

Fernwood Cemetery Expansion Master Plan

August 7, 2026



Fernwood Cemetery Expansion Master Plan

SUBMITTED TO:

Marin County Development Agency

BY:

Hollywood Forever, Inc.

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August 07, 2026



F E R N W O O D

FUNERAL HOME | CREMATORY | CEMETERY

FD# 1281

Consultant Teams



Integrated Design Studio, Inc.
Master Planning + Landscape Architecture



Adobe Associates, Inc.
Civil Engineering and Site Planning



Dorman Associates
Architecture



Hort Science Bartlett Consulting
Arborist



Tarrar Utility Consultants
Utilities



Miller Pacific
Geotechnical Studies



Riley Hurd
Land Use Attorney

Lak Associates
Planning Consultants



Parametrix
Environmental Consultants



Environmental Science Associates
Environmental Consultants



Barbee Planning
Visual Simulations

Contents

A. Introduction & Project Narrative	9	F. Fernwood Operations	67
A.1. Introduction		F.1. Burial Types	
A.2. Project Narrative		F.2. Organizational Structure	
B. Project Background	13	F.3. Hours Of Operations	
B.1. Fernwood Cemetery History		F.4. Customer Service Facilities	
B.2. Current Jurisdiction & Zoning		F.5. Functions & Staffing	
B.3. California Cemetery Laws & Statutory Protections		F.6. Visitor Management	
C. Project Purpose & Benefits	17	F.7. Security Systems	
C.1. Need & Demand For Burial Space		F.8. Emergency Preparedness	
C.2. Partnerships With Local Religious Groups & Congregations		F.9. Maintenance	
C.3. Project Benefits		G. Project Implementations & Approvals	73
D. Existing Site Conditions	23	G.1. Phasing	
D.1. Project Site		G.2. Construction Management	
D.2. Existing Site Characteristics		G.3. Vesting of Master Plan Rights	
D.3. Existing Trees		G.4. Future Approvals and Level of Review	
D.4. Existing Structures & Uses		G.5. Flexibility for Phased Development	
D.5. Surrounding Uses		G.6. Amendments to the Master Plan	
D.6. Geotechnical Information		H. Design Standards	79
D.7. Existing Natural Drainage		H.1. Site Character Design Standards	
E. Proposed Development Plan	37	H.2. Pathway & Stair Standards	
E.1. Design Framework		H.3. Driveways & Parking Standards	
E.2. Proposed Circulation, Parking & Easements		H.4. Driveway Retaining Wall & Screening Standards	
E.3. Proposed Site Uses		H.5. Memorial Gathering Space Design Standards	
E.4. Proposed Site Design		H.6. Architectural Design Standards: Restrooms	
E.5. Proposed Planting		H.7. Architectural Design Standards: Maintenance Shed	
E.6. Proposed Structures		H.8. Burial Plot Standards	
E.7. Proposed Site Drainage Improvements		H.9. Burial Monument Standards	
E.8. Proposed Infrastructure		H.10. Fences, Gates & Guardrails	
		H.11. Lighting Standards	
		H.12. Signage & Wayfinding Standards	
		H.13. Noise Mitigation Standards	
		H.14. Planting Standards	
		H.15. Vegetation Management Standards	

J. Appendix: Attached as separate documents

J.1. Property Data (Randall Fry)

- Chain of Title
- Preliminary Title Report

J.2. Community Engagement (Ross & Raymond)

- Letters of Support

J.3. Geotechnical Engineering (Miller Pacific)

- Geologic & Geotechnical Investigation
- Site Improvement 'Set-back' Clarifications

J.4. Groundwater Studies

- Groundwater Survey Report (Western Groundwater Surveyors)
- Well Completion Report (Weeks Drilling Company)
- Evidence of Water Supply (Weeks Drilling Company)

J.5. Civil Engineering (Adobe)

- Site Topography
- Record of Survey
- Civil Drawings (Adobe)
 - Sheet C1.0 – Title Sheet
 - Sheet C2.0 – Overall Site Plan
 - Sheets C2.1-C2.2 – Site Sections
 - Sheet C2.3 – Existing Easements
 - Sheet C2.4 – Proposed Easements
 - Sheet C2.5 – Typical DWY Sections
 - Sheet C2.6 – Constraints Map
 - Sheet C2.7 – Preliminary Site Staking Plan
 - Sheets C3.0-C8.0 – DWY Plans & Profiles
 - Sheet C9.0- Utility Plan
 - Sheet C10.0 – Stormwater Control Plan
 - Sheet C11.0 – Construction Management Plan
 - Sheets C12.0-C12.2 – Turning Analysis
- Donahue Street Connection Exhibit
- Preliminary Drainage Study
- Stormwater Control Plan for Regulated Projects

J.6. Arborist Report (H|BC)

- Preliminary Arborist Report

J.7. Architecture

- Architectural Schematic Drawings
 - Sheet A1 – Cover Sheet
 - Sheet A2 – Proposed Restroom (North)
 - Sheet A3 – Proposed Restroom (North) – 3D Views
 - Sheet A4 – Proposed Restroom (South)
 - Sheet A5 – Proposed Restroom (South) – 3D Views
 - Sheet A6 – Proposed Maintenance Shed
 - Sheet A7 – Proposed Maintenance Shed – 3D Views

J.8. Landscape Architecture

- Sheet L-1.0 – Tree Removal Plan
- Sheet L-2.0 – Tree Replacement Plan

J.9. MEP

- WRO Gas Main Relocation (Composite and Design)
- WRO Gas Main Relocation – PG&E Transmittal (Approval)
- Joint Trench Composite (Existing Conditions)
- Joint Trench Composite (Preliminary Design)

J.10. Visual Simulations (IDS/Barbee)

- Key Map
- Deer trail Lane, Tam Valley – Existing & Proposed
- Hawk Hill, Mill Valley – Existing & Proposed
- Harbor Point, Strawberry – Existing & Proposed
- Rodeo Drive, Sausalito – Existing & Proposed

J.11. Environmental Analysis (ESA)

- FCEMP – Air Quality Technical Analysis
- FCEMP – Biological Resources Technical Report
- FCEMP – Cultural Resources Technical Report
- FCEMP – Geo-Stormwater-Water Supply
- FCEMP – Greenhouse Gas and Energy Technical Analysis
- FCEMP – Noise and Vibration Technical Analysis
- FCEMP – Transportation Analysis



Existing Fernwood Cemetery

A | Introduction & Project Narrative



Introduction & Project Narrative

A.1. Introduction

The Project is proposed on a 32.78-acre undeveloped site (the “Project site”) adjoining the existing Fernwood Cemetery and owned by Hollywood Forever Cemetery, Inc. (the “Project applicant”), the owner and operator of the existing cemetery. The applicant proposes expanding Fernwood Cemetery onto this adjoining property to accommodate future burial needs in a manner consistent with the character of the site.

This master plan establishes the overall framework for the cemetery expansion and provides an overview of the proposed development plan. Additional detailed information, drawings, and technical reports are included in the attached appendices.

Due to the Marin County requirement that all contiguously owned property be included in the master plan, the existing Fernwood Cemetery site is shown on the drawings in this submittal. However, no changes are proposed to the uses of the existing cemetery.

A.2. Project Narrative

The Fernwood Cemetery expansion presents a long-term vision for a uniquely natural, environmentally respectful, and community-serving burial landscape in southern Marin County. Situated on approximately 32.78-acres of undeveloped land adjoining the existing 36.15-acre Fernwood Cemetery, the Project seeks to respond to Marin’s growing need for burial and memorialization options while preserving the region’s extraordinary natural character and strengthening public access to nearby open-space lands.

To begin, the cemetery expansion reflects the owners’ long-standing commitment to land stewardship. Fernwood Cemetery is nationally recognized for its ecological approach to burial, and the Master Plan has been designed to extend that standard into a broader landscape. The proposed plan preserves major landforms, protects existing trees where feasible, integrates with existing vegetation, and relies on materials, colors, and forms inspired by the surrounding landscape of the Marin Headlands and Golden Gate National Recreation Area (GGNRA). The intent is not to transform the landscape, but to reveal and support it, creating burial and gathering spaces and pedestrian circulation that feel deeply connected to the place.

At the heart of the expansion is a thoughtful organization of burials areas, along with memorial gathering spaces nestled into the land. Natural and remote open spaces will thread through the site, linking natural areas and providing contemplative walking routes framed by native vegetation.

Circulation is designed to be intuitive, consistent with the quiet nature of a cemetery, and aligned with the existing Fernwood Cemetery. A minimal internal driveway system provides slow-speed access to each burial area without dominating the landscape. Parking is distributed in four small lots located near gathering areas, and a shuttle and/or valet system will be available for larger services.

Unlike earlier development concepts proposed for this same property (many of which contemplated substantial buildings), the Fernwood Cemetery expansion offers a low-impact alternative that maintains the rural, open-space qualities of the site. The limited number of small structures (two restrooms and one maintenance shed) are all under 18 feet in height and designed to blend into the surroundings.

The cemetery expansion also responds to a clear community need. Marin County faces an ongoing shortage of burial and cremation-interment capacity, even as demand continues to grow across multiple cultural and faith traditions. Fernwood Cemetery already serves as one of the region's most important centers for natural and green burial, and public interest in these practices has increased steadily over the past decade. The expansion area allows the cemetery to continue meeting this demand while offering families a wide range of options, from traditional and terraced burials to natural woodland

burials, family estates, cremation niches, and small, secluded "remote" burials located along quieter edges of the site.

A central feature of the proposed Project is the preservation of public access to the GGNRA. The existing Alta Trail, which connects Donahue Street to the GGNRA, is an important recreational corridor for hikers and dog walkers and will remain open to the public during GGNRA hours. The Project maintains public access, supports ongoing recreational use, and fosters the connection between Marin City and the expansive network of open-space trails to the south.

Fire safety and vegetation management are also key components of the Project. The site lies within the Wildland-Urban Interface (WUI), an area of elevated wildfire risk. The new driveways provide dedicated fire access with properly designed turnarounds, creating emergency access and wildfire response. In addition, the Master Plan includes vegetation management practices focused on reduction of hazardous fuels, ongoing removal of invasive species, and fire safe architecture.

Together, these measures strengthen overall fire preparedness, support safer access for emergency responders, and contribute to the broader fire-adapted landscape strategies underway across Marin County.

The Master Plan illustrates a long-term adaptive vision for the cemetery. Burial patterns, planting, and pathways will evolve gradually over many years in response to demand for various burial types, community needs, and ongoing stewardship considerations. To that end, this Master Plan outlines a framework for long-term cemetery expansion and phase implementation.

In conclusion, the Fernwood Cemetery Expansion Project meets Marin County's long-term burial needs while respecting the extraordinary natural qualities of the site. It supports cultural and religious traditions, enhances public access, strengthens fire safety, and provides a peaceful park-like landscape for remembrance. By combining thoughtful design with a strong ethic of land stewardship, the expansion aims to support a quiet, respectful, and ecologically resilient place for generations to come.



Burials at the Existing Fernwood Cemetery

B | Project Background

B | Project Background

This following section provides background information about the Fernwood Cemetery, the existing jurisdiction and zoning, and applicable cemetery laws.

B.1. Fernwood Cemetery History

Fernwood Cemetery was established in the early 1890s by the Sausalito Land and Ferry Company, which at the time held extensive property interests throughout southern Marin. Situated at the entrance to Tennessee Valley, the cemetery served the working communities that lived and labored in the area during Marin's early ranching, fishing, and timber eras. Many of the earliest burials are members of Marin's Portuguese-American dairy and fishing families, whose ranches once covered the surrounding hillsides, as well as woodsmen and laborers associated with the lumber operations on nearby Mt. Tamalpais. This historic core remains visible today in the original sections of the cemetery and contributes significantly to the cultural landscape of Tam Valley and Mill Valley.

By the mid-twentieth century, the property became known as Daphne-Fernwood Cemetery, reflecting its acquisition by the Daphne family in 1973. The cemetery continued operating as a modest, traditional hillside burial ground serving the local community. In the early 2000s, the property changed ownership again with its sale to Hollywood Forever, Inc. (2004–2005), ushering in a period of revitalization and the introduction of natural and green burial practices. This evolution maintained the cemetery's historic character while expanding its role as a

conservation-minded, forward-looking cemetery.

