

From: [Tammy Taylor](#)
To: ["Karen Irias"; Travis Brooks](#)
Cc: [Brandon Halter](#); [Sarah Jones](#); [Immanuel Bereket](#); [Rachel Reid](#); [andre souang](#); [Brad McFarlane](#); [Steve Reilly](#); [Miguel Mauricio](#)
Subject: RE: 2026-05-01 Letter to Environmental Coordinator re Lucas Valley Road [IMAN-IMANAGE.FID1080903]
Date: Thursday, May 7, 2026 12:54:00 PM

Dear Travis Brooks,

I write in response to your letter dated May 1, 2026.

Regarding your request for more information regarding our decision to calendar the hearing for June 15th on your client's appeal regarding the funding request letter, I note that date is the earliest possible Planning Commission hearing date considering other pre-existing demands on the Planning Commission's calendar and the County's administrative resources.

Regarding your request that the County reconsider its consultant proposal selection, we respectfully decline. As we have previously noted, and consistent with Environmental Planning's RFP process, staff conducted a thorough and competitive review of multiple consultant proposals and selected the recommended proposal based on qualifications, project understanding, technical approach, schedule, and overall value. LSA's proposal best aligned with the County's needs through a clear understanding of the project scope, a well-structured and responsive work plan, a realistic schedule, and a transparent and well-supported budget. While several other proposals included strong elements, other submissions were not selected due to weaknesses or deficiencies such as less complete scope understanding, less responsive work plans, staffing or scheduling concerns, and/or costs that were not aligned with the level of effort required.

Regarding your assertion that the upcoming hearing on your client's appeal of the funding request letter would constitute the fifth "hearing" regarding this project for purposes of calculating the five-hearing limit under SB 330 (Gov. Code § 65905.5(a)), we respectfully disagree. The upcoming June 15th hearing, like the hearings held in connection with your prior appeals before the Planning Commission on December 8, 2025 and Board of Supervisors on March 10, 2026, relates solely to the environmental review process for the project required under CEQA and the County's EIR Guidelines. As a result, these hearings do not count toward the five-hearing limit. See Gov. Code § 65905.5(d).

We will provide further information and responses to your client's specific arguments in support of its appeal in connection with the upcoming Planning Commission hearing.

Sincerely,

Tammy Taylor (she/her)
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From: Karen Irias <karen.iras@msrlegal.com>
Sent: Friday, May 1, 2026 1:32 PM
To: Tammy Taylor <Tammy.Taylor@MarinCounty.gov>
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Subject: 2026-05-01 Letter to Environmental Coordinator re Lucas Valley Road [IMAN-IMANAGE.FID1080903]

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

*This email is sent on behalf of Travis Brooks.
Replies may be directed to Mr. Brooks at Travis.Brooks@msrlegal.com. Thank you.*

Karen Irias | Miller Starr Regalia

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