extreme economic hardship" as a result. The applicant needs to design the new house to include and respect the beauty of the redwood grove, even if it means building a smaller house. In 2006, a prior owner proposed building a 1,500 square foot house on the existing lot referred to as 52 Fremont and only required the removal of 1 redwood tree on the other lot. In addition, a tree management plan should be provided detailing necessary protection and sufficient monitoring of trees both during and post construction (GP2040, Program C-1.17B).

The City has the authority to create zoning, require permits, and ban certain activities in the interest of promoting the public good. Surely our survival counts, and our survival is in jeopardy by reckless extractive policies that do not prevent environmental damage. This will take a radical effort to change our thinking, our policies and to manage our wants in order to protect ourselves from prior rules and behaviors that no longer serve. San Rafael has done the policy work in the CCAP; it now needs to do the vitally necessary work of getting into the weeds of planning ordinances and permits in order to codify these larger goals into day-to-day operations. The Redwood tree is California's state tree and deserves additional protection for that reason alone.

We respectfully request that you apply the Hillside Design Guidelines design criteria and standards for tree preservation and removal when reviewing this project, recognizing San Rafael's newly adopted Climate Emergency Declaration for reducing greenhouse gases (on Sept 20, 2021). We urge you to consider this project as a start to implement this vision created in the City's CCAP and the recently adopted General Plan 2040.

Sincerely,

Jinesse Reynolds  
Chair, Sierra Club Marin Group

cc: San Rafael City Council



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Exhibits: 1 - 6 from MarinMaps.com and Google Earth.

1. 52 Fremont: Lot shows swale and contour lines dropping 51 feet to Marquard Ave. below.



2. 54 Fremont Lot shows contour lines also dropping about 50 feet to Marquard Ave. Part of the swale at the bottom of the slope will be used to create space for a new home that will have an entry on Marquard.



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**MarinMap Map Viewer**

Parcel 012-043-11

I want to...

Calendar: Calcium-vitamin- melatonin Today at 10:15 PM

Tools

Description

Parcel 012-043-11  
Address: 54 FREMONT RD  
Jurisdiction: San Rafael  
Zoning : R10 -Single-family Residential District

Land Use: 11 -Single-Resid. - Improved  
Units: 1

Percent Slope: 38.5104  
Tax Rate Area: 008-000  
[Street View](#)  
[Assessor Parcel Map](#)  
[Run parcel report...](#)

SupDistrict : [District 1 - Damon Connolly](#)  
Tract:Block : 111000  
WUI : Y

FloodZone : X  
Flood Ins : N  
Fire Svc : San Rafael Fire Department  
Stream Conservation Area. :

To View Tax Districts Click **View Additional Details** or the > char above and scroll to the bottom.

**Assessor Disclaimer.**  
The

Disclaimer Layers Parcel 0...

20m 60ft

Still loading Base Maps map data...

County of Marin, MarinMap.org | Marin

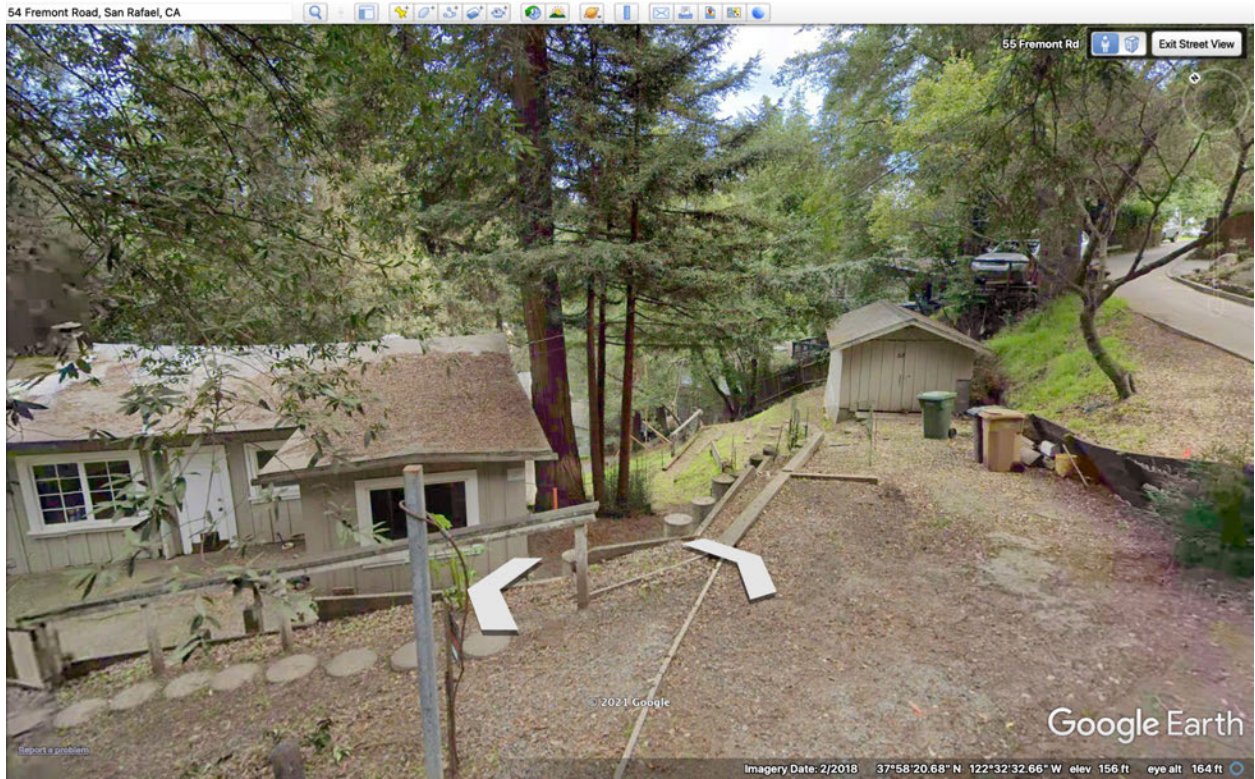
3. Current home 54 Fremont, with garage. Note the steep slope which continues down hill to swale for the proposed new home that will have an entry on Marquard, not Fremont.





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4. Story poles showing location of new home 52 Fremont with permanent entry on Marquard Street across from 20 & 20 A.



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5. Neighboring houses on Marquard: uphill to left of story poles, 54 Fremont uphill to right of story poles, 20 & 20 A down hill to left from story poles and staircase bottom right.





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6. Neighboring house on Marquard: uphill to left of story poles, 54 Fremont uphill to right of story poles, 20 & 20 A down hill to left from story poles and staircase bottom right.



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**From:** Linda [REDACTED]  
**Sent:** Sunday, November 7, 2021 5:50 PM  
**To:** Leslie Mendez <[Leslie.Mendez@cityofsanrafael.org](mailto:Leslie.Mendez@cityofsanrafael.org)>  
**Cc:** Lindsay Lara <[Lindsay.Lara@cityofsanrafael.org](mailto:Lindsay.Lara@cityofsanrafael.org)>  
**Subject:** Fremont/Marquard Project

To: Leslie Mendez, Planning Manager  
Lindsay Lara, City Clerk  
David Hogan, Project Planner

I have lived in the West End neighborhood since 1976, so I have seen many changes and weather patterns over the years. Atmospheric rivers have initiated mudslides and eroded streets, but the landscape has remained pretty constant in this old neighborhood of small to moderate-sized houses, a leafy, woody neighborhood of steep streets and wary drivers where visibility can be low. But the beauty of the neighborhood more than compensates for the windy narrow streets, and much of the beauty of Marquard and Fremont Streets is due to the majestic stand of redwood trees, which is why the plan to remove nine redwood trees to build the project at 52-54 Fremont Rd. is entirely unacceptable. These trees are guardians of the neighborhood, capturing more CO2 than any other kind of tree and providing a valuable habitat for birds and insects. They are drought resistant and beneficial for slope stability, providing necessary erosion control on these steep slopes.

Furthermore, the intended house is dangerous, situated on a blind curve in the narrow road and completely out of scale with other neighborhood houses. I do not object to new housing in my neighborhood, but I strongly object to the eradication of a treasured redwood grove to accommodate it. Redesign this project and save these redwood trees or abandon this ill-conceived plan.

Please have my letter included in correspondence for 52-54 Fremont Project scheduled for Design Review Board hearing on Nov. 16, 2021 and send me a verification of receipt.

Very truly yours,

Linda Lieberman  
[REDACTED]  
San Rafael



November 8, 2021

Leslie Mendez, Planning Manager  
City of San Rafael Community Development Dept.  
1400 Fifth Ave  
San Rafael, CA  
via email: [Leslie.Mendez@cityofsanrafael.org](mailto:Leslie.Mendez@cityofsanrafael.org)

RE: 52-54 Fremont Rd Project  
File No. ED18-066/LLA18-005/ED20-044/EX19-010  
Parcel Nos. 012-043-11 and 012-043-12

Dear Leslie:

I am providing these comments for the 52-54 Fremont Rd Project scheduled for review by the Design Review Board on November 16, 2021. I am requesting that these comments and attached documents be added to the packet sent to the Design Review Board, in anticipation of the meeting on November 16, 2021.

I represent a large contingent of concerned neighbors and citizens who strenuously object to the removal of the grove of existing redwood trees to facilitate construction of a new single-family residence on Marquard Ave. I submit the attached list of signatures for your review, as well as the original petition document.

The list of signatures is organized into three categories. 1 - the list of all signatures we have received totaling 671 signatures, 2 - all Marin County signatures totaling 362, and 3 - the list of signatures from San Rafael residents totaling 206. As you can see, there is broad support for saving these trees and requesting the applicant develop a plan that allows for a residence to be built that does not require the destruction of this redwood grove.

The trees slated for removal are part of a 12-tree grove of redwood trees. Due to the shared root system of these trees, removing some of these trees impacts all of them. The massive root system of these trees has tremendous benefit to erosion control and slope stability. With each winter storm we have what amounts to a river that cascades down this hillside. Furthermore, with regard to the drought, mature redwoods require very little water, as compared to newly planted trees that require copious amounts of water until they are established.

While removing these trees may technically fall within the approved current Design Review Board rules, I beseech each of you to look at the bigger picture of what is the RIGHT thing to do. With all that we now know about our climate emergency, cutting down almost 100 year old trees and replacing them with new ones is not a sound responsible decision. Please do the right thing - ask the applicant to revise their design and save these trees.

I appreciate your consideration of my comments and review of the submitted documents.

Thank you,

Maren DeGraff



San Rafael, CA 94901

cc: Dave Hogan, Contract Planner

Alicia Giudice, Community Development Director

Lindsay Lara, City Clerk

# SAVE OUR NEIGHBORHOOD REDWOOD GROVE

**WHAT:** A private speculative builder in San Rafael, CA, wants to cut down 9 elder Redwood trees to build one large house.

**WHERE:** Between Marquard Ave and Fremont Road (adjacent to the public stairs) in the West End of San Rafael.

**WHY:** Help us stop this non-essential felling of trees which are providing an essential ecological service during our current, raging climate emergency. Join us in valuing, protecting and preserving our environment over further development, which does nothing to address the myriad housing issues facing our city, but instead adds yet another oversized single family home on a too-small lot.

**ABOUT THE REDWOODS:** These Redwood trees are many, many decades old, estimated at over 100 years and are irreplaceable. Once cut down, their robust environmental services are gone from the neighborhood, the community, our city, and the Bay Area forever. This group of 9 trees provides prodigious ecological service, including:

- A. Stabilizing the hillside with their root structure
- B. Sequestering atmospheric carbon, including scrubbing the air of particulate matter from tailpipes and wildfires
- C. Capturing and retaining atmospheric and ground moisture
- D. Providing habitats to the many various animals and birds who live in this grove of Redwoods

These gentle giants, Coast Redwoods (*Sequoia sempervirens*) were declared the official California State Tree in 1937 because they grow taller than any tree on Earth. One of these nine Coast Redwoods can absorb as much carbon as 250 "average" trees.

**PLEASE SIGN:** Please don't allow a speculative developer to cut down these beautiful, beneficial, elder Redwood trees. Help us protect these trees and raise the visibility and value of all Redwood trees by signing our petition. Send an email with your full name and city/town to:

[savetheredwoodtrees@gmail.com](mailto:savetheredwoodtrees@gmail.com)

Thank you,

Your West End Neighbors



**SAN RAFAEL SIGNATURES - 206**

Christine Rickerby	San Rafael	CA	94901	US	8/17/2021				
Jalynne Allen	San Rafael	CA	94901	US	8/17/2021				
Jessica Harris	San Rafael	CA	94903	US	8/17/2021				
Judy Schriebman	San Rafael	CA	94903	US	8/17/2021				
Linda Lieberman	San Rafael	CA	94901	US	8/17/2021				
Nora Webb	San Rafael	CA	94901	US	8/17/2021				
Susan Bradford	San Rafael	CA	94901	US	8/17/2021				
Victoria DeWitt	San Rafael	CA	94901	US	8/17/2021				
Alex Rockas	San Rafael	CA	94901	US	8/18/2021				
Aline O'Brien	San Rafael	CA	94901	US	8/18/2021				
Anastasia Fiandaca	San Rafael	CA	94901	US	8/18/2021				
Barbara Corley	San Rafael	CA	94901	US	8/18/2021				
Barbra Bergstrom	San Rafael	CA	94901	US	8/18/2021				
Beth Niles	San Rafael	CA	94901	US	8/18/2021				
Carmen Gamper	San Rafael	CA	96749	US	8/18/2021				
Chamnith Nou	San Rafael	CA	94901	US	8/18/2021				
Cheryl Nice	San Rafael	CA	94901	US	8/18/2021				
Chris Lauzon	San Rafael	CA	94901	US	8/18/2021				
Cris Welisch	San Rafael	CA	94903	US	8/18/2021				
Daniel Mardesich	San Rafael	CA	94901	US	8/18/2021				
Diane Fischler	San Rafael	CA	94915	US	8/18/2021				
Donna Messic	San Rafael	CA	94901	US	8/18/2021				
Elena Roshe	San Rafael	CA	94903	US	8/18/2021				
Elisabeth Regina Widman, M	San Rafael	CA	94901	US	8/18/2021				
Elizabeth Muir	San Rafael	CA	94901	US	8/18/2021				
Emese Wood	San Rafael	CA	94901	US	8/18/2021				
Gerardo Chamed	San Rafael	CA	94901	US	8/18/2021				
Heather McIntyre	San Rafael	CA	94901	US	8/18/2021				
Jennifer Alpert	San Rafael	CA	94901	US	8/18/2021				
Jennifer Maniar	San Rafael	CA	94901	US	8/18/2021				
Jessica Almeida-Sterling	San Rafael	CA	94901	US	8/18/2021				
Julia Eader	San Rafael	CA	94901	US	8/18/2021				
Julie Harrison	San Rafael	CA	94901	US	8/18/2021				
Kamila Harkavy	San Rafael	CA	94901	US	8/18/2021				
Karen Nugent	San Rafael	CA	94901	US	8/18/2021				
Kathleen Regan	San Rafael	CA	94901	US	8/18/2021				
Kim C	San Rafael	CA	94901	US	8/18/2021				
Leslie Klor	San Rafael	CA	94901	US	8/18/2021				
Louise Herschelle	San Rafael	CA	94901	US	8/18/2021				
Maren DeGraff	San Rafael	CA	94901	US	8/18/2021				
Maya Vásquez	San Rafael	CA	94901	US	8/18/2021				
Nancy Bennett	San Rafael	CA	94901	US	8/18/2021				
Pauline Martin	San Rafael	CA	94901	US	8/18/2021				
Peggy Cross	San Rafael	CA	94901	US	8/18/2021				
Stephanie Bramy	San Rafael	CA	94901	US	8/18/2021				
Thomas Hironymous	San Rafael	CA	94901	US	8/18/2021				
Tracy Tomasson	San Rafael	CA	94901	US	8/18/2021				
Victor Simpson	San Rafael	CA	94901	US	8/18/2021				
Adrienne Biggs	San Rafael	CA	94901	US	8/19/2021				
Anne Fuchs-Chesney	San Rafael	CA	94901	US	8/19/2021				
Annette Pirrone	San Rafael	CA	94901	US	8/19/2021				
Ashley Einhaus	San Rafael	CA	94901	US	8/19/2021				
bonnie g dickinson	San Rafael	CA	94901	US	8/19/2021				
Carol Levin	San Rafael	CA	94901	US	8/19/2021				
Christine Des Jarlais	San Rafael	CA	94902	US	8/19/2021				
DAVID ALVARADO	San Rafael	CA	94901	US	8/19/2021				
David Benjamin	San Rafael	CA	94901	US	8/19/2021				
Debi Thiel	San Rafael	CA	94901	US	8/19/2021				
declan murphy	san rafael	CA	94901	US	8/19/2021				
Enzo Polacco's	San Rafael	CA	94901	US	8/19/2021				
Erika Martinez	San Rafael	CA	94901	US	8/19/2021				
Fred Cushing	San Rafael	CA	94901	US	8/19/2021				
Gina Stadtnr	San Rafael	CA	94903	US	8/19/2021				
Jennifer Prater	San Rafael	CA	94901	US	8/19/2021				

Jessica Kraus	San Rafael	CA	94903	US	8/19/2021			
Ken Homer	San Rafael	CA	94901	US	8/19/2021			
Kevin Schoenbohm	San Rafael	CA	94901	US	8/19/2021			
LEONARD THANOS	San Rafael	CA	94901	US	8/19/2021			
Linda Pierce	San Rafael	CA	94901	US	8/19/2021			
Liza Ryan	San Rafael	CA	94901	US	8/19/2021			
Michael Smith	San Rafael	CA	94925	US	8/19/2021			
Michelle Connelly	San Rafael	CA	94901	US	8/19/2021			
Quintilia Cesaretti	San Rafael	CA	94901	US	8/19/2021			
sharon Silvia	San Rafael	CA	94901	US	8/19/2021			
Shirley Wolk	San Rafael	CA	94901	US	8/19/2021			
Stanley Stefancic	San Rafael	CA	94901	US	8/19/2021			
aparna branz	san rafael	CA	94901	US	8/20/2021			
Dorothy Laddish	SanRafael	CA	California	US	8/20/2021			
Dulce McAllister	San Rafael	CA	94901	US	8/20/2021			
Janet Tanchez	San Rafael	CA	94901	US	8/20/2021			
M R	San Rafael	CA	94901	US	8/20/2021			
Mark Steisel	San Rafael	CA	94901	US	8/20/2021			
Marta Alsterlind	San Rafael	CA	94901	US	8/20/2021			
Patricia Reese	San Rafael	CA	94901	US	8/20/2021			
Syed Ali	San Rafael	CA	94901	US	8/20/2021			
Valerie Nafius	San Rafael	CA	94901	US	8/20/2021			
Yle Phil	San Rafael	CA	94901	US	8/20/2021			
Juanita Dickson	San Rafael	CA	94901	US	8/21/2021			
Ken Olcott	San Rafael	CA	94901	US	8/21/2021			
Kerem Ozkay	San Rafael	CA	94901	US	8/21/2021			
Nicholas Harvey	San Rafael	CA	94901	US	8/21/2021			
Anne Mulvaney	San Rafael	CA	94901	US	8/22/2021			
Cherilyn Gilboy	San Rafael	CA	94901	US	8/22/2021			
Katherine Rincon	San Rafael	CA	94901	US	8/22/2021			
Kayla Burr	San Rafael	CA	94901	US	8/22/2021			
Linda Duca	San Rafael	CA	94901	US	8/22/2021			
Michelle Eastman	San Rafael	CA	94901	US	8/22/2021			
Nathalie Costello	San Rafael	CA	94901	US	8/22/2021			
Patrice Villars	San Rafael	CA	94903	US	8/22/2021			
Sally Farrell	San Rafael	CA	94901	US	8/22/2021			
Tuong Trang	San Rafael	CA	94901	US	8/23/2021			
Krista Muirhead	San Rafael	CA	94901	US	8/24/2021			
J Hickman	San Rafael	CA	94901	US	8/25/2021			
Katie Paulsen	San Rafael	CA	94903	US	8/25/2021			
Nancy Recinos	San Rafael	CA	94901	US	8/27/2021			
Roy Falk	San Rafael	CA	94901	US	8/29/2021			
Deborah Temple	San Rafael	CA	94901	US	9/10/2021			
Marcie Leach	San Rafael	CA	94901	US	9/10/2021			
Nancy A Moss	San Rafael	CA	94903	US	9/10/2021			
Rebecca Smith	San Rafael	CA	94901	US	9/10/2021			
Sharon Gosselin	San Rafael	CA	94901	US	9/10/2021			
Terri Cummings	San Rafael	CA	94901	US	9/10/2021			
Michael Sage	San Rafael	CA	94901	US	9/11/2021			
Nita Lederman	San Rafael	CA	94901	US	9/11/2021			
Sara Pearson	San Rafael	CA	94901	US	9/11/2021			
Elizabeth Grace	San Rafael	CA	94901	US	9/13/2021			
Stephen Sparks	San Rafael	CA	94901	US	9/23/2021			
Diana Melchizedek	San Rafael	CA	94903	US	9/26/2021			
Lilianna Keding	San Rafael	CA	94901	US	9/26/2021			
Annie Filby	San Rafael	CA	94901	US	10/1/2021			
Colette Battaglia	San Rafael	CA	94901	US	10/3/2021			
mark Hirschfield	San Rafael	CA	94903	US	10/3/2021			
Patricia Leeds	San Rafael	CA	94901	US	10/3/2021			
Mark Krajan	San Rafael	CA	94901	US	10/4/2021			
Molly Parent	San Rafael	CA	94901	US	10/7/2021			
Donna Lee Wells	San Rafael	CA	94901	US	10/11/2021			
Steven Edmonson	San Rafael	CA	94901	US	10/11/2021			
Chris Bilham	San Rafael	CA	94903	US	10/12/2021			
Lisa Pena	San Rafael	CA	94903	US	10/12/2021			
Michael Angotti	San Rafael	CA	94901	US	10/12/2021			

Wendy Hromada	San Rafael	CA	94901	US	10/12/2021
Jane Heaven	San Rafael	CA	94901	US	10/13/2021
Julie Draper	San Rafael	CA	94901	US	10/13/2021
Ryan Murphy	San Rafael	CA	94901	US	10/13/2021
Thea Thompson	San Rafael	CA	94903	US	10/13/2021
Yanira Hernandez	San Rafael	CA	94901	US	10/13/2021
yihew Sahlemariam	San Rafael	CA	94901	US	10/13/2021
Anne Bowen	San Rafael	CA	94901	US	10/14/2021
Tim Bowen	San Rafael	CA	94901	US	10/14/2021
Ann DeMartini	San Rafael	CA	94901	US	10/14/2021
Stacy Clement	San Rafael	CA	94901	US	10/14/2021
Jonathan Kramer	San Rafael	CA	94901	US	10/14/2021
Deborah Coburn	San Rafael	CA	94901	US	10/14/2021
Rodger Jacobsen	San Rafael	CA	94901	US	10/14/2021
Alex Rockas	San Rafael	CA	94901	US	10/14/2021
Kristen Vyas	San Rafael	CA	94901	US	10/14/2021
Emese Wood	San Rafael	CA	94901	US	10/14/2021
Adam DeGraff	San Rafael	CA	94901	US	10/16/2021
Ashley Einhaus	San Rafael	CA	94901	US	10/16/2021
Susan Zelinsky	San Rafael	CA	94901	US	10/22/2021
Dane Moler	San Rafael	CA	94901	US	10/22/2021
Amy Kaufman	San Rafael	CA	94901	US	10/22/2021
Pennie Rossini	San Rafael	CA	94901	US	10/22/2021
Land Wilson	San Rafael	CA	94901	US	10/22/2021
Kimberly Cloney	San Rafael	CA	94901	US	10/22/2021
Carrie Moler	San Rafael	CA	94901	US	10/22/2021
Joshua Hoffman	San Rafael	CA	94901	US	10/22/2021
Alee Nicandri	San Rafael	CA	94901	US	10/22/2021
Rachel von Doepp	San Rafael	CA	94901	US	10/22/2021
Michelle Gurman	San Rafael	CA	94901	US	10/23/2021
Zenir Abreu	San Rafael	CA	94901	US	10/23/2021
Reily Urban	San Rafael	CA	94901	US	10/23/2021
Diona Polito-Rubin	San Rafael	CA	94901	US	10/23/2021
Jacqueline Cunningham	San Rafael	CA	94901	US	10/16/2021
Terri Eddy	San Rafael	CA	94901	US	10/16/2021
Siobhán Cassidy Edmondso	San Rafael	CA	94901	US	10/16/2021
Grace Geraghty	San Rafael	CA	94903	US	10/16/2021
Linda Lieberman	San Rafael	CA	94901	US	10/17/2021
Fred P. Cushing	San Rafael	CA	94901	US	10/17/2021
Lynn Millar	San Rafael	CA	94901	US	10/17/2021
Christer Janson	San Rafael	CA	94901	US	10/17/2021
Jessica Brezzo	San Rafael	CA	94901	US	10/17/2021
Crystal Wright	San Rafael	CA	94901	US	10/17/2021
Davis Perkins	San Rafael	CA	94901	US	10/18/2021
Patti Ogren	San Rafael	CA	94901	US	10/19/2021
Brian Walsh	San Rafael	CA	94901	US	10/19/2021
Charles F. Powers III	San Rafael	CA	94903	US	10/20/2021
Amy S. Powers	San Rafael	CA	94903	US	10/20/2021
Diane Faulkner	San Rafael	CA	94901	US	10/20/2021
Suzanne Soffer	San Rafael	CA	94901	US	10/22/2021
Lindsey Theobald	San Rafael	CA	94901	US	10/22/2021
HEATHER M WALKER	San Rafael	CA	94901	US	10/22/2021
Suzanne Lucas	San Rafael	CA	94901	US	10/23/2021
Lou Ellsworth-Yow	San Rafael	CA	94901	US	10/24/2021
Claire Hart	San Rafael	CA	94901	US	10/26/2021
Chet Klingensmith	San Rafael	CA	94901	US	10/26/2021
Margot Ward	San Rafael	CA	94901	US	10/26/2021
Fary Alizade	San Rafael	CA	94901	US	10/27/2021
Kristine Reilly	San Rafael	CA	94903	US	10/27/2021
MANO FONOONI	San Rafael	CA	94901	US	10/28/2021
Tyler Lacy	San Rafael	CA	94901	US	11/4/2021
Louise Herschelle	San Rafael	CA	94901	US	11/4/2021
Gail Tarlow	San Rafael	CA	94901	US	11/5/2021
Ian Makaruk	San Rafael	CA	94901	US	11/5/2021



Ingrid Mayer	San Rafael	CA	94901	US	11/5/2021			
Penni Webb	San Rafael	CA	94901	US	11/5/2021			
Michael More	San Rafael	CA	94901	US	10/14/2021			
Jim Petrak	San Rafael	CA	34901	US	10/15/2021			
Ceci Osborn	San Rafael	CA	94901	US	10/15/2021			
Elena Hoeh	San Rafael	CA	94901	US	10/16/2021			
Arieta Quesada	San Rafael	CA	94901	US	10/18/2021			
Diana McBride	San Rafael	CA	94901	US	10/25/2021			
Mary Khan	San Rafael	CA	94901	US	10/27/2021			
Marilyn Englander	San Rafael	CA	94901	US	11/1/2021			
Monique Zabalaga	San Rafael	CA	94901	US	11/1/2021			
Ben Negrete	San Rafael	CA	94901	US	11/8/2021			
Vicki Fernandez	San Rafael	CA	94901	US	11/8/2021			
<b>MARIN COUNTY SIGNATURES - 362</b>								
Patricia Pirrone	Belvedere Tiburon	CA	94920	US	8/18/2021			
Debbie Gioia	Belvedere Tiburon	CA	94920	US	8/18/2021			
John Sheehy	Belvedere Tiburon	CA	94920	US	8/19/2021			
Heidi Adler	Belvedere Tiburon	CA	94920	US	10/13/2021			
Steve O'Shea	Corte Madera	CA	94925	US	8/18/2021			
Jean Foreman	Corte Madera	CA	94925	US	8/18/2021			
Carol Tereskiewicz	Corte Madera	CA	94925	US	8/18/2021			
Zachary Zimmerman	Corte Madera	CA	94925	US	8/19/2021			
Monika Madrid	Corte Madera	CA	94901	US	8/19/2021			
Anne Towery	Corte Madera	CA	94925	US	8/19/2021			
Kari Anne Robert	Fairfax	CA	94930	US	8/17/2021			
Arnold Erickson	Fairfax	CA	94930	US	8/17/2021			
Sue Byrne	Fairfax	CA	94930	US	8/19/2021			
Rene Verduin	Fairfax	CA	94930	US	8/19/2021			
T. Silvestri	Fairfax	CA	94930	US	8/24/2021			
Kathy Flores	Fairfax	CA	94930	US	10/12/2021			
Amy Atherton	Fairfax	CA	94930	US	10/12/2021			
Martin Bernbaum	Forest Knolls	CA	94933	US	8/19/2021			
Jennifer Andrews	Forest Knolls	CA	94933	US	8/20/2021			
Michele Gallaghet	Greenbrae	CA	94904	US	8/17/2021			
Laura Rapp	Greenbrae	CA	94904	US	8/18/2021			
Lisa Hamilton	Greenbrae	CA	94904	US	8/18/2021			
Laurie Rice	Greenbrae	CA	94904	US	8/18/2021			
Sara Duran Lopez	Greenbrae	CA	94904	US	8/19/2021			
Karen Loebenstein	Greenbrae	CA	94904	US	9/10/2021			
Jo Ann Kempf	Inverness	CA	94937	US	9/16/2021			
Margaret Dawson	Kentfield	CA	94904	US	8/17/2021			
Ina Gotlieb	Kentfield	CA	94904	US	8/18/2021			
Patricia Hall	Kentfield	CA	94904	US	8/18/2021			
Katie Currie	Kentfield	CA	94904	US	9/10/2021			
Barbara Hollis	Kentfield	CA	94904	US	10/1/2021			
Ariana Yaw	Lagunitas	CA	94938	US	10/11/2021			
Michelle Sixta	Larkspur	CA	94939	US	8/17/2021			
Lisa Turrell	Larkspur	CA	94939	US	8/19/2021			
Donald Parker	Marin city	CA	94965	US	8/20/2021			
Susan Casteel	Mill Valley	CA	94941	US	8/17/2021			
molly arthur	Mill Valley	CA	94941	US	8/18/2021			
pamela feather	Mill Valley	CA	94941	US	8/18/2021			
Curtis Tischler	Mill Valley	CA	94941	US	8/19/2021			
Cathy Day	Mill valley	CA	94941	US	8/22/2021			
Nancie Bailey	Mill Valley	CA	94941	US	10/12/2021			
Silke Valentine	Novato	CA	94947	US	8/17/2021			
Sherry Freeman	Novato	CA	94947	US	8/18/2021			
Lisette Landaverde	Novato	CA	94947	US	8/19/2021			
Piper Picus	Novato	CA	94947	US	9/11/2021			
Abbey Picus	Novato	CA	94945	US	9/11/2021			
Jennifer Moyer	Novato	CA	94947	US	9/28/2021			

Brady Moyer	Novato	CA	94947	US	9/28/2021				
Kathryn Lustenberger	Novato	CA	94947	US	9/28/2021				
Dorothy Bye	Novato	CA	94949	US	10/11/2021				
Holly Aljamali	Novato	CA	94947	US	10/12/2021				
Roxane Miller	Novato	CA	94947	US	10/13/2021				
MARLOWE RAFELLE	Novato	CA	94947	US	10/13/2021				
Colton Khan	Ross	CA	94957	US	8/19/2021				
Kyler Khan	Ross	CA	94957	US	8/19/2021				
Marjorie Guggenhime	Ross	CA	94957	US	9/10/2021				
mara cesaretti	san anselmo	CA	94960	US	8/18/2021				
Erica Leinbach	San Anselmo	CA	94960	US	8/18/2021				
Penni Webb	San Anselmo	CA	94960	US	8/18/2021				
Sarah Bott	San Anselmo	CA	94960	US	8/18/2021				
Tracy Ward	San Anselmo	CA	94960	US	8/18/2021				
Kat Siragusa	San anselmo	CA	94960	US	8/18/2021				
Charis Castellanos	San Anselmo	CA	94960	US	8/18/2021				
Joan Weiner	san Anselmo	CA	94960	US	8/18/2021				
xandria wilkins	San Anselmo	CA	94960	US	8/18/2021				
Ally Kraus	San Anselmo	CA	94960	US	8/18/2021				
Kimberly Corona	San Anselmo	CA	94960	US	8/18/2021				
Nicole Kidd	San Anselmo	CA	94960	US	8/18/2021				
Bruce Bbrodie	San Anselmo	CA	94960	US	8/18/2021				
Charmian Stewart	San Anselmo	CA	94960	US	8/18/2021				
Jill See	San Anselmo	CA	94960	US	8/18/2021				
Rohana McLaughlin	San Anselmo	CA	94960	US	8/18/2021				
Barbara O'Toole	San Anselmo	CA	94960	US	8/18/2021				
Eric Belluche	San Anselmo	CA	94960	US	8/18/2021				
Andrew Schultz	San Anselmo	CA	94960	US	8/18/2021				
Joan Stone	San Anselmo	CA	94960	US	8/18/2021				
Inge Martin	San Anselmo	CA	94960	US	8/19/2021				
Stacey Counts	San Anselmo	CA	94960	US	8/19/2021				
Patricia King	San Anselmo	CA	94960	US	8/19/2021				
Mom Young	San Anselmo	CA	94960	US	8/19/2021				
Jane Belway	San Anselmo	CA	94960	US	8/19/2021				
Nicole Heslip	San Anselmo	CA	94960	US	8/19/2021				
Diana Donlon	San Anselmo	CA	94960	US	8/19/2021				
marita mayer	san anselmo	CA	94960	US	8/19/2021				
Christine Morgan	San Anselmo	CA	94920	US	8/20/2021				
Anne Cotta	San Anselmo	CA	94960	US	8/21/2021				
Diamond chavez	San Anselmo	CA	94960	US	8/22/2021				
Kristin Womack	San Anselmo	CA	94960	US	8/22/2021				
Tom Cummings	San Anselmo	CA	94960	US	8/23/2021				
Sara romero	San Anselmo	CA	94960	US	8/26/2021				
David Rising	San Anselmo	CA	94960	US	9/10/2021				
Marie Grenier	San Anselmo	CA	94960	US	9/11/2021				
Tamsin McVickar	San Anselmo	CA	94960	US	9/11/2021				
Jeanne-Marie Crowe	San Anselmo	CA	94960	US	9/20/2021				
Hillary Fredrickson	San Anselmo	CA	94960	US	10/1/2021				
Alexis Angelucci	San Anselmo	CA	94960	US	10/1/2021				
Paula Spencer	San Anselmo	CA	94960	US	10/3/2021				
Norma Powell	San Anselmo	CA	94960	US	10/11/2021				
Jennifer CallAway	San Anselmo	CA	94960	US	10/12/2021				
Jay Simon	San Anselmo	CA	94960	US	10/12/2021				
Caralina Kvalstad	San Anselmo	CA	94960	US	10/12/2021				
Susan Bradford	San Rafael	CA	94901	US	8/17/2021				
Victoria DeWitt	San Rafael	CA	94901	US	8/17/2021				
Jessica Harris	San Rafael	CA	94903	US	8/17/2021				
Judy Schriebman	San Rafael	CA	94903	US	8/17/2021				
Jalynne Allen	San Rafael	CA	94901	US	8/17/2021				
Christine Rickerby	San Rafael	CA	94901	US	8/17/2021				
Linda Lieberman	San Rafael	CA	94901	US	8/17/2021				
Nora Webb	San Rafael	CA	94901	US	8/17/2021				
Kim C	San Rafael	CA	94901	US	8/18/2021				



Elisabeth Regina Widman, A	San Rafael	CA	94901	US	8/18/2021				
Barbra Bergstrom	San Rafael	CA	94901	US	8/18/2021				
Alex Rockas	San Rafael	CA	94901	US	8/18/2021				
Julie Harrison	San Rafael	CA	94901	US	8/18/2021				
Jessica Almeida-Sterling	San Rafael	CA	94901	US	8/18/2021				
Pauline Martin	San Rafael	CA	94901	US	8/18/2021				
Gerardo Chamed	San Rafael	CA	94901	US	8/18/2021				
Carmen Gamper	San Rafael	CA	96749	US	8/18/2021				
Karen Nugent	San Rafael	CA	94901	US	8/18/2021				
Tracy Tomasson	San Rafael	CA	94901	US	8/18/2021				
Anastasia Fiandaca	San Rafael	CA	94901	US	8/18/2021				
Elena Roshe	San Rafael	CA	94903	US	8/18/2021				
Cris Welisch	San Rafael	CA	94903	US	8/18/2021				
Maya Vásquez	San Rafael	CA	94901	US	8/18/2021				
Heather McIntyre	San Rafael	CA	94901	US	8/18/2021				
Jennifer Maniar	San Rafael	CA	94901	US	8/18/2021				
Kathleen Regan	San Rafael	CA	94901	US	8/18/2021				
Chamnith Nou	San Rafael	CA	94901	US	8/18/2021				
Maren DeGraff	San Rafael	CA	94901	US	8/18/2021				
Stephanie Bramy	San Rafael	CA	94901	US	8/18/2021				
Kamila Harkavy	San Rafael	CA	94901	US	8/18/2021				
Beth Niles	San Rafael	CA	94901	US	8/18/2021				
Emese Wood	San Rafael	CA	94901	US	8/18/2021				
Cheryl Nice	San Rafael	CA	94901	US	8/18/2021				
Jennifer Alpert	San Rafael	CA	94901	US	8/18/2021				
Barbara Corley	San Rafael	CA	94901	US	8/18/2021				
Donna Messic	San Rafael	CA	94901	US	8/18/2021				
Elizabeth Muir	San Rafael	CA	94901	US	8/18/2021				
Victor Simpson	San Rafael	CA	94901	US	8/18/2021				
Diane Fischler	San Rafael	CA	94915	US	8/18/2021				
Louise Herschelle	San Rafael	CA	94901	US	8/18/2021				
Chris Lauzon	San Rafael	CA	94901	US	8/18/2021				
Peggy Cross	San Rafael	CA	94901	US	8/18/2021				
Julia Eader	San Rafael	CA	94901	US	8/18/2021				
Thomas Hironymous	San Rafael	CA	94901	US	8/18/2021				
Nancy Bennett	San Rafael	CA	94901	US	8/18/2021				
Daniel Mardesich	San Rafael	CA	94901	US	8/18/2021				
Leslie Klor	San Rafael	CA	94901	US	8/18/2021				
bonnie g dickinson	San Rafael	CA	94901	US	8/19/2021				
Gina Stadtner	San Rafael	CA	94903	US	8/19/2021				
Debi Thiel	San Rafael	CA	94901	US	8/19/2021				
Ken Homer	San Rafael	CA	94901	US	8/19/2021				
Ashley Einhaus	San Rafael	CA	94901	US	8/19/2021				
David Benjamin	San Rafael	CA	94901	US	8/19/2021				
Erika Martinez	San Rafael	CA	94901	US	8/19/2021				
Jennifer Prater	San Rafael	CA	94901	US	8/19/2021				
Jessica Kraus	San Rafael	CA	94903	US	8/19/2021				
Kevin Schoenbohm	San Rafael	CA	94901	US	8/19/2021				
Carol Levin	San Rafael	CA	94901	US	8/19/2021				
declan murphy	san rafael	CA	94901	US	8/19/2021				
Quintilia Cesaretti	San Rafael	CA	94901	US	8/19/2021				
Shirley Wolk	San Rafael	CA	94901	US	8/19/2021				
Christine Des Jarlais	San Rafael	CA	94902	US	8/19/2021				
Liza Ryan	San Rafael	CA	94901	US	8/19/2021				
LEONARD THANOS	San Rafael	CA	94901	US	8/19/2021				
DAVID ALVARADO	San Rafael	CA	94901	US	8/19/2021				
Enzo Polacco's	San Rafael	CA	94901	US	8/19/2021				
Anne Fuchs-Chesney	San Rafael	CA	94901	US	8/19/2021				
Stanley Stefancic	San Rafael	CA	94901	US	8/19/2021				
Linda Pierce	San Rafael	CA	94901	US	8/19/2021				
Michael Smith	San Rafael	CA	94925	US	8/19/2021				
Fred Cushing	San Rafael	CA	94901	US	8/19/2021				
sharon Silvia	San Rafael	CA	94901	US	8/19/2021				

Adrienne Biggs	San Rafael	CA	94901	US	8/19/2021				
Michelle Connelly	San Rafael	CA	94901	US	8/19/2021				
Annette Pirrone	San Rafael	CA	94901	US	8/19/2021				
Syed Ali	San Rafael	CA	94901	US	8/20/2021				
Janet Sanchez	San Rafael	CA	94901	US	8/20/2021				
Patricia Reese	San Rafael	CA	94901	US	8/20/2021				
aparna branz	san rafael	CA	94901	US	8/20/2021				
Marta Alsterlind	San Rafael	CA	94901	US	8/20/2021				
M R	San Rafael	CA	94901	US	8/20/2021				
Dulce McAllister	San Rafael	CA	94901	US	8/20/2021				
Valerie Nafius	San Rafael	CA	94901	US	8/20/2021				
Yle Phil	San Rafael	CA	94901	US	8/20/2021				
Mark Steisel	San Rafael	CA	94901	US	8/20/2021				
Kerem Ozkay	San Rafael	CA	94901	US	8/21/2021				
Juanita Dickson	San Rafael	CA	94901	US	8/21/2021				
Ken Olcott	San Rafael	CA	94901	US	8/21/2021				
Nicholas Harvey	San Rafael	CA	94901	US	8/21/2021				
Katherine Rincon	San Rafael	CA	94901	US	8/22/2021				
Kayla Burr	San Rafael	CA	94901	US	8/22/2021				
Sally Farrell	San Rafael	CA	94901	US	8/22/2021				
Linda Duca	San Rafael	CA	94901	US	8/22/2021				
Anne Mulvaney	San Rafael	CA	94901	US	8/22/2021				
Cherilyn Gilboy	San Rafael	CA	94901	US	8/22/2021				
Patrice Villars	San Rafael	CA	94903	US	8/22/2021				
Nathalie Costello	San Rafael	CA	94901	US	8/22/2021				
Michelle Eastman	San Rafael	CA	94901	US	8/22/2021				
Tuong Trang	San Rafael	CA	94901	US	8/23/2021				
Krista Muirhead	San Rafael	CA	94901	US	8/24/2021				
J Hickman	San Rafael	CA	94901	US	8/25/2021				
Katie Paulsen	San Rafael	CA	94903	US	8/25/2021				
Nancy Recinos	San Rafael	CA	94901	US	8/27/2021				
Roy Falk	San Rafael	CA	94901	US	8/29/2021				
Sharon Gosselin	San Rafael	CA	94901	US	9/10/2021				
Rebecca Smith	San Rafael	CA	94901	US	9/10/2021				
Nancy A Moss	San Rafael	CA	94903	US	9/10/2021				
Marcie Leach	San Rafael	CA	94901	US	9/10/2021				
Deborah Temple	San Rafael	CA	94901	US	9/10/2021				
Terri Cummings	San Rafael	CA	94901	US	9/10/2021				
Sara Pearson	San Rafael	CA	94901	US	9/11/2021				
Michael Sage	San Rafael	CA	94901	US	9/11/2021				
Nita Lederman	San Rafael	CA	94901	US	9/11/2021				
Elizabeth Grace	San Rafael	CA	94901	US	9/13/2021				
Stephen Sparks	San Rafael	CA	94901	US	9/23/2021				
Lilianna Keding	San Rafael	CA	94901	US	9/26/2021				
Diana Melchizedek	San Rafael	CA	94903	US	9/26/2021				
Annie Filby	San Rafael	CA	94901	US	10/1/2021				
Patricia Leeds	San Rafael	CA	94901	US	10/3/2021				
Colette Battaglia	San Rafael	CA	94901	US	10/3/2021				
mark Hirschfield	San Rafael	CA	94903	US	10/3/2021				
Mark Krajan	San Rafael	CA	94901	US	10/4/2021				
Molly Parent	San Rafael	CA	94901	US	10/7/2021				
Steven Edmonson	San Rafael	CA	94901	US	10/11/2021				
Donna Lee Wells	San Rafael	CA	94901	US	10/11/2021				
Chris Bilham	San Rafael	CA	94903	US	10/12/2021				
Wendy Hromada	San Rafael	CA	94901	US	10/12/2021				
Lisa Pena	San Rafael	CA	94903	US	10/12/2021				
Michael Angotti	San Rafael	CA	94901	US	10/12/2021				
Julie Draper	San Rafael	CA	94901	US	10/13/2021				
Thea Thompson	San Rafael	CA	94903	US	10/13/2021				
Jane Heaven	San Rafael	CA	94901	US	10/13/2021				
Ryan Murphy	San Rafael	CA	94901	US	10/13/2021				
yihew Sahlemariam	San Rafael	CA	94901	US	10/13/2021				
Yanira Hernandez	San Rafael	CA	94901	US	10/13/2021				

Aline O'Brien	San Rafael	CA	94901	US	8/18/2021				
Dorothy Laddish	SanRafael	CA	94901	US	8/20/2021				
Dawn Catherine	Sausalito	CA	94965	US	8/17/2021				
Susan Ramser	Sausalito	CA	94966	US	10/11/2021				
Hayley Ballard	San Anselmo	CA	94960	US	10/14/2021				
Anne Bowen	San Rafael	CA	94901	US	10/14/2021				
Tim Bowen	San Rafael	CA	94901	US	10/14/2021				
Ann DeMartini	San Rafael	CA	94901	US	10/14/2021				
Stacy Clement	San Rafael	CA	94901	US	10/14/2021				
Jonathan Kramer	San Rafael	CA	94901	US	10/14/2021				
Deborah Coburn	San Rafael	CA	94901	US	10/14/2021				
Rodger Jacobsen	San Rafael	CA	94901	US	10/14/2021				
Alex Rockas	San Rafael	CA	94901	US	10/14/2021				
Kristen Vyas	San Rafael	CA	94901	US	10/14/2021				
Emese Wood	San Rafael	CA	94901	US	10/14/2021				
Adam DeGraff	San Rafael	CA	94901	US	10/16/2021				
Ashley Einhaus	San Rafael	CA	94901	US	10/16/2021				
Edie DeGraff	Larkspur	CA	94939	US	10/22/2021				
Warren DeGraff	Larkspur	CA	94939	US	10/22/2021				
Susan Zelinsky	San Rafael	CA	94901	US	10/22/2021				
Deborah Betz	San Anselmo	CA	94960	US	10/22/2021				
Dane Moler	San Rafael	CA	94901	US	10/22/2021				
Stephanie St Claire	San Anselmo	CA	94960	US	10/22/2021				
Sophie McEntee	San Anselmo	CA	94960	US	10/22/2021				
Martin Chourre	Fairfax	CA	94930	US	10/22/2021				
Amy Kaufman	San Rafael	CA	94901	US	10/22/2021				
Rebecca Nowlen	Fairfax	CA	94930	US	10/22/2021				
Pennie Rossini	San Rafael	CA	94901	US	10/22/2021				
Laura Winter	Fairfax	CA	94930	US	10/22/2021				
Ben Wolin	San Anselmo	CA	94960	US	10/22/2021				
andrew solomon	San Anselmo	CA	94960	US	10/22/2021				
Sarah Alba	San Anselmo	CA	94960	US	10/22/2021				
Nathan DuPre	Fairfax	CA	94930	US	10/22/2021				
Land Wilson	San Rafael	CA	94901	US	10/22/2021				
Kimberly Cloney	San Rafael	CA	94901	US	10/22/2021				
Carrie Moler	San Rafael	CA	94901	US	10/22/2021				
Joshua Hoffman	San Rafael	CA	94901	US	10/22/2021				
Alee Nicandri	San Rafael	CA	94901	US	10/22/2021				
Jason van den Brand	San Anselmo	CA	94960	US	10/22/2021				
Rachel von Doepp	San Rafael	CA	94901	US	10/22/2021				
Shane Franco	San Anselmo	CA	94960	US	10/23/2021				
Jennifer Bryant	San Anselmo	CA	94960	US	10/23/2021				
Michelle Gurman	San Rafael	CA	94901	US	10/23/2021				
Peter Martin	San Anselmo	CA	94960	US	10/23/2021				
Lou Ellsworth	San Anselmo	CA	94960	US	10/23/2021				
Diana DeGraff	Kentfield	CA	94904	US	10/23/2021				
Robert DeGraff	Kentfield	CA	94904	US	10/23/2021				
Eric Betz	San Anselmo	CA	94960	US	10/23/2021				
Zenir Abreu	San Rafael	CA	94901	US	10/23/2021				
Reily Urban	San Rafael	CA	94901	US	10/23/2021				
Diona Polito-Rubin	San Rafael	CA	94901	US	10/23/2021				
Lorna Kirk	Fairfax	CA	94930	US	10/23/2021				
Kimberly Mira	Novato	CA	94947	US	10/16/2021				
Jacqueline Cunningham	San Rafael	CA	94901	US	10/16/2021				
Terri Eddy	San Rafael	CA	94901	US	10/16/2021				
Siobhán Cassidy Edmondso	San Rafael	CA	94901	US	10/16/2021				
Grace Geraghty	San Rafael	CA	94903	US	10/16/2021				
Linda Lieberman	San Rafael	CA	94901	US	10/17/2021				
Fred P. Cushing	San Rafael	CA	94901	US	10/17/2021				
Lynn Millar	San Rafael	CA	94901	US	10/17/2021				
Christer Janson	San Rafael	CA	94901	US	10/17/2021				
Jessica Brezzo	San Rafael	CA	94901	US	10/17/2021				
Crystal Wright	San Rafael	CA	94901	US	10/17/2021				