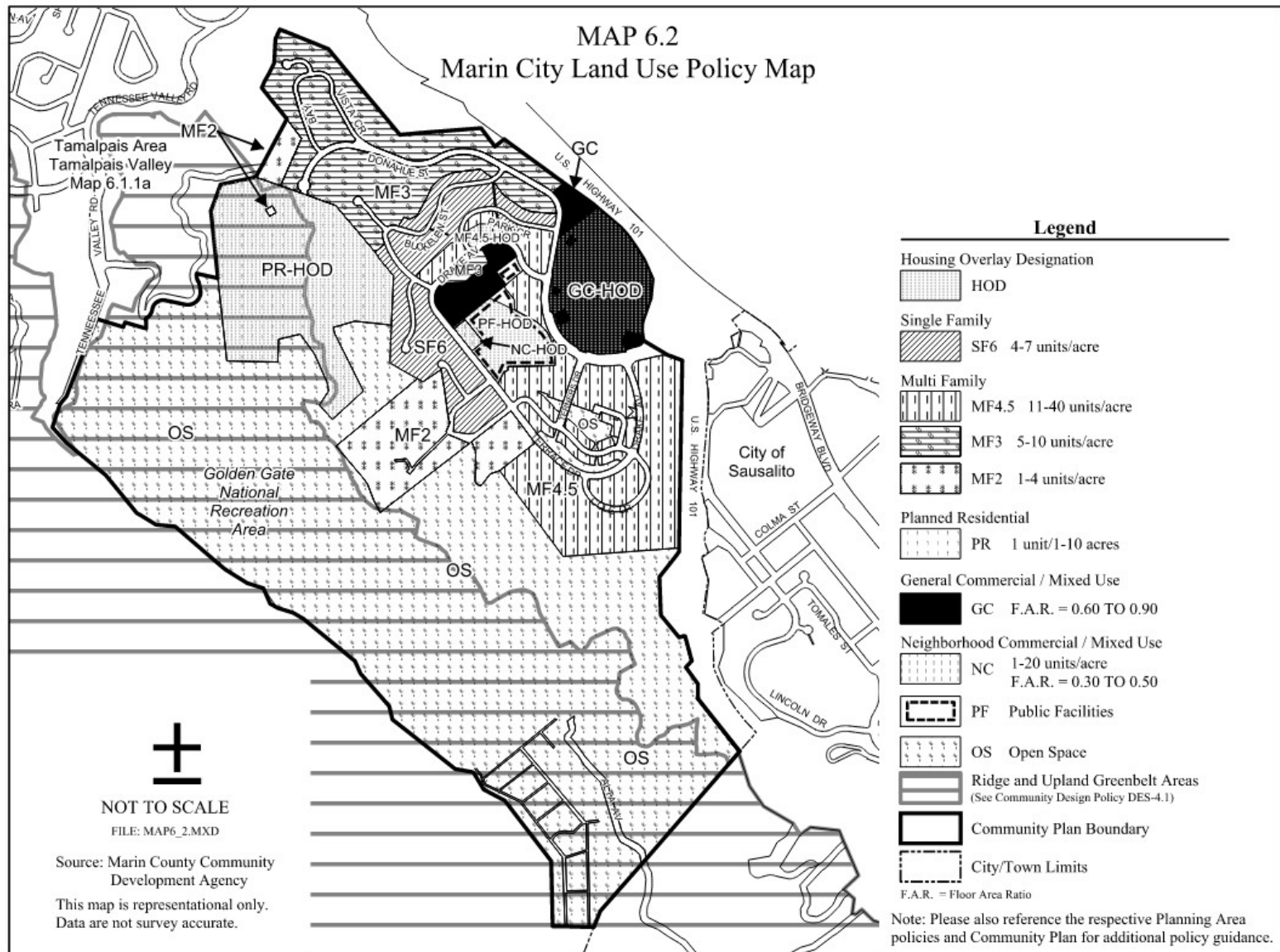
Today, Fernwood retains its historic sections which represent more than a century of community heritage, while integrating newer natural-burial and conservation areas that reflect contemporary burial preferences and land stewardship values. This continuity of use, from its origins in the 1890s through its present operations, underscores Fernwood's longstanding role as a culturally significant cemetery serving Marin County.

B.2. Current Jurisdiction & Zoning

The Project site is located within Assessor's Parcel Number (APN) 052-140-45 under the jurisdiction of unincorporated County of Marin and is subject to the policies and regulations of the Marin Countywide Plan and the Marin County Development Code.

Title 22 of the Marin County Code governs land use, zoning district standards, and subdivision regulations. The Project site is located within the RMP-0.5-HOD (Residential, Multiple Planned, 0.5 units per acre, Housing Overlay Designation) zoning district. Within the RMP district, the use of cemeteries, columbariums, and mortuaries is identified as a conditionally permitted use, subject to approval of a Use Permit.