Davis Perkins	San Rafael	CA	94901	US	10/18/2021				
Patti Ogren	San Rafael	CA	94901	US	10/19/2021				
Brian Walsh	San Rafael	CA	94901	US	10/19/2021				
Charles F. Powers III	San Rafael	CA	94903	US	10/20/2021				
Amy S. Powers	San Rafael	CA	94903	US	10/20/2021				
Diane Faulkner	San Rafael	CA	94901	US	10/20/2021				
Suzanne Soffer	San Rafael	CA	94901	US	10/22/2021				
Lindsey Theobald	San Rafael	CA	94901	US	10/22/2021				
HEATHER M WALKER	San Rafael	CA	94901	US	10/22/2021				
Robert Wotherspoon	San Anselmo	CA	94960	US	10/22/2021				
Matthew Alba	San Anselmo	CA	94960	US	10/22/2021				
Sarah Chourre	Fairfax	CA	94930	US	10/22/2021				
Suzanne Lucas	San Rafael	CA	94901	US	10/23/2021				
Lou Ellsworth-Yow	San Rafael	CA	94901	US	10/24/2021				
Claire Hart	San Rafael	CA	94901	US	10/26/2021				
Chet Klingensmith	San Rafael	CA	94901	US	10/26/2021				
Margot Ward	San Rafael	CA	94901	US	10/26/2021				
Fary Alizade	San Rafael	CA	94901	US	10/27/2021				
Kristine Reilly	San Rafael	CA	94903	US	10/27/2021				
MANO FONOONI	San Rafael	CA	94901	US	10/28/2021				
Yoav Einy	San Anselmo	CA	94960	US	11/4/2021				
Leah Einy	San Anselmo	CA	94960	US	11/4/2021				
Tyler Lacy	San Rafael	CA	94901	US	11/4/2021				
Louise Herschelle	San Rafael	CA	94901	US	11/4/2021				
Gail Tarlow	San Rafael	CA	94901	US	11/5/2021				
Debbie Gioia	San Anselmo	CA	94960	US	11/5/2021				
Heather Swain	San Anselmo	CA	94960	US	11/5/2021				
Elizabeth T Brol	San Anselmo	CA	94960	US	11/5/2021				
Ian Makaruk	San Rafael	CA	94901	US	11/5/2021				
Ingrid Mayer	San Rafael	CA	94901	US	11/5/2021				
Penni Webb	San Rafael	CA	94901	US	11/5/2021				
Deb Lyons	Corte Madera	CA	94925	US	10/14/2021				
Walter Meservey	San Anselmo	CA	94960	US	10/14/2021				
Hayley Ballard	Larkspur	CA	94939	US	10/14/2021				
Michael More	San Rafael	CA	94901	US	10/14/2021				
susan pickard	Novato	CA	94949	US	10/14/2021				
Jim Petrak	San Rafael	CA	34901	US	10/15/2021				
Jody Timms	Fairfax	CA	94930	US	10/15/2021				
Ceci Osborn	San Rafael	CA	94901	US	10/15/2021				
Alizée C	Mill Valley	CA	94941	US	10/15/2021				
Kevin Morrison	Novato	CA	94945	US	10/15/2021				
Angela Ballard	San Anselmo	CA	94960	US	10/15/2021				
Lily Cline	San Anselmo	CA	94960	US	10/15/2021				
Elena Hoeh	San Rafael	CA	94901	US	10/16/2021				
Arleta Quesada	San Rafael	CA	94901	US	10/18/2021				
Patrick Costello	San Anselmo	CA	94960	US	10/18/2021				
Alice Herwill	San Anselmo	CA	94960	US	10/19/2021				
Bettina Hughes	Forest Knolls	CA	94933	US	10/19/2021				
Leilani Villasenor	Novato	CA	94947	US	10/19/2021				
Dori Sankowich	Mill Valley	CA	94941	US	10/25/2021				
Veronica Page-Affoumad	Mill Valley	CA	94941	US	10/25/2021				
Diana McBride	San Rafael	CA	94901	US	10/25/2021				
Mary Khan	San Rafael	CA	94901	US	10/27/2021				
Marilyn Englander	San Rafael	CA	94901	US	11/1/2021				
Monique Zabalaga	San Rafael	CA	94901	US	11/1/2021				
Ben Negrete	San Rafael	CA	94901	US	11/8/2021				
Vicki Fernandez	San Rafael	CA	94901	US	11/8/2021				
Susan Helms	San Rafael	CA	94901	US	11/6/2021				
Cheryl Spalinger	San Rafael	CA	94901	US	11/8/2021				
Sarah Hayes	Mill Valley	CA	94941	US	11/9/2021				
christine maimon-duclos	San Rafael	CA	94901	US	11/9/2021				
Suzanne Gollin	Novato	CA	94949	US	11/9/2021				
Berta S McDonnell	Kentfield	CA	94904	US	11/6/2021				

<b>ALL SIGNATURES - 671</b>									
alison williams	Aberystwyth	ENG	sy231qg	UK		8/17/2021			
Mindy Rising	Alameda	CA		94501 US		9/10/2021			
Jessica Williams	Alameda	CA		94501 US		9/28/2021			
Roger Kulp	Albuquerque	NM		87112 US		10/3/2021			
sarika arora	Alpharetta	GA		30022 US		8/17/2021			
Ellis Oakley	Altamonte Spring	FL		80233 US		8/17/2021			
Marion Stibbe	Amsterdam		1081gk	Netherlands		8/17/2021			
lauren morgan	Anacortes			98221 US		10/6/2021			
Francine Sandras	Annoeullin			59112 France		8/18/2021			
rosa blancaerts	antwerpen			2040 Belgium		8/18/2021			
Kristin Otterness	Arcata	CA		95521 US		10/12/2021			
Rosi Zang	Aschaffenburg			63743 Germany		8/18/2021			
Jennifer Warren	Atkins			72823 US		9/7/2021			
Freya Harris	Atlanta	GA		30342 US		8/22/2021			
Richard Tidwell	Atlanta	GA		30317 US		10/7/2021			
Lil Durk	ATLANTA			30306 US		10/6/2021			
Raphaël PONCE	Aucamville			31140 France		8/17/2021			
A. Otto	Auerbach			8209 Germany		8/17/2021			
LaNesha Collins	Aurora			80013 US		9/29/2021			
lucas a	Austin			78729 US		8/24/2021			
Debbie Macmillan	Balloch	SCT	G83 8LX	UK		8/17/2021			
Susan Wood	Bargoed	WLS	CF81	UK		8/17/2021			
Abby Pajeau	Bartlett			60103 US		9/3/2021			
Frances Mackiewicz	Beachwood	NJ		8722 US		8/23/2021			
christian robinson	Beltsville			20705 US		10/7/2021			
Patricia Pirrone	Belvedere Tiburon	CA		94920 US		8/18/2021			
Debbie Gioia	Belvedere Tiburon	CA		94920 US		8/18/2021			
John Sheehy	Belvedere Tiburon	CA		94920 US		8/19/2021			
Heidi Adler	Belvedere Tiburon	CA		94920 US		10/13/2021			
Stephanie Macho	Bemidji			56601 US		10/12/2021			
Martina Behla	Berlin			12163 Germany		8/17/2021			
Christina Edwards	Birkenhead	ENG	CH437RG	UK		8/17/2021			
jade ALF	Blois			41000 France		8/18/2021			
Karmen Heaslip	Bolinas	CA		94924 US		8/20/2021			
Claudia Neuhalfen	Bonn			53117 Germany		8/17/2021			
Lauren Deselle	Boston	MA		2113 US		10/4/2021			
Logan Barrett	Bradenton			34211 US		10/12/2021			
Devin McCarthy	Bronx			10451 US		8/26/2021			
JON INWOOD	Brooklyn	NY		11230 US		8/17/2021			
Marion Schiffers	Brussels			4720 Belgium		8/17/2021			
Mirjam Talma	Buitenpost		9285VZ	Netherlands		8/17/2021			
Adam Kaluba	Burleson			76028 US		9/15/2021			
Sara Graziosa	Canaan	CT		6018 US		8/25/2021			
Sylvia Breuer	Canby	MN		56220 US		8/17/2021			
Selene Cabrera	Carmel			46032 US		9/16/2021			
Brooklyn Trypus	Carmel			46032 US		9/17/2021			
Maddie K	Carmel			46032 US		9/18/2021			
Shantreasa Henderson	Chicago			60629 US		9/18/2021			
jade streeter	Chicago			60632 US		10/7/2021			
tayven shelton	Clearfield			84015 US		8/19/2021			
Jonathan Dillard	Cleveland	TN		37312 US		9/29/2021			
Eve McQueen-Allinger	Columbia	SC		28269 US		8/18/2021			
Magi Creelman	Columbus	OH		43212 US		9/28/2021			
Jean Kincaid	Colwyn Bay	WLS	LL28	UK		8/18/2021			
Liliana Fiorini	Cordoba			5000 Argentina		8/17/2021			
Ryan Koontz	Corona	CA		92879 US		8/19/2021			
Michelle Bellerjeau	Corralitos	CA		2809 US		9/28/2021			
Jeremiel Taylor	Corsicana			75110 US		10/12/2021			
Steve O'Shea	Corte Madera	CA		94925 US		8/18/2021			

Jean Foreman	Corte Madera	CA		94925	US		8/18/2021			
Carol Tereskiewicz	Corte Madera	CA		94925	US		8/18/2021			
Zachary Zimmerman	Corte Madera	CA		94925	US		8/19/2021			
Monika Madrid	Corte Madera	CA		94901	US		8/19/2021			
Anne Towery	Corte Madera	CA		94925	US		8/19/2021			
Lynda Smith	Cotati	CA		94931	US		8/19/2021			
Christeen Anderson	Crestview	FL		32539	US		8/17/2021			
Ivan Snajdar	Crikvenica			51260	Croatia		8/17/2021			
marlie scholten	Daarlerveen			7687	Netherlands		8/17/2021			
Elizabeth Story	Dernancourt			5075	Australia		8/31/2021			
Sly Fox	Detroit			48219	US		10/4/2021			
katherine Sampson	Devon	ENG	Ex363bl		UK		8/17/2021			
S�verine SORDET	Dijon				France		8/17/2021			
Jes Ro	Doorwerth			6865	Netherlands		8/17/2021			
Jon Savell	Dublin	CA		94568	US		8/19/2021			
John Borovac	Dublin	CA		94568	US		8/20/2021			
Graham Duncan	Dublin		D02		Ireland		8/17/2021			
Natalie Motzko	East Canton			44730	US		9/19/2021			
Danielle Zukowski	Edgartown			2539	US		10/5/2021			
joyce alexander	Edinburgh	SCT	eh151le		UK		8/17/2021			
J Lasahn	El Cerrito	CA		4530	US		8/31/2021			
Loulena Miles	El Cerrito	CA		94530	US		9/28/2021			
Eli Pierce	Elizabethton			37643	US		10/6/2021			
Kathy MacDonald	Elk	CA		95432	US		8/17/2021			
Sinclair Petra	Erlensee			63526	Germany		8/18/2021			
Christna Frutuoso	Esch			4069	Luxembourg		8/17/2021			
Niina Anttinen	Espoo				Finland		8/17/2021			
Alain Neven	Evere				Belgium		8/17/2021			
Maryann Staron	Evergreen Park	IL		60805	US		8/18/2021			
Kari Anne Robert	Fairfax	CA		94930	US		8/17/2021			
Arnold Erickson	Fairfax	CA		94930	US		8/17/2021			
Sue Byrne	Fairfax	CA		94930	US		8/19/2021			
Rene Verduin	Fairfax	CA		94930	US		8/19/2021			
T. Silvestri	Fairfax	CA		94930	US		8/24/2021			
Kathy Flores	Fairfax	CA		94930	US		10/12/2021			
Amy Atherton	Fairfax	CA		94930	US		10/12/2021			
sue sch.	Florida	FL		89077	US		8/18/2021			
Martin Bernbaum	Forest Knolls	CA		94933	US		8/19/2021			
Jennifer Andrews	Forest Knolls	CA		94933	US		8/20/2021			
Lucas Black	Fort Lauderdale			33325	US		9/29/2021			
Gama Leong	George Town			11060	Malaysia		8/18/2021			
Pypy Pypy	Georgetown				Malaysia		8/18/2021			
Nancy Dew	Glastonbury	CT		6033	US		8/18/2021			
Michele Gallaghet	Greenbrae	CA		94904	US		8/17/2021			
Laura Rapp	Greenbrae	CA		94904	US		8/18/2021			
Lisa Hamilton	Greenbrae	CA		94904	US		8/18/2021			
Laurie Rice	Greenbrae	CA		94904	US		8/18/2021			
Sara Duran Lopez	Greenbrae	CA		94904	US		8/19/2021			
Karen Loebenstein	Greenbrae	CA		94904	US		9/10/2021			
Carrie Healon	Gresham			97030	US		8/24/2021			
Dakota Byrd	Guerneville	CA		95446	US		8/17/2021			
Kate Kenner	Guilford	VT		5301	US		8/18/2021			
Regine LOEUIL	Hamoir				Belgium		8/17/2021			
Martine Cuisenaire	Heer			5543	France		8/17/2021			
Andre Ferro	Helmond		5707RN		Netherlands		8/23/2021			
Karin Zimmermann	Hersbruck			91217	Germany		8/23/2021			
Pamela Hill	High River		T1V1J5		Canada		8/17/2021			
Brian Bagdonas	Hoboken	NJ		7307	US		9/28/2021			
Rosa Cabrerizo	Hospitalet de Llobregat			8906	Spain		8/27/2021			
Meeleng chan	indanapolis	IN		46219	US		9/1/2021			
Ashley Lee	Indianapolis			46237	US		9/18/2021			
Jo Ann Kempf	Inverness	CA		94937	US		9/16/2021			
YbsssWIFE Gaulden	Jacksonville			32218	US		10/2/2021			