The County of Marin Countywide Plan designates the Project site as PR-HOD (Planned Residential, 1 unit per 1 to 10 acres, Housing Overlay Designation) on the Marin City Land Use Policy Map (see **Exhibit C.2.1 Marin City Land Use Policy Map**). The Countywide Plan mapping also identifies the majority



Source: County of Marin Countywide Plan

of the Project site as lying within the Ridge and Upland Greenbelt (RUG), a designation intended to protect visually prominent ridge lines and steep upland slopes from excessive development, making a cemetery a desirable, compatible use.

B.3. California Cemetery Laws & Statutory Protections

In California, the expansion of existing cemetery lands or the establishment of new cemetery acreage is regulated by the State of California Cemetery and Funeral Bureau (CFB). Before the State can evaluate or certify any additional or newly dedicated cemetery land, the CFB requires confirmation from the County of Marin that the proposed acreage is suitable and approved for cemetery use. This local confirmation typically includes verification of zoning consistency, applicable use permits or conditions, compliance with the California Environmental Quality Act (CEQA), and any other relevant county approvals. These materials form the foundation for the State's subsequent review of a cemetery expansion application.

Fernwood Cemetery is an established, long-standing licensee of the CFB and is currently in good standing. The CFB is aware of the planning efforts related to potential expansion of cemetery lands in Marin County, as well as the broader need for additional burial capacity in the region. Any formal State consideration of an expansion would occur following completion of the County's entitlement and environmental review processes.

Under California Health and Safety Code provisions, once land is formally dedicated for cemetery purposes, that dedication constitutes permanent legal action. Dedicated cemetery property is thereafter restricted exclusively to cemetery use, reflecting a long-term, ongoing commitment to the preservation and stewardship of the land for this purpose.



Burial at the Existing Fernwood Cemetery

**Project Purpose
& Benefits**



Project Purpose & Benefits

The following section describes the purpose of the Project, including the regional demand for burial space, partnerships with local religious and community groups, and the anticipated public and environmental benefits associated with the expansion.

C.1. Need & Demand for Burial Space

Marin County is experiencing a significant and growing shortage of burial and cremation interment space. Although cremation remains the most common form of disposition statewide, many Marin families continue to seek permanent cemetery placement, whether for full-body burial, cremated remains, or faith-based interment practices. At the same time, Marin has emerged as a national leader in natural and green burial, centered at Fernwood Cemetery in Mill Valley, CA, where rising public demand is rapidly outpacing available capacity. Limited available land, evolving cultural and religious preferences, and aging infrastructure at existing Marin cemeteries demonstrate a clear and urgent need for additional burial and memorialization options within Marin County.

C.1.a. Current Conditions

Demographic, operational, and facility-based factors currently shape burial and interment demand in Marin County:

- Annual deaths in Marin County total approximately 2,100–2,400 per year, based on Marin Sheriff-Coroner reporting.
- Disposition patterns include:
 - Cremation in 75–90% of all deaths.

- Full-body burial in 10–25% of cases.
- Placement of cremated remains in cemeteries for 35–60% of cremations.
- Scattering or home retention for 40–65% of cremations, often followed by later requests for memorial placement.

- Existing cemetery capacity remains limited. Historic cemeteries, such as Mount Tamalpais in San Rafael, are experiencing financial and regulatory strain, deferred maintenance, and limited availability of new plots. Large-scale cemetery and columbarium development has remained limited in Marin County for several decades.

C.1.b. Faith and Cultural Demand

Marin County's religious and cultural communities also express distinct and ongoing needs for cemetery space that aligns with their traditions and practices:

- The Catholic community, with approximately 61,000 adherents, permits cremation but requires ashes to be buried or entombed. Local parishes report a shortage of compliant niche and plot space.
- The Jewish community, with roughly 37,000 regional residents, follows Halacha (Jewish law), which favors in-ground burial. Local families support both traditional and natural burial options.
- Asian communities, representing approximately 6% of the county's population, observe a variety of practices (including Buddhist, Catholic/Christian, and secular traditions) that support demand for columbaria, and family-cluster plots.