Taniqua Griffin	JBER			99506	US		9/13/2021			
Hilary Bagdonas	Jersey City	NJ		7307	US		9/28/2021			
Margaret Dawson	Kentfield	CA		94904	US		8/17/2021			
Ina Gotlieb	Kentfield	CA		94904	US		8/18/2021			
Patricia Hall	Kentfield	CA		94904	US		8/18/2021			
Katie Currie	Kentfield	CA		94904	US		9/10/2021			
Barbara Hollis	Kentfield	CA		94904	US		10/1/2021			
flora ilyasov	kew gardens			11415	US		9/13/2021			
Blake Marin	Kirkland	WA		98034	US		8/19/2021			
Mary Ann Deacon	Knox			46563	US		10/7/2021			
Matt Nelson	Kodiak			99615	US		10/7/2021			
R S	Koln			51069	Germany		8/17/2021			
Nathalie WANGERMEZ	La Réole				France		8/18/2021			
Ariana Yaw	Lagunitas	CA		94938	US		10/11/2021			
ava falah	lahijan				Iran		9/27/2021			
Michelle Sixta	Larkspur	CA		94939	US		8/17/2021			
Lisa Turrell	Larkspur	CA		94939	US		8/19/2021			
Sylvia DRIOULE	Liège				Belgium		8/18/2021			
Jennifer Floryan	Long beach	CA		90804	US		9/2/2021			
Antonio Serrano	Long beach	CA		91503	US		9/12/2021			
Kevin Chavez	Long Beach	CA		90802	US		10/6/2021			
Jodi igard	Los Angeles	CA		91607	US		8/17/2021			
sara sang	los angeles	CA		91601	US		8/18/2021			
Jennifer Meza	Los Angeles	CA		90027	US		10/6/2021			
Joan How	Luton	ENG	LU3 2PU		UK		10/1/2021			
Fernande Fournier	Luxemburg			1482	Luxembourg		8/19/2021			
catherine cheneval	LYON			73000	Spain		8/17/2021			
Stacy Graff	Madison	WI		53719	US		10/11/2021			
Susana Muñoz	Madrid			28019	Spain		8/17/2021			
Nestor Berazategui	Maipú			5515	Argentina		8/18/2021			
Brandon DeFrance	Maple Valley			98038	US		10/4/2021			
Donald Parker	Marin city	CA		94965	US		8/20/2021			
Georgina Calderon	Marysville			95901	US		10/3/2021			
L Saunders	Masterton				New Zealand		8/18/2021			
Marc van de Waarsenburg	Middelburg		zuidsingel59		Netherlands		8/17/2021			
Susan Casteel	Mill Valley	CA		94941	US		8/17/2021			
molly arthur	Mill Valley	CA		94941	US		8/18/2021			
pamela feather	Mill Valley	CA		94941	US		8/18/2021			
Curtis Tischler	Mill Valley	CA		94941	US		8/19/2021			
Cathy Day	Mill valley	CA		94941	US		8/22/2021			
Nancie Bailey	Mill Valley	CA		94941	US		10/12/2021			
Cascella Franks	Montgomery			36116	US		10/12/2021			
Gerard Goulette	Montréal		H1e3e9		Canada		8/17/2021			
Christiane Ulbrich	moyeuvre grande			57250	France		8/17/2021			
Kenneth Cajet	Mt. Prospect			60056	US		8/26/2021			
Heidi Siebens	Muizen			2800	Belgium		8/21/2021			
Jasmin Porschen	München				Germany		8/18/2021			
Eva Maria Genovese	MuttENZ				Switzerland		8/17/2021			
Geralyn Busnardo	Napa	CA		94558	US		10/12/2021			
wendy smith	nelson	ENG	bb98tt		UK		8/17/2021			
Mags Roy Mein	Newcastle	ENG	NE1 0FA		UK		8/20/2021			
John Meserve	Newport Beach			92660	US		10/6/2021			
Alan Harper	Newport News	VA		23606	US		8/24/2021			
Olivia Gosselin	Norwell			2061	US		10/4/2021			
Silke Valentine	Novato	CA		94947	US		8/17/2021			
Sherry Freeman	Novato	CA		94947	US		8/18/2021			
Lisette Landaverde	Novato	CA		94947	US		8/19/2021			
Piper Picus	Novato	CA		94947	US		9/11/2021			
Abbey Picus	Novato	CA		94945	US		9/11/2021			
Jennifer Moyer	Novato	CA		94947	US		9/28/2021			
Brady Moyer	Novato	CA		94947	US		9/28/2021			
Kathryn Lustenberger	Novato	CA		94947	US		9/28/2021			
Dorothy Bye	Novato	CA		94949	US		10/11/2021			

Holly Aljamali	Novato	CA		94947	US		10/12/2021			
Roxane Miller	Novato	CA		94947	US		10/13/2021			
MARLOWE RAFELLE	Novato	CA		94947	US		10/13/2021			
Carolyn Wells	Oakland	CA		94606	US		9/28/2021			
Brenda Wadsworth	Oakland	CA		94603	US		10/7/2021			
Dale Browne	Orlando	FL		32839	US		10/6/2021			
Frances Peters	Orlando	FL		32818	US		10/7/2021			
Mary Ireland	Oroville	CA		95966	US		8/19/2021			
Marga Gili	Palma			7003	Spain		8/17/2021			
Djamila grouci	Paris			75011	France		8/17/2021			
Caroline Sévilla	Paris			75001	France		8/18/2021			
Tershia Trammel	Pasadena	MD		21122	US		8/17/2021			
Danii F. Paolucci	Perugia			6023	Italy		8/18/2021			
Cathy Damazio	Petaluma	CA		94952	US		8/19/2021			
Gabriela Lara	Petaluma	CA		94954	US		8/19/2021			
Scott Young	Petaluma	CA		94952	US		8/28/2021			
Annya White	Petaluma	CA		94975	US		9/26/2021			
Nancy Murphy	Petaluma	CA		94954	US		10/13/2021			
christa lohrig	Petersberg			41352	Germany		8/23/2021			
Vernice Casey	Philadelphia	PA		19143	US		8/17/2021			
Guadalupe Ceballos	Philadelphia			19133	US		10/2/2021			
Irene Plasencia	Phoenix			85044	US		8/31/2021			
Alejandra Barrios	Pico Rivera	CA		90660	US		8/19/2021			
cathala corine	Pierrelatte			26700	France		8/17/2021			
Anne Montarou	Plaisir			78370	France		8/17/2021			
Elisabeth Bechmann	Polten			3100	Austria		8/18/2021			
Hanneke Mol	Poortvliet	NE	4693EG		US		8/20/2021			
R J Parker	Portland			97219	US		8/22/2021			
Margaret Porte	Portland			97219	US		8/22/2021			
Donna Michel	Portland			97219	US		8/22/2021			
Wendy Miller	PORTLAND			97215	US		8/26/2021			
Eric Newberg	Portland			97219	US		9/29/2021			
Merrill Johnson	Poulsbo	WA		98325	US		10/11/2021			
bianca Sanchez	Princeton			27569	US		10/6/2021			
Anneke v. Brussel Andries	Raamsdonksveer		4941JT		Netherlands		8/17/2021			
Susan Allen	Raleigh	NC		27612	US		8/24/2021			
Joe Ruiz	Rancho Cucamonga			91730	US		10/7/2021			
Ashley Estrada	Revere			2151	US		9/12/2021			
Kathleen Mcllroy	Riverside	NJ		8075	US		10/13/2021			
Sandra Carchidi	Roccadaspide			84069	Italy		8/18/2021			
Biene Maja	Roma			100	Italy		8/25/2021			
Colton Khan	Ross	CA		94957	US		8/19/2021			
Kyler Khan	Ross	CA		94957	US		8/19/2021			
Marjorie Guggenhime	Ross	CA		94957	US		9/10/2021			
Sabine Möhler	sabine.stiker@web.de			87839	Germany		8/19/2021			
Justin Newcomer	Sacramento	CA		95831	US		8/19/2021			
Lisa Vucinic	Sacramento	CA		95841	US		9/20/2021			
Christopher Cho	Sacramento	CA		95818	US		9/28/2021			
Мария Степанова	Saint Petersburg				Russia		8/19/2021			
Adea Claude	Saint-Quentin			2100	France		8/17/2021			
Valérie RAYNAUD	Sainte-clotilde			97441	France		8/17/2021			
Rebecca Smith	Sale			3850	Australia		8/18/2021			
pilar blas	san sebastian			20009	Spain		8/17/2021			
mara cesaretti	san anselmo	CA		94960	US		8/18/2021			
Erica Leinbach	San Anselmo	CA		94960	US		8/18/2021			
Penni Webb	San Anselmo	CA		94960	US		8/18/2021			
Sarah Bott	San Anselmo	CA		94960	US		8/18/2021			
Tracy Ward	San Anselmo	CA		94960	US		8/18/2021			
Kat Siragusa	San anselmo	CA		94960	US		8/18/2021			
Charis Castellanos	San Anselmo	CA		94960	US		8/18/2021			
Joan Weiner	san Anselmo	CA		94960	US		8/18/2021			
xandria wilkins	San Anselmo	CA		94960	US		8/18/2021			
Ally Kraus	San Anselmo	CA		94960	US		8/18/2021			



Kimberly Corona	San Anselmo	CA	94960	US	8/18/2021				
Nicole Kidd	San Anselmo	CA	94960	US	8/18/2021				
Bruce Bbrodie	San Anselmo	CA	94960	US	8/18/2021				
Charmian Stewart	San Anselmo	CA	94960	US	8/18/2021				
Jill See	San Anselmo	CA	94960	US	8/18/2021				
Rohana McLaughlin	San Anselmo	CA	94960	US	8/18/2021				
Barbara O'Toole	San Anselmo	CA	94960	US	8/18/2021				
Eric Belluche	San Anselmo	CA	94960	US	8/18/2021				
Andrew Schultz	San Anselmo	CA	94960	US	8/18/2021				
Joan Stone	San Anselmo	CA	94960	US	8/18/2021				
Inge Martin	San Anselmo	CA	94960	US	8/19/2021				
Stacey Counts	San Anselmo	CA	94960	US	8/19/2021				
Patricia King	San Anselmo	CA	94960	US	8/19/2021				
Mom Young	San Anselmo	CA	94960	US	8/19/2021				
Jane Belway	San Anselmo	CA	94960	US	8/19/2021				
Nicole Heslip	San Anselmo	CA	94960	US	8/19/2021				
Diana Donlon	San Anselmo	CA	94960	US	8/19/2021				
marita mayer	san anselmo	CA	94960	US	8/19/2021				
Christine Morgan	San Anselmo	CA	94920	US	8/20/2021				
Anne Cotta	San Anselmo	CA	94960	US	8/21/2021				
Diamond chavez	San Anselmo	CA	94960	US	8/22/2021				
Kristin Womack	San Anselmo	CA	94960	US	8/22/2021				
Tom Cummings	San Anselmo	CA	94960	US	8/23/2021				
Sara romero	San Anselmo	CA	94960	US	8/26/2021				
David Rising	San Anselmo	CA	94960	US	9/10/2021				
Marie Grenier	San Anselmo	CA	94960	US	9/11/2021				
Tamsin McVickar	San Anselmo	CA	94960	US	9/11/2021				
Jeanne-Marie Crowe	San Anselmo	CA	94960	US	9/20/2021				
Hillary Fredrickson	San Anselmo	CA	94960	US	10/1/2021				
Alexis Angelucci	San Anselmo	CA	94960	US	10/1/2021				
Paula Spencer	San Anselmo	CA	94960	US	10/3/2021				
Norma Powell	San Anselmo	CA	94960	US	10/11/2021				
Jennifer CallAway	San Anselmo	CA	94960	US	10/12/2021				
Jay Simon	San Anselmo	CA	94960	US	10/12/2021				
Caralina Kvalstad	San Anselmo	CA	94960	US	10/12/2021				
Karylee Feldman	San Diego	CA		US	10/12/2021				
Anya Grange	San Francisco	CA		US	8/17/2021				
Leah Bellerjeau	san francisco	CA	95076	US	8/17/2021				
Simon Bucktrout	San Francisco	CA	94901	US	8/18/2021				
Jeffrey Cassell	San Francisco	CA	94103	US	8/19/2021				
Dave Korzec	San Francisco	CA	94143	US	8/19/2021				
Siobhan Edmondson	San Francisco	CA	94109	US	9/27/2021				
Michael Logan	San Francisco	CA	94117	US	9/28/2021				
Jaime Michaels	San Francisco	CA	94117	US	9/28/2021				
Katie Nash	San Francisco	CA	94117	US	9/28/2021				
Eva Tsenin	San Francisco	CA	94114	US	10/13/2021				
Charlotte Bruce	San Francisco	MD	20747	US	9/28/2021				
Jack Gescheidt	San Geronimo	CA	94963	US	8/17/2021				
Laura M Yoklavich	San Jose	CA	95124	US	8/17/2021				
Mark Luiso	San Jose	CA	95124	US	9/15/2021				
Patricia Gonzalez	San Miguel de Allende		37796	Mexico	8/17/2021				
Susan Bradford	San Rafael	CA		US	8/17/2021				
Victoria DeWitt	San Rafael	CA	94901	US	8/17/2021				
Jessica Harris	San Rafael	CA	94903	US	8/17/2021				
Judy Schriebman	San Rafael	CA	94903	US	8/17/2021				
Jalynne Allen	San Rafael	CA	94901	US	8/17/2021				
Christine Rickerby	San Rafael	CA	94901	US	8/17/2021				
Linda Lieberman	San Rafael	CA	94901	US	8/17/2021				
Nora Webb	San Rafael	CA	94901	US	8/17/2021				
Kim C	San Rafael	CA	94901	US	8/18/2021				
Elisabeth Regina Widman,N	San Rafael	CA	94901	US	8/18/2021				
Barbra Bergstrom	San Rafael	CA	94901	US	8/18/2021				
Alex Rockas	San Rafael	CA	94901	US	8/18/2021				

Julie Harrison	San Rafael	CA	94901	US	8/18/2021				
Jessica Almeida-Sterling	San Rafael	CA	94901	US	8/18/2021				
Pauline Martin	San Rafael	CA	94901	US	8/18/2021				
Gerardo Chamed	San Rafael	CA	94901	US	8/18/2021				
Carmen Gamper	San Rafael	CA	96749	US	8/18/2021				
Karen Nugent	San Rafael	CA	94901	US	8/18/2021				
Tracy Tomasson	San Rafael	CA	94901	US	8/18/2021				
Anastasia Fiandaca	San Rafael	CA	94901	US	8/18/2021				
Elena Roshe	San Rafael	CA	94903	US	8/18/2021				
Cris Welisch	San Rafael	CA	94903	US	8/18/2021				
Maya Vásquez	San Rafael	CA	94901	US	8/18/2021				
Heather McIntyre	San Rafael	CA	94901	US	8/18/2021				
Jennifer Maniar	San Rafael	CA	94901	US	8/18/2021				
Kathleen Regan	San Rafael	CA	94901	US	8/18/2021				
Chamnith Nou	San Rafael	CA	94901	US	8/18/2021				
Maren DeGraff	San Rafael	CA	94901	US	8/18/2021				
Stephanie Bramy	San Rafael	CA	94901	US	8/18/2021				
Kamila Harkavy	San Rafael	CA	94901	US	8/18/2021				
Beth Niles	San Rafael	CA	94901	US	8/18/2021				
Emese Wood	San Rafael	CA	94901	US	8/18/2021				
Cheryl Nice	San Rafael	CA	94901	US	8/18/2021				
Jennifer Alpert	San Rafael	CA	94901	US	8/18/2021				
Barbara Corley	San Rafael	CA	94901	US	8/18/2021				
Donna Messic	San Rafael	CA	94901	US	8/18/2021				
Elizabeth Muir	San Rafael	CA	94901	US	8/18/2021				
Victor Simpson	San Rafael	CA	94901	US	8/18/2021				
Diane Fischler	San Rafael	CA	94915	US	8/18/2021				
Louise Herschelle	San Rafael	CA	94901	US	8/18/2021				
Chris Lauzon	San Rafael	CA	94901	US	8/18/2021				
Peggy Cross	San Rafael	CA	94901	US	8/18/2021				
Julia Eader	San Rafael	CA	94901	US	8/18/2021				
Thomas Hironymous	San Rafael	CA	94901	US	8/18/2021				
Nancy Bennett	San Rafael	CA	94901	US	8/18/2021				
Daniel Mardesich	San Rafael	CA	94901	US	8/18/2021				
Leslie Klor	San Rafael	CA	94901	US	8/18/2021				
bonnie g dickinson	San Rafael	CA	94901	US	8/19/2021				
Gina Stadtner	San Rafael	CA	94903	US	8/19/2021				
Debi Thiel	San Rafael	CA	94901	US	8/19/2021				
Ken Homer	San Rafael	CA	94901	US	8/19/2021				
Ashley Einhaus	San Rafael	CA	94901	US	8/19/2021				
David Benjamin	San Rafael	CA	94901	US	8/19/2021				
Erika Martinez	San Rafael	CA	94901	US	8/19/2021				
Jennifer Prater	San Rafael	CA	94901	US	8/19/2021				
Jessica Kraus	San Rafael	CA	94903	US	8/19/2021				
Kevin Schoenbohm	San Rafael	CA	94901	US	8/19/2021				
Carol Levin	San Rafael	CA	94901	US	8/19/2021				
declan murphy	san rafael	CA	94901	US	8/19/2021				
Quintilia Cesaretti	San Rafael	CA	94901	US	8/19/2021				
Shirley Wolk	San Rafael	CA	94901	US	8/19/2021				
Christine Des Jarlais	San Rafael	CA	94902	US	8/19/2021				
Liza Ryan	San Rafael	CA	94901	US	8/19/2021				
LEONARD THANOS	San Rafael	CA	94901	US	8/19/2021				
DAVID ALVARADO	San Rafael	CA	94901	US	8/19/2021				
Enzo Polacco's	San Rafael	CA	94901	US	8/19/2021				
Anne Fuchs-Chesney	San Rafael	CA	94901	US	8/19/2021				
Stanley Stefancic	San Rafael	CA	94901	US	8/19/2021				
Linda Pierce	San Rafael	CA	94901	US	8/19/2021				
Michael Smith	San Rafael	CA	94925	US	8/19/2021				
Fred Cushing	San Rafael	CA	94901	US	8/19/2021				
sharon Silvia	San Rafael	CA	94901	US	8/19/2021				
Adrienne Biggs	San Rafael	CA	94901	US	8/19/2021				
Michelle Connelly	San Rafael	CA	94901	US	8/19/2021				
Annette Pirrone	San Rafael	CA	94901	US	8/19/2021				

Syed Ali	San Rafael	CA	94901	US	8/20/2021				
Janet Sanchez	San Rafael	CA	94901	US	8/20/2021				
Patricia Reese	San Rafael	CA	94901	US	8/20/2021				
aparna branz	san rafael	CA	94901	US	8/20/2021				
Marta Alsterlind	San Rafael	CA	94901	US	8/20/2021				
M R	San Rafael	CA	94901	US	8/20/2021				
Dulce McAllister	San Rafael	CA	94901	US	8/20/2021				
Valerie Nafius	San Rafael	CA	94901	US	8/20/2021				
Yle Phil	San Rafael	CA	94901	US	8/20/2021				
Mark Steisel	San Rafael	CA	94901	US	8/20/2021				
Kerem Ozkay	San Rafael	CA	94901	US	8/21/2021				
Juanita Dickson	San Rafael	CA	94901	US	8/21/2021				
Ken Olcott	San Rafael	CA	94901	US	8/21/2021				
Nicholas Harvey	San Rafael	CA	94901	US	8/21/2021				
Katherine Rincon	San Rafael	CA	94901	US	8/22/2021				
Kayla Burr	San Rafael	CA	94901	US	8/22/2021				
Sally Farrell	San Rafael	CA	94901	US	8/22/2021				
Linda Duca	San Rafael	CA	94901	US	8/22/2021				
Anne Mulvaney	San Rafael	CA	94901	US	8/22/2021				
Cherilyn Gilboy	San Rafael	CA	94901	US	8/22/2021				
Patrice Villars	San Rafael	CA	94903	US	8/22/2021				
Nathalie Costello	San Rafael	CA	94901	US	8/22/2021				
Michelle Eastman	San Rafael	CA	94901	US	8/22/2021				
Tuong Trang	San Rafael	CA	94901	US	8/23/2021				
Krista Muirhead	San Rafael	CA	94901	US	8/24/2021				
J Hickman	San Rafael	CA	94901	US	8/25/2021				
Katie Paulsen	San Rafael	CA	94903	US	8/25/2021				
Nancy Recinos	San Rafael	CA	94901	US	8/27/2021				
Roy Falk	San Rafael	CA	94901	US	8/29/2021				
Sharon Gosselin	San Rafael	CA	94901	US	9/10/2021				
Rebecca Smith	San Rafael	CA	94901	US	9/10/2021				
Nancy A Moss	San Rafael	CA	94903	US	9/10/2021				
Marcie Leach	San Rafael	CA	94901	US	9/10/2021				
Deborah Temple	San Rafael	CA	94901	US	9/10/2021				
Terri Cummings	San Rafael	CA	94901	US	9/10/2021				
Sara Pearson	San Rafael	CA	94901	US	9/11/2021				
Michael Sage	San Rafael	CA	94901	US	9/11/2021				
Nita Lederman	San Rafael	CA	94901	US	9/11/2021				
Elizabeth Grace	San Rafael	CA	94901	US	9/13/2021				
Stephen Sparks	San Rafael	CA	94901	US	9/23/2021				
Lilianna Keding	San Rafael	CA	94901	US	9/26/2021				
Diana Melchizedek	San Rafael	CA	94903	US	9/26/2021				
Annie Filby	San Rafael	CA	94901	US	10/1/2021				
Patricia Leeds	San Rafael	CA	94901	US	10/3/2021				
Colette Battaglia	San Rafael	CA	94901	US	10/3/2021				
mark Hirschfield	San Rafael	CA	94903	US	10/3/2021				
Mark Krajan	San Rafael	CA	94901	US	10/4/2021				
Molly Parent	San Rafael	CA	94901	US	10/7/2021				
Steven Edmonson	San Rafael	CA	94901	US	10/11/2021				
Donna Lee Wells	San Rafael	CA	94901	US	10/11/2021				
Chris Bilham	San Rafael	CA	94903	US	10/12/2021				
Wendy Hromada	San Rafael	CA	94901	US	10/12/2021				
Lisa Pena	San Rafael	CA	94903	US	10/12/2021				
Michael Angotti	San Rafael	CA	94901	US	10/12/2021				
Julie Draper	San Rafael	CA	94901	US	10/13/2021				
Thea Thompson	San Rafael	CA	94903	US	10/13/2021				
Jane Heaven	San Rafael	CA	94901	US	10/13/2021				
Ryan Murphy	San Rafael	CA	94901	US	10/13/2021				
yihew Sahlemariam	San Rafael	CA	94901	US	10/13/2021				
Yanira Hernandez	San Rafael	CA	94901	US	10/13/2021				
Aline O'Brien	San Rafael	CA	94901	US	8/18/2021				
Graham edward Ingledow	San Roque cadiz		11360	Spain	8/18/2021				
Dorothy Laddish	SanRafael	CA	94901	US	8/20/2021				

Selena Belay	Santa Clara	CA	95126	US	10/12/2021				
John Stevenson	Santa Fe	NM	87501	US	8/20/2021				
Kathryne Gogan	Santa Monica	CA	90404	US	10/12/2021				
Bob Heisler	Santa Rosa	CA	95403	US	10/13/2021				
Leah Elamin	Santa Venetia	CA	94903	US	8/19/2021				
Roxana Moya	Santiago			Chile	8/17/2021				
Andréa Branco	Sao Paulo		4110	Brazil	8/20/2021				
Dawn Catherine	Sausalito	CA	94965	US	8/17/2021				
Susan Ramser	Sausalito	CA	94966	US	10/11/2021				
Valérie PAILLARD	Savigny-le-temple		77176	France	8/30/2021				
Libby Torrance	Seattle		98103	US	9/7/2021				
Ramona Souza	Seattle		98112	US	10/2/2021				
Cathy Viviano	Sellersville		18960	US	10/1/2021				
Lisa Salazar	Shasta Lake	CA	96089	US	8/19/2021				
Christopher Evans	Shobdon		HR6	UK	8/17/2021				
Tj Williams	Sikeston		63801	US	10/2/2021				
Mali Figueroa	Sioux Falls		57106	US	10/5/2021				
Julie Port	Slough		SL1	UK	8/17/2021				
Kaelan Baraty	Smyrna	GA	30082	US	10/11/2021				
Grace Altenau	Sonoma	CA	95476	US	8/17/2021				
sadie al	South Jakarta		12514	Indonesia	8/17/2021				
Emily Walton	South Lake Tahoe	CA	96150	US	9/28/2021				
Astrid V.d. Geest	Stadskanaal		9502	Netherlands	8/17/2021				
Lars Kallman	Stanford	CA	94305	US	8/18/2021				
Consuelo Velasco	Strambino Fr Cerone		10019	Italy	8/18/2021				
Katalin Kónya-Jakus	Szatymaz			Hungary	8/17/2021				
Jacqueline Serrano	Tampa		33614	US	10/3/2021				
jocelyne lapointe	Terrebonne	CA	j6w0b5	US	8/17/2021				
Pam Miller	Tolar	TX	76046	US	8/18/2021				
Valerie Lattanza	Torrance	CA	90505	US	10/13/2021				
Angel Jeromii Draw	Trenton		8618	US	10/7/2021				
sylvie auger	Trois-Rivières		G8Y 6S9	Canada	8/22/2021				
Стас Аксёнов	Tyumen		625000	Russia	8/19/2021				
Evan Macias	Upland		92335	US	8/17/2021				
Madeline Kneringer	Vacaville	CA	95687	US	8/19/2021				
Dominique LANG	Vaison-la-Romaine		84110	France	8/17/2021				
Khris Brown	Vallejo	CA	94591	US	10/13/2021				
Shayna Tyler	Vallentigny		10500	France	8/17/2021				
Andrew Vallender	Ventnor	ENG	PO38 1BH	UK	8/18/2021				
Teresa Cannady	Vero Beach	FL	32960	US	10/13/2021				
Terrie Williams	Vidor	TX	77662	US	8/25/2021				
dominique benoit	Villiers-en-Désoeuvre		94440	France	8/17/2021				
Briana Baraty	Warner Robins	GA	31088	US	10/11/2021				
Beatrix Wassermann-Otto	Warstein		59581	Germany	8/17/2021				
Jake Bellerjeau	Watsonville	CA	95076	US	8/17/2021				
Jan Gielkens	Weert		6005RV	Netherlands	8/17/2021				
Thomas Lichfield	West Valley City		84128	US	10/12/2021				
Eileen Falvey	Whittier	CA	90601	US	10/11/2021				
bellinda rolf-jansen	Wijk Bij Duurstede		3961	US	8/17/2021				
Emma Ballard	Windsor	CA	95492	US	9/28/2021				
mike b	Windsor	CA	95492	US	9/28/2021				
yolanda schultes	Wittenbach		9300	Brazil	8/17/2021				
Ana Gruber	Wolfratshausen		82515	Germany	8/18/2021				
Kristina Sedic	Zagreb		10000	Croatia	8/19/2021				
Jelica Roland	Zagreb		10360	Croatia	8/25/2021				
Maria Van Geel	Zdroisko			Poland	8/17/2021				
BIG D IN THE DUMPSTERRR	Profesinal Rappe	AP		US	10/5/2021				
Ian Dickson		CA		US	9/26/2021				
Kirstin Asher		CA	94930	US	10/13/2021				
Franco Carlo		NY		US	8/17/2021				
angelika+ thomas wegner			51399	Germany	8/17/2021				
Silvia Steinbrecher			53881	Germany	8/17/2021				
Explosive Noodle				US	8/17/2021				

Robert Nowak				Poland	8/18/2021				
Wendy Forster				UK	8/18/2021				
Nelly PRESTAT			77169	France	8/18/2021				
Paul Jauregui				US	8/19/2021				
Виктория Логинова				Russia	8/19/2021				
Domenico Pisaturo			20143	Italy	8/20/2021				
Agnès MOREAU			37000	France	8/20/2021				
pablo bobo			1013	Argentina	8/21/2021				
Change the Ligon Dress Code LMS				US	10/1/2021				
Itouchkids ieatdogs				US	10/6/2021				
Travis Boney				US	10/7/2021				
Fernanda Vera				US	10/7/2021				
Hayley Ballard	San Anselmo	CA	94960	US	10/14/2021				
Anne Bowen	San Rafael	CA	94901	US	10/14/2021				
Tim Bowen	San Rafael	CA	94901	US	10/14/2021				
Ann DeMartini	San Rafael	CA	94901	US	10/14/2021				
Stacy Clement	San Rafael	CA	94901	US	10/14/2021				
Jonathan Kramer	San Rafael	CA	94901	US	10/14/2021				
Deborah Coburn	San Rafael	CA	94901	US	10/14/2021				
Rodger Jacobsen	San Rafael	CA	94901	US	10/14/2021				
Alex Rockas	San Rafael	CA	94901	US	10/14/2021				
Kristen Vyas	San Rafael	CA	94901	US	10/14/2021				
Emese Wood	San Rafael	CA	94901	US	10/14/2021				
Adam DeGraff	San Rafael	CA	94901	US	10/16/2021				
Ashley Einhaus	San Rafael	CA	94901	US	10/16/2021				
Eddie DeGraff	Larkspur	CA	94939	US	10/22/2021				
Warren DeGraff	Larkspur	CA	94939	US	10/22/2021				
Susan Zelinsky	San Rafael	CA	94901	US	10/22/2021				
Deborah Betz	San Anselmo	CA	94960	US	10/22/2021				
Dane Moler	San Rafael	CA	94901	US	10/22/2021				
Stephanie St Claire	San Anselmo	CA	94960	US	10/22/2021				
Sophie McEntee	San Anselmo	CA	94960	US	10/22/2021				
Martin Chourre	Fairfax	CA	94930	US	10/22/2021				
Carole Putman	Boca Raton	FL	33486	US	10/26/2021				
Diane Z. Lehder	Kiawah Island	SC	29455	US	10/27/2021				
Amy Kaufman	San Rafael	CA	94901	US	10/22/2021				
Rebecca Nowlen	Fairfax	CA	94930	US	10/22/2021				
Pennie Rossini	San Rafael	CA	94901	US	10/22/2021				
Laura Winter	Fairfax	CA	94930	US	10/22/2021				
Ben Wolin	San Anselmo	CA	94960	US	10/22/2021				
andrew solomon	San Anselmo	CA	94960	US	10/22/2021				
Sarah Alba	San Anselmo	CA	94960	US	10/22/2021				
Nathan DuPre	Fairfax	CA	94930	US	10/22/2021				
Land Wilson	San Rafael	CA	94901	US	10/22/2021				
Kimberly Cloney	San Rafael	CA	94901	US	10/22/2021				
Carrie Moler	San Rafael	CA	94901	US	10/22/2021				
Joshua Hoffman	San Rafael	CA	94901	US	10/22/2021				
Alee Nicandri	San Rafael	CA	94901	US	10/22/2021				
Jason van den Brand	San Anselmo	CA	94960	US	10/22/2021				
Rachel von Doepp	San Rafael	CA	94901	US	10/22/2021				
Shane Franco	San Anselmo	CA	94960	US	10/23/2021				
Jennifer Bryant	San Anselmo	CA	94960	US	10/23/2021				
Michelle Gurman	San Rafael	CA	94901	US	10/23/2021				
Peter Martin	San Anselmo	CA	94960	US	10/23/2021				
Lou Ellsworth	San Anselmo	CA	94960	US	10/22/2021				
Diana DeGraff	Kentfield	CA	94904	US	10/22/2021				
Robert DeGraff	Kentfield	CA	94904	US	10/22/2021				
Eric Betz	San Anselmo	CA	94960	US	10/23/2021				
Zenir Abreu	San Rafael	CA	94901	US	10/23/2021				
Reily Urban	San Rafael	CA	94901	US	10/23/2021				
Diona Polito-Rubin	San Rafael	CA	94901	US	10/23/2021				
abby truitt					10/23/2021				
Lauren Pazinski	Boca Raton	FL	33486	US	10/23/2021				