C.1.c. Natural and Green Burial

Natural burial demand is an especially strong component of Marin's interment needs:

- Fernwood Cemetery in Mill Valley is widely recognized as a national model for natural and green burials, integrating ecological restoration with traditional remembrance.
- Demand for eco-friendly, carbon-neutral, and natural burial continues to increase, appealing to environmentally conscious families across diverse faiths and cultural backgrounds.
- Fernwood is nearing full capacity in its existing green burial section, and additional natural burial acreage is needed to meet public demand and to maintain Marin's leadership in sustainable end-of-life practices.
- Over the past decade, demand has grown for tree memorials, including cremation burial adjacent to new or existing trees. Sites currently offering this service are located hours away from Marin (e.g., Point Arena and Carmel).

C.1.d. Key Findings

The key findings from this assessment illustrate the depth and urgency of burial and memorialization needs in Marin County:

- Even with high cremation rates, a majority of families continue to seek permanent cemetery placement for remains or ashes.
- Aging cemetery infrastructure, high land values, and local zoning constraints continue to limit available options within the county.

- Rising interest in green burial represents both a significant environmental opportunity and an unmet service need.
- Without new local capacity, Marin residents will increasingly be forced to seek burial or memorialization options outside the county.

C.2. Partnerships With Local Religious Groups & Congregations

Mount Tamalpais Cemetery in San Rafael, CA, served as Marin County's primary Jewish burial ground for generations, with a dedicated section used by multiple congregations. However, due to state licensing issues and the depletion of available burial space, Mount Tamalpais is no longer a viable option for traditional Jewish burial within the county. This change has created an immediate unmet need for a new local burial resource for Marin's Jewish community.

Fernwood Cemetery has begun working closely with Congregation Kol Shofar and Congregation Rodef Sholom to establish a new traditional Jewish burial area within the proposed expansion. This area is envisioned to meet halachic requirements while providing families with a dignified, accessible burial option within Marin County. In addition, the expansion will include an extension of Fernwood's existing natural Jewish burial area, allowing families to choose between traditional and natural burial practices within a unified, permanently protected landscape.

Fernwood is also engaging with Christian congregations in Marin City to better understand their current and future burial needs. These discussions are focused on identifying culturally appropriate and affordable options, including the potential for a dedicated burial area within the new cemetery if there is sufficient interest from local churches and community leaders.

The letters of support included in **Appendix J.2 (Community Engagement)**, demonstrate that the expansion proposal has received endorsement from a broad coalition of Marin faith communities, including Jewish, Christian, Catholic, and Buddhist organizations. These groups have expressed strong interest in ensuring that their congregations have long-term access to meaningful, local burial and memorial opportunities at Fernwood for generations to come.

C.3. Project Benefits

The proposed expansion offers a range of community, environmental, and operational benefits that support long-term burial needs while also promoting continued land stewardship and sensitive long-term management of the property.

C.3.a. Meeting Marin County's Burial Needs

The Project provides essential full-body and cremation interment capacity within Marin County, ensuring that local residents will not be forced to seek burial, cremation, or funeral services outside the community.

C.3.b. Appropriate and Compatible Land Use

The Project represents a low-impact and environmentally compatible use of the site, respecting the natural open space rather than converting the land to dense buildings or other higher-intensity development.

C.3.c. Protection of Public Access and Connectivity

The Project maintains pedestrian access to the Golden Gate National Recreation Area (GGNRA) by allowing continued access to the existing Alta Trail for walkers, hikers, and trail users during GGNRA hours.

C.3.d. Creation of a Permanent Green Buffer

The Project creates a lasting natural buffer and visual transition between GGNRA lands and nearby residential neighborhoods. Once dedicated as cemetery land, this open space will be permanently protected from future development.

C.3.e. Enhance Fire Safety and Land Stewardship

The Project incorporates significant fire-safety improvements, including upgraded access driveways, a proposed fire hydrant, ongoing vegetation management, and seasonal maintenance programs designed to reduce wildfire risk and support emergency response.

C.3.f. Minimal Visual and Environmental Impact

The Project preserves regional viewsheds and maintains the rural landscape character by minimizing buildings, thereby respecting the natural terrain and visual profile of the site.

C.3.g. Continuation of a National Model

The Project supports the continued growth of Fernwood Cemetery as a national model for green burial and sustainable end-of-life practices, reinforcing Marin County's leadership in environmental innovation and community stewardship.



Existing Alta Trail



Proposed Project Site

D | Existing Site Conditions

D.1. Project Site

The approximately 32.78-acre site is located within Assessors Parcel Number (APN) 052-140-45 in the unincorporated community of Marin City, within the southern portion of Marin County (see **Exhibit D.1.1 Regional Location**). Portions of this parcel are not part of the expansion project, as shown in **Exhibit D.1.3 Project Site**.

Several unincorporated communities are located in the immediate vicinity, including Tamalpais Valley to the west, Almonte to the north, and Strawberry to the northeast. The Golden Gate National Recreation Area (GGNRA), managed by the National Park Service, directly adjoins the southern boundary of the Project site.

The Project site will primarily be accessed via the existing Fernwood Cemetery, with one way vehicular exit-only, and two-way emergency and utility access via Donahue Street in Sausalito. The city of Mill Valley lies approximately one mile northwest of the Project site, while the city of Sausalito is located roughly two miles to the southeast. Richardson Bay, an estuarine inlet of the San Francisco Bay, is situated approximately 0.5 miles east of the site.

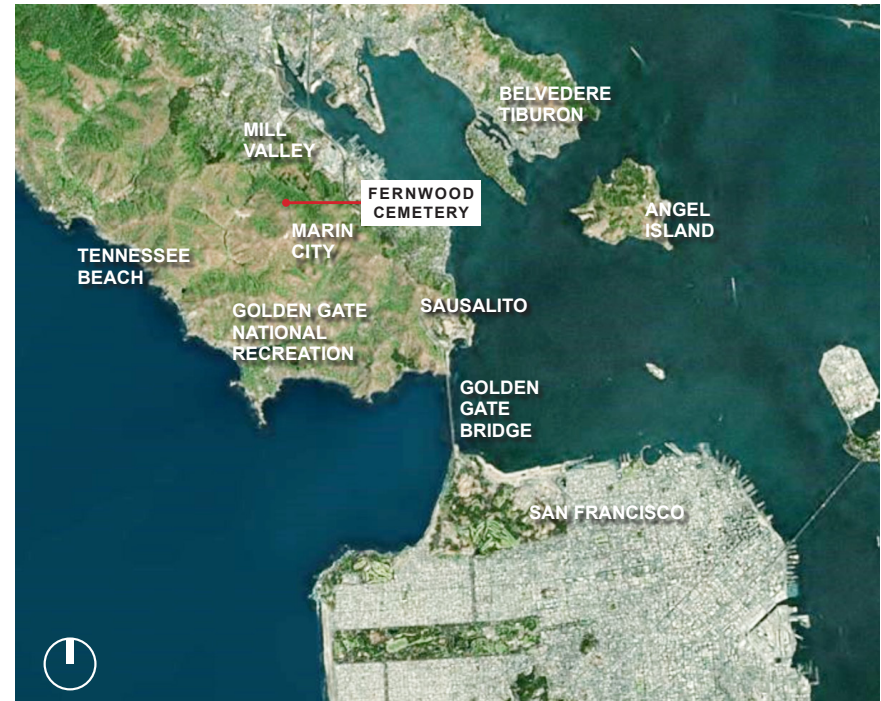


Exhibit D1.1 – Regional Location

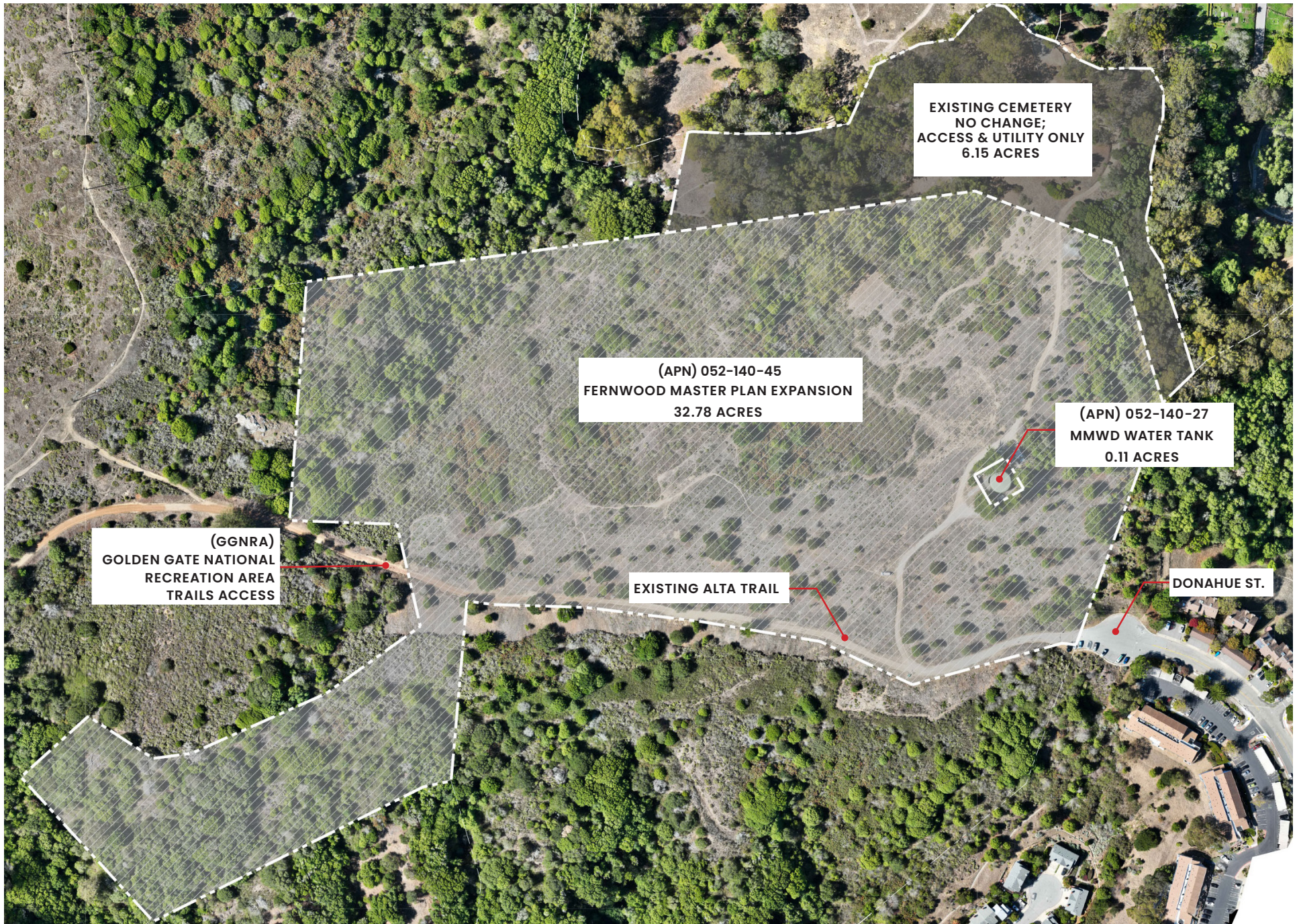
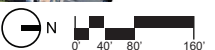


Exhibit D.1.3 – Project Site



D.2. Existing Site Characteristics

The existing Project site is predominantly characterized by its natural, mostly undeveloped conditions. The natural landscape echoes the broader character of the Marin Headlands and the adjoining Golden Gate National Recreation Area. Its open, layered terrain and sweeping views create a sense of immersion in the surroundings, where natural landforms and vegetation patterns shape a cohesive and distinctly regional setting, as can be seen in the aerial image in **Exhibit D.2.1 Aerial Image of Existing Site Conditions**.

Topographically, the site is composed of a series of moderate to steep slopes, with gentler terrain concentrated toward its central portion (see **Exhibit D.2.2 Site Topography** and **Exhibit D.2.3 Slope Analysis**). The central area supports a mosaic of open grassland, oak savannah, coastal scrub, and chaparral. Toward the western edge, the landscape becomes more rugged with exposed rock outcroppings and clusters of mature trees. Dense stands of live oak occupy sections of the southern and eastern slopes, forming continuous canopy cover in places. Steep, wooded ravines define portions of both the eastern and western boundaries, contributing to the site's varied topographic and ecological character.

The site's panoramic views are among its most exceptional features. Expansive vistas include San Francisco Bay, Mount Tamalpais, GGNRA lands, and wooded, developed residential hillsides in Tam Valley.

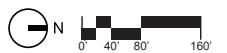
Climatically, the site experiences moderate to cool temperatures throughout the year, shaped by the pronounced coastal influences of wind, fog, and seasonal moisture.



Existing Project Site



Exhibit D.2.1 – Aerial Image of Existing Site Conditions