Lorna Kirk	Fairfax	CA	94930	US	10/23/2021				
Kimberly Mira	Novato	CA	94947	US	10/16/2021				
Jacqueline Cunningham	San Rafael	CA	94901	US	10/16/2021				
Terri Eddy	San Rafael	CA	94901	US	10/16/2021				
Siobhán Cassidy Edmondso	San Rafael	CA	94901	US	10/16/2021				
Grace Geraghty	San Rafael	CA	94903	US	10/16/2021				
Linda Lieberman	San Rafael	CA	94901	US	10/17/2021				
Fred P. Cushing	San Rafael	CA	94901	US	10/17/2021				
Lynn Millar	San Rafael	CA	94901	US	10/17/2021				
Christer Janson	San Rafael	CA	94901	US	10/17/2021				
Jessica Brezzo	San Rafael	CA	94901	US	10/17/2021				
Crystal Wright	San Rafael	CA	94901	US	10/17/2021				
Davis Perkins	San Rafael	CA	94901	US	10/18/2021				
Patti Ogren	San Rafael	CA	94901	US	10/19/2021				
Brian Walsh	San Rafael	CA	94901	US	10/19/2021				
Charles F. Powers III	San Rafael	CA	94903	US	10/20/2021				
Amy S. Powers	San Rafael	CA	94903	US	10/20/2021				
Diane Faulkner	San Rafael	CA	94901	US	10/20/2021				
Suzanne Soffer	San Rafael	CA	94901	US	10/22/2021				
Lindsey Theobald	San Rafael	CA	94901	US	10/22/2021				
HEATHER M WALKER	San Rafael	CA	94901	US	10/22/2021				
Robert Wotherspoon	San Anselmo	CA	94960	US	10/22/2021				
Matthew Alba	San Anselmo	CA	94960	US	10/22/2021				
Sarah Chourre	Fairfax	CA	94930	US	10/22/2021				
Suzanne Lucas	San Rafael	CA	94901	US	10/23/2021				
Lou Ellsworth-Yow	San Rafael	CA	94901	US	10/24/2021				
Claire Hart	San Rafael	CA	94901	US	10/26/2021				
Chet Klingensmith	San Rafael	CA	94901	US	10/26/2021				
Margot Ward	San Rafael	CA	94901	US	10/26/2021				
Lisa Burns	Prarie City	IA	50228	US	10/26/2021				
David Burns	Prarie City	IA	50228	US	10/26/2021				
Fary Alizade	San Rafael	CA	94901	US	10/27/2021				
Kristine Reilly	San Rafael	CA	94903	US	10/27/2021				
MANO FONOONI	San Rafael	CA	94901	US	10/28/2021				
Yoav Einy	San Anselmo	CA	94960	US	11/4/2021				
Leah Einy	San Anselmo	CA	94960	US	11/4/2021				
Tyler Lacy	San Rafael	CA	94901	US	11/4/2021				
Louise Herschelle	San Rafael	CA	94901	US	11/4/2021				
Gail Tarlow	San Rafael	CA	94901	US	11/5/2021				
Debbie Gioia	San Anselmo	CA	94960	US	11/5/2021				
Heather Swain	San Anselmo	CA	94960	US	11/5/2021				
Elizabeth T Brol	San Anselmo	CA	94960	US	11/5/2021				
Ian Makaruk	San Rafael	CA	94901	US	11/5/2021				
Ingrid Mayer	San Rafael	CA	94901	US	11/5/2021				
Penni Webb	San Rafael	CA	94901	US	11/5/2021				
Deb Lyons	Corte Madera	CA	94925	US	10/14/2021				
chris bolel	s.f.	CA	94941	US	10/14/2021				
Susan Gold	Syracuse	NY	13204	US	10/14/2021				
Walter Meservey	San Anselmo	CA	94960	US	10/14/2021				
Hayley Ballard	Larkspur	CA	94939	US	10/14/2021				
Michael More	San Rafael	CA	94901	US	10/14/2021				
susan pickard	Novato	CA	94949	US	10/14/2021				
Karen Offereins	San Francisco	CA	94122	US	10/14/2021				
Jim Petrak	san rafael	CA	34901	US	10/15/2021				
Sofia Platzman	San Francisco	CA	94123	US	10/15/2021				
Jody Timms	Fairfax	CA	94930	US	10/15/2021				
Ceci Osborn	San Rafael	CA	94901	US	10/15/2021				
Alizée C	Mill Valley	CA	94941	US	10/15/2021				
Kevin Morrison	Novato	CA	94945	US	10/15/2021				
Angela Ballard	San Anselmo	CA	94960	US	10/15/2021				
Lily Cline	San Anselmo	CA	94960	US	10/15/2021				
Elena Hoeh	San Rafael	CA	94901	US	10/16/2021				
MJ Vaeth	San Jose	CA	95122	US	10/16/2021				

ursula schilg	Mayen		56727	Germany	10/18/2021			
Arleta Quesada	San Rafael	CA	94901	US	10/18/2021			
Patrick Costello	San Anselmo	CA	94960	US	10/18/2021			
Aja Heisler	Oakland	CA	94607	US	10/18/2021			
Natalia Nelson	Orlando	FL	32818	US	10/18/2021			
Elizabeth Schumacher	San Francisco	CA	94130	US	10/19/2021			
Alice Herwill	San Anselmo	CA	94960	US	10/19/2021			
Bettina Hughes	Forest Knolls	CA	94933	US	10/19/2021			
Leilani Villasenor	Novato	CA	94947	US	10/19/2021			
Marsala Brown	Des Moines	IA	50316	US	10/23/2021			
Dori Sankowich	Mill Valley	CA	94941	US	10/25/2021			
Veronica Page-Affoumado	Mill Valley	CA	94941	US	10/25/2021			
Diana McBride	San Rafael	CA	94901	US	10/25/2021			
Jennifer Schally	Stillwater	MN	55082	US	10/25/2021			
S Evers	Millis		2054	US	10/26/2021			
Mary Khan	San Rafael	CA	94901	US	10/27/2021			
Natasha Perez	Bountiful		84010	US	10/28/2021			
Mark Walker	Cottage Grove		97424	US	10/28/2021			
Deborah Lynn Hoster	Tucson	AZ	85712	US	10/28/2021			
Norm Wilmes	Yuba City	CA	95991	US	10/28/2021			
Luke Knight	Encinitas	CA	92024	US	10/28/2021			
yoshino trude	Ota-ku		145-0065	Japan	10/30/2021			
Marilyn Englander	San Rafael	CA	94901	US	11/1/2021			
Monique Zabalaga	San Rafael	CA	94901	US	11/1/2021			
Robin von Breton	San Francisco	CA	94112	US	11/2/2021			
Alexis Kracht	West Fargo	ND	58078	US	11/3/2021			
Nola Millar Bruzek	Minneapolis	MN	55417	US	11/3/2021			
Letzy Suquilanda	Minneapolis	MN	55411	US	11/4/2021			
Ben Negrete	San Rafael	CA	94901	US	11/8/2021			
Vicki Fernandez	San Rafael	CA	94901	US	11/8/2021			
Paula McNamee	North Highlands	CA	95660	US	11/6/2021			
Susan Helms	San Rafael	CA	94901	US	11/6/2021			
Cheryl Spalinger	San Rafael	CA	94901	US	11/8/2021			
Thomas Richter	Brookfield	WI	53045	US	11/9/2021			
Cúm Ming	Brooklyn	NY	11208	US	11/9/2021			
Elsa Jansson				US	11/9/2021			
Sarah Hayes	Mill Valley	CA	94941	US	11/9/2021			
Yandel Bobadilla	Fort Myers	FL	33966	US	11/9/2021			
christine maimon-duclos	San Rafael	CA	94901	US	11/9/2021			
Keely McDonald	Murrieta	CA	92562	US	11/9/2021			
PATTI COLLEN	Gilbert	AZ	85296	US	11/9/2021			
Julie Daniel	Walnut Creek	CA	94598	US	11/9/2021			
Suzanne Gollin	Novato	CA	94949	US	11/9/2021			
Glenda Nagel	Mequon	WI	53092	US	11/9/2021			
Berta S McDonnell	Kentfield	CA	94904	US	11/6/2021			

November 10, 2021

Design Review Board  
c/o City of San Rafael Community Development Dept.  
1400 Fifth Ave  
San Rafael, CA  
via email: [Leslie.Mendez@cityofsanrafael.org](mailto:Leslie.Mendez@cityofsanrafael.org), [Lindsay.Lara@cityofsanrafael.org](mailto:Lindsay.Lara@cityofsanrafael.org)

**RE: Revised Plans for 52-54 Fremont Rd. dated 11/20/20,**  
File No. ED18-066/LLA18-005/ED20-044/EX19-010  
Parcel Nos. 012-043-11 and 012-043-12

This project proposes changing the existing lot line from a north/south direction to an east/west direction with major reconstruction of the existing house at 54 Fremont including a new foundation and the removal of the interior stairs in order to create a separate 1,104 sq' ADU. The plans also slate 9 mature redwood trees for removal in order to accommodate a new house fronting Marquard.

Lot Line Adjustment and the Natural State Requirement:

The size of the new house on Marquard and the footprint of the existing house after substantial reconstruction will determine where the new lot line will be located because both newly reconfigured lots are required to comply with the Natural State Requirement of the Hillside Design Guidelines, per SRMC 14.12.030-C. "Natural State" is defined as all portions of the lot that remain undeveloped and undisturbed. Diveways, parking areas, structures, and patios are not included in the "Natural State".

Alicia Giudice, the current Community Development Director, stated in her letter to the applicant, dated August 31, 2017:

***"In addition, because the lots were historically developed as one development which appears to currently comply with the natural state requirement, the proposed lot line adjustment can only be approved if you can demonstrate that both lots will meet the natural state requirement."***

The first Design Review Board meeting for this project was on November 19, 2019, to review the proposed lot line adjustment and new house fronting Marquard. No upgrades for the existing house at 54 Fremont were included. No ADU was included. At that meeting the DRB commented that:

***"The Board has difficulty supporting the findings for the proposed Exceptions to both Natural State and Gross Building Square Footage; the applicant is encouraged to reduce the size of the project and/or the configuration of the LLA to eliminate the required Exceptions".***

Since this review, the applicant has reduced the size of the Marquard house and added substantial improvements to the existing house at 54 Fremont, increasing lot coverage by more than 22% (per chart on sheet AS100 of Plans dated 11/20/2020, (2899 – 2368)/2368) which reduces the Natural State.

This project is requesting an exception to the Natural State Requirement when all previous projects on this hillside have complied with all Hillside development standards, including the Natural State and parking, such as: 31 Upper Fremont, built in 1997; 75 Upper Fremont, built in 2004; 79 Upper Fremont, built in 2004; and 38 Upper Fremont, approved last year.

Alex Rockas, a homeowner and neighbor, was advised by the City that he wouldn't be able to get an Exception to the Natural State for a remodel project at his home so he reluctantly eliminated 120 sq' in order to comply. Why are two Finance LLCs, located outside of San Rafael, given preferential treatment over a homeowner and resident of San Rafael and all other developers on this hillside? Where is the equity in that?

On October 7, 2020, a DRB subcommittee reviewed this project with only 2 members, Jeff Kent and Stewart Summers<sup>1</sup>. No minutes were recorded, only file notes. The DRB subcommittee doesn't constitute a quorum and because this project is requesting an Exception to the Natural State requirement, only a quorum of the Design Review Board can recommend approval to the City Council for this project, per SRMC 14.12.040.

Exceptions to Hillside development standards must meet very specific criteria, per SRMC 14.12.040 A & B, as follows (underlining and **bolding** have been added for emphasis):

A. The project design alternative meets the stated objectives of the hillside design guidelines to **preserve** the inherent characteristics of hillside sites, **display sensitivity to the natural hillside setting** and compatibility with nearby hillside neighborhoods, and maintain a strong relationship to the natural setting; and

B. Alternative design solutions which minimize grading, **retain more of the project site in its natural state**, minimize visual impacts, **protect significant trees**, or protect natural resources result in a demonstrably superior project with **greater sensitivity to the natural setting** and compatibility with and sensitivity to nearby structures.

This project, as proposed, does not meet the criteria for approval of an Exception. It proposes to decimate an old grove of 12 Redwood trees by removing 7 of them, 2 of these being the largest ones in the grove (35 – 37" DBH), and threatening 2 more located on the downhill side of the existing house, leaving only 3, that may not survive the extensive disruption to their integrated root system. Redwood tree roots are very shallow and they thrive in groves where the roots can intertwine and even fuse together which gives them tremendous strength, forming a network of connected root systems with other trees. Coast Redwoods are one of the oldest tree species in the world and provide extensive environmental benefits.

#### ADU, Parking, and Plan Discrepancies

An ADU of 1,100+ sq' is proposed for 54 Fremont without upgrading parking. It should be noted that the City Council adopted a moratorium on October 18, 2021, which prohibits ADUs on Fremont Road. To comply with the moratorium, the ADU should be removed and drawings should be revised before further review by the DRB and a recommendation to the City Council for final approval.

The chart on sheet AS100 also states that 54 Fremont has no existing parking and that the proposed changes will include 2 covered parking spaces, 1 garage and 1 carport. *Both are incorrect!* The existing garage has always been used by permanent occupants of the house at 54 Fremont. There are no proposed upgrades to the parking for 54 Fremont and so will only include the existing single-car garage. There is no carport. Given the substantial improvements being proposed for the existing house, there should be comparable upgrades to the parking.

In addition, I have been advised by Planning that the building square footage provided on the chart on Sheet AS100 is correct and the square footage shown on the floor plans (1A-100, 101, and 102) has not been updated and is incorrect.

### Coast Redwood Tree Grove and Design Review:

There is no change to the number of redwood trees slated for removal from the previous plans, which continues to be 9 mature trees, 8 of them significant (>12" DBH) and 7 that are part of a grove of 12 redwood trees, with 2 additional redwoods being threatened by the major construction work now being proposed for the existing house, leaving only 3 trees out of the grove of 12 that are not being directly threatened by this project but may suffer indirectly from the impacts of construction and tree removal.

The Design Review Board is being asked to approve an Environmental and Design Review (EDR) Permit for this project. The "first and foremost" purpose of an EDR is to "maintain a proper balance between development and the natural environment." (SRMC 14.25.010 A.)

*REVIEW CRITERIA* for an Environmental and Design Review Permit include the following (per SRMC 14.25.050):

14.25.050-B. Consistency with Specific Plans.

#### 1) Hillside Design Guidelines Manual:

##### IV.A1. Site Design Process,

- A project should display sensitivity to the natural hillside setting
- Preserve or protect unique or special natural features of the site, such as mature trees
- Mature Trees should be retained and integrated into new hillside residential development.
- Existing trees over 12 inches (measured at 4'6" above the root crown) in trunk diameter are considered significant resources to be preserved.
- Identify significant or unique vegetation grouping which contributes to the character of the site

##### IV.A2. Preservation of Significant Trees

- "Significant Tree" shall mean any tree which is in good health and form and is more than 12 inches in diameter as measured 4'6" above the root crown is considered a "significant tree."
- Site development plans should demonstrate that a **diligent effort** (emphasis added) has been made to retain as many significant trees as possible.
- Criteria for Removal includes:
  1. The necessity to remove a significant tree in order to construct proposed improvements to prevent **extreme economic hardship** (emphasis added) to the owner of the property.
  2. The topography of the land and the effect of the significant tree removal on erosion, soil retention, and the diversion or increased flow of surface waters.

##### IV.A8. Planting Design for Hillside Residential Development

"Efforts should be made to retain existing tree groupings and specimen trees to incorporate them into new development."

#### 2) General Plan 2040:

San Rafael is designated a *TREE CITY USA* and recognizes the value of protecting, maintaining, and expanding our tree canopy. Newly adopted General Plan 2040 tree programs and policies include the protection and preservation of our trees, especially the California Redwood that was designated the official state tree of California by our state legislature in 1937.

***Policy C-1.16: Urban Forestry.***

*Protect, maintain, and expand San Rafael's tree canopy. Trees create shade, reduce energy costs, absorb runoff, support wildlife, create natural beauty, and absorb carbon, making them an essential and valued part of the city's landscape and strategy to address global climate change. Tree planting and preservation should be coordinated with programs to reduce fire hazards, reduce greenhouse gas emissions, expand solar opportunities, and ensure public safety, resulting in a community that is both green and fire-safe.*

***Program C-1.17A: Tree Preservation.***

*Revise Chapter 11.12 of the Municipal Code (Trees) or add a new Code section that defines protected and heritage trees and establishes permit requirements and procedures for tree protection, removal, and replacement. The regulations should strongly support the protection of California redwoods (*Sequoia sempervirens*) and other native trees.*

A tree management plan should be prepared to provide necessary protection and sufficient monitoring of trees during and after construction:

***Program C-1.17B: Tree Management Plan.***

*Require a tree management plan prior to approval of development with the potential to remove or substantially impact trees. The Plan should be prepared by a licensed arborist using published standards and practices for protecting and monitoring tree health during and after construction.*

When trees are removed, the replacement trees should provide equivalent environmental and biological benefits:

***Program C-1.17C: Mitigation for Tree Removal.***

*Continue to implement mitigation requirements for tree removal in new development. When necessary, this could include planting of trees in locations other than the project site, planting native trees in lieu of non-natives, or reducing the footprint of proposed development. Tree replacement should be based on a value that is equal to or greater than the carbon footprint and ecological benefits of the trees being removed. Ecological benefits include water conservation, absorption of runoff, reduction of air pollution, energy reduction from shade and cooling effects, soil retention, slope stabilization, and wildlife support.*

14.25.050-D. Competent Design.

This is a challenging site. The owners may consider hiring a licensed architect to advise the design team on how to preserve the Redwood Grove and comply with all Hillside regulations. In 2007, a prior owner submitted plans prepared by a licensed architect for 2 new homes on this site, that complied with all Hillside requirements including the natural state, setbacks and parking, PLUS a fire truck turnaround and only required the removal of one 17" redwood tree. Project plans subject to a major environmental and design review permit must be signed by a licensed architect.

14.25.050-G. Landscape Design.

The natural landscape should be preserved in its natural state, insofar as practicable, by minimizing grading and tree and rock removal.

In addition, SRMC 14.25.090 C, "Findings must be made that the project design minimizes adverse environmental impacts". Note: This is a requirement not an option. You **must** make this finding that



adverse environmental impacts are minimized. Removing 9 redwood trees and threatening 2 more on the site maximizes the negative environmental impacts of this project and cannot be ignored.

### Arborist Report:

The Arborist Report prepared by Balcerak Design dated April 5, 2019, for 52 Fremont, describes redwood trees #1 as touching the existing residence (at 54 Fremont). Both tree #1 and #2 are extremely close to the existing house which currently has an open post and pier foundation with exposed dirt and some lattice connecting the posts. These trees are dismissed in the arborist report as not located on the subject property.

However, since this report was done, the applicant has added major reconstruction to the existing house at 54 Fremont including the pouring of a new foundation. The arborist report does not include an evaluation of tree #1 and #2 nor any protection of these trees during the pouring of the foundation, putting these trees at risk. This expanding project puts the entire redwood grove at risk of being totally decimated.

The arborist defers responsibility of tree protection to the General Contractor who is expected to inform all subcontractors and other individuals, whether work related or not, about tree protection requirements. The arborist is placing the General Contractor in a position for which he is not trained or qualified and the arborist only requires that he be notified if an “unexpected condition” arises.

The arborist should be responsible for the protection of the trees throughout the project. He should be required to be on-site to oversee the installation of the protective measures, during the excavation and grading of the site to ensure proper protection of the trees, and make periodic site visits to ensure that all protective measures are being followed and remain in place. The arborist should also periodically inspect the site for a reasonable time period after construction to ensure the ongoing health of the trees.

### Drainage Report

A “drainage review” dated May 1, 2019, was submitted by the Balcerak Design, a licensed landscape architect, for 52 Fremont only. This “review” did not include the entire project area which includes 54 Fremont. A Hydrology Study should be prepared by a civil engineer for the entire project site. Ali Giudice states in her letter to the applicant dated August 31, 2017, that the formal application shall include a Hydrology report.

### Geotechnical Review

A Geotechnical Peer Review report was prepared by Scott Stephens, a geotechnical engineer for Miller Pacific Engineering on January 25, 2021. He comments that the existing house at 54 Fremont appears to be leaning in the downhill direction. This report requests a written response from Reese & Associates, the project engineer, for 9 geotechnical issues raised in his report. As of the date of this letter and after my repeated requests to Planning staff to upload the Reese & Associates written response to these 9 items, it is still NOT available for public access on the project website.

Also included in this report, Scott Stephens states:

"We recommend that the following item be responded to at the planning level of the project. 1) Clarification should be made that the project includes both the upgrade/remodel of the existing residence and the new structure. If both are included, the geotechnical report should be updated to include recommendations both structures and updated debris flow hazard mitigation

measures. The civil plans should also be updated to include preliminary grading, drainage, and existing utility connection for 54 Fremont."

My understanding is that Planning staff does not intend to follow this recommendation.

In summary, these are my recommendations for your consideration:

1. All redwood trees need to be preserved and protected, especially the 12-tree redwood grove (trees #1 - #12 on the tree plan, Sheet T1.0).
2. Both reconfigured lots must comply with all Hillside development standards, including the Natural State requirement.
3. The Arborist report needs to be updated to include the entire project, including tree #1 and #2
4. The ADU needs to be removed with a revised plan for the remodel of the existing house at 54 Fremont.
5. Additional parking needs to be addressed for 54 Fremont.
6. The Reese & Associates report needs to be updated to include 54 Fremont.
7. The Reese & Associates written response to the 9 geotechnical issues raised by the Miller Pacific peer review must be made available to the public.
8. The new Lot line needs to be straight to avoid maintenance and/or boundary disputes between future owners (See memo from Public Works dated February 27, 2019).

Thank you for your consideration of my comments.

Sincerely,

Victoria DeWitt

cc: Alicia Giudice, Community Development Director

<sup>1</sup> A Petition for the recusal of Stewart Summers from participating in the Design Review of this project has been submitted to the DRB

November 10, 2021

Design Review Board  
c/o Leslie Mendez, Planning Director  
City of San Rafael  
1400 Fifth Ave  
San Rafael, CA.  
via email: [Leslie.Mendez@cityofsanrafael.org](mailto:Leslie.Mendez@cityofsanrafael.org) and [Lindsay.Lara@cityofsanrafael.org](mailto:Lindsay.Lara@cityofsanrafael.org)

*RE: 52-54 Fremont/Marquard Project  
File No. ED18-066/LLA18-005/ED20-044/EX19-010  
Parcel Nos. 012-043-11 and 012-043-12*

Chair Larry Paul and Design Review Board members:

Attached to this letter is a Petition to recuse Stewart Summers from participating in the review of any and all Hillside Projects that come before the Design Review Board. This Petition includes the names of 53 residents from the West End and Gerstle Park neighborhoods that support his recusal.

The 52-54 Fremont/Marquard project is subject to the Hillside Design Guidelines and is requesting an Exception to the Natural State Requirement. For reasons stated in the Petition, it is important that Stewart Summers recuse himself from participating in the review of this project which is currently scheduled for the Design Review Board meeting on November 16, 2021.

Thank you for your attention to this matter.

Sincerely,

Victoria DeWitt

att: Petition for the Recusal of Stewart Summers (2 pages)

cc: Alicia Giudice, Community Development Director  
Mayor Kate Colin

bcc: City Council members

**PETITION**  
**for the**  
**RECUSAL of STEWART SUMMERS**  
**from**  
**THE DESIGN REVIEW BOARD**  
**for any and all HILLSIDE PROJECTS**

As a member of the San Rafael Design Review Board, Stewart Summers must comply with the duties and requirements set forth in SRMC 14.25.070 A, which states in pertinent part “The design review board shall (emphasis added) provide professional design analysis, evaluation and judgment, as to the completeness, competence and appropriateness of development proposals for their use and setting and to recommend approval, approval with conditions, redesign or denial based on design standards adopted by the city council (emphasis added)”. Please note that under SRMC 1.08.110, “Shall” is mandatory.

Accordingly, Mr. Summers’ duties as a Design Review Board member include compliance with the established Hillside Design Guidelines set forth in SRMC 14.12, including the Natural State Requirement set forth in SRMC 14.12.030C as follows: “A minimum (emphasis added) area of twenty-five percent (25%) of the lot area plus the percentage figure of average slope, not to exceed a maximum of eighty-five percent (85%) must (emphasis added) remain in its natural state.” The Natural State Requirement is a vital part of the Hillside Design Guidelines, the specific stated purpose of which is minimizing seismic risks, landslide risks and soil erosion associated with development on steep and/or unstable slopes, and ensuring the preservation of natural hillside features. (SRMC 14.12.010 A&B).

However, Mr. Summers has abrogated his duty under SRMC 14.25.070A, clearly demonstrating that he allows unfounded personal bias to override his duty as a San Rafael Design Review Board member to base his analysis, evaluation, judgment, and recommendations on design standards adopted by the city council. During the 6/8/2021 Design Review Board meeting on the 33/41 Ross Street Terrace project, Mr. Summers stated in no uncertain terms that he thinks the Natural State Requirement is “antiquated”; that the Natural State Requirement is written in a way that “isn’t fair to applicants”; and that “there are times when the Natural State shouldn’t be used as a restriction”. Beyond the foregoing, it is important to recognize the arrogance and bravado with which Mr. Summers prefaced these statements of personal bias, declaring: “I am going to go on record and I have done it many, many times...”

Wherefore, in that Mr. Summers has blatantly breached his duty under SRMC 14.25.070 as described above, we the undersigned demand that Mr. Summers recuse himself, or in the alternative that he be instructed to recuse himself for cause, from participation in the Design Review Board with respect to all projects subject to the Hillside Design Guidelines and the Natural State Requirement.

Victoria DeWitt, West End  
Amy Likover, Gerstle Park  
Joe Likover, Gerstle Park  
Valerie Lels, Gerstle Park  
Tim Bowen, West End

Anne Bowen, West End  
Alex Rockas, West End  
Susan Bradford, West End  
Julia Eader, West End  
Jeff Eader, West End

Elizabeth Ryan, West End  
Emese Wood, Gerstle Park  
Maren Degraff, West End

Grant Gildroy, Gerstle Park  
Tom Heinz, Gerstle Park  
Denise Van Horn, Gerstle Park

*Petition to recuse Stewart Summers (cont.):*

Stacy Clement, West End  
Jonathan Kramer, West End

Jasmin Thomson, West End  
Peter Marks, Gerstle Park  
Leslie Marks, Gerstle Park  
Ben Negrete, West End  
Vicki Fernandez, West End

Emily A. Foehr, Gerstle Park  
Lisa Gerick, Gerstle Park  
Jamey Chan, Gerstle Park  
Wilfried Kruse, Gerstle Park  
Marco Berti, Gerstle Park

Sandy Baker, Gerstle Park  
Donna J. Pierce, Gerstle Park  
Michael Irusalimsky, Gerstle Park  
Lori Stickel, Gerstle Park  
David Simon, Gerstle Park

Lucinda Callaway, Gerstle Park  
Susan Ritter, Gerstle Park

Adam Degraff, West End  
Steve Thomson, West End

Michele Killian, Gerstle Park  
Gina Silvestri, Gerstle Park  
David Campbell, Gerstle Park  
Lisa Nelson, Gerstle Park  
Jeanne Cronis Campbell, Gerstle Park

Patrick Killian, Gerstle Park  
Jason Chan, Gerstle Park  
Jessica Yarnall Loarie, Gerstle Park  
Susan Miltner, Gerstle Park  
Kurt Scheidt, Gerstle Park

Bill Baker, Gerstle Park  
Teri Rockas, West End  
Ron Stickel, Gerstle Park  
David Lammel, Gerstle Park  
Linda Donaghue, Gerstle Park

Larry Sneddon, Gerstle Park



West End Neighborhood Association  
41 Greenfield Ave  
San Rafael, CA 94901  
wena.sanrafael@gmail.com

November 8, 2021

San Rafael Design Review Board,  
C/O City of San Rafael, 1400 Fifth Ave, San Rafael, CA

Dear members of the San Rafael Design Review Board,

We, the undersigned, represent the West End Neighborhood Association Board of Directors and we are submitting this letter to support a number of the objections that our Fremont/Marquard neighbors have in regard the planned development on the hillside property known as the 52-54 Fremont/Marquard Project. Our objections are as follows:

>> 1. Landslide issues: The Historical Resource Evaluation (Metropolitan Planning Group, 10/23/2020) states, "The property has been compromised by historical land sliding". The Geotechnical Report by Reese and Associates, 6/5/19, was undertaken in the field at the project site on 9/5/18, after months without precipitation, the report states "groundwater... is beyond the scope of this investigation". A field evaluation needs to be undertaken after significant precipitation to assess ground water and landslide potential.

>> The Peer Review of this report by Miller Pacific Engineering Group, 1/25/2021, lists multiple deficiencies and discrepancies in this report which need to be addressed: determining the precise location and depth of the underlying bedrock to which the new structures will be anchored, clarification regarding the 'remodel' vs. demolition of the existing structure on 54 Fremont and replacing the foundation including anchoring to the underlying bedrock and supplemental recommendations for the debris flow hazard, please refer to their report for further recommendations. This peer review recommends that the project engineer from Reese and Associates respond to these issues.



>> 2. Tree removal is inconsistent with the Design Guidelines Applicable to Hillside Residential Property to preserve and protect mature trees and that they be integrated into hillside development. Mature tree removal is inconsistent with debris flow stabilization provided by interconnected Redwood tree roots and with the city of San Rafael recognized as 'Tree City', where plans should demonstrate diligent efforts to retain mature trees. Two of the nine Redwood trees designated for removal have diameters of 37.3 inches (tree #5) and 24.6 inches (tree #4).

>> 3. . Drainage issues: The Drainage study by Balcerak Design only evaluated one of the structures at 52 Fremont but did not include drainage plans for the remodel at 54 Fremont having a higher elevation with potential run off. The study states that "roof drainage separate from other drainage system"; this is not clearly differentiated in the drainage plans and illustrations. An overflow device for the two 'flow through planters' is not clearly illustrated.

>> 4. Parking issues: this residence includes two structures with an ADU having the potential for six vehicles parking on this location. No street parking is available at this location. Off street parking needs to be addressed and included in all plans for all structures to be built on this site consistent with current code and per Hillside Development standards.

>> 5. ADU. We agree with the efforts by the city of San Rafael to limit ADU construction on narrow winding hills that limits the movement of emergency vehicles.

>> The West End Neighborhood Association is concerned that similar projects will take place on hillsides surrounding our city in a similar fashion, i.e., disregarding existing established hillside guidelines, disregarding conflicting reports (see Miller Pacific report cited above), massive tree removal of heritage trees, ignoring petitions from the impacted residents, and disregarding the vision for the future of the West End community stated in the 2040 General plan.

Respectfully submitted,

West End Neighborhood Association, Board of Directors

Ben Nagata, Treasurer

Brian J. Walsh, Director

Chris Leinbach, Director

Vicci Fernandez, Director

David A., President

Sue Dyon, Secretary

Glenn Dyon, Director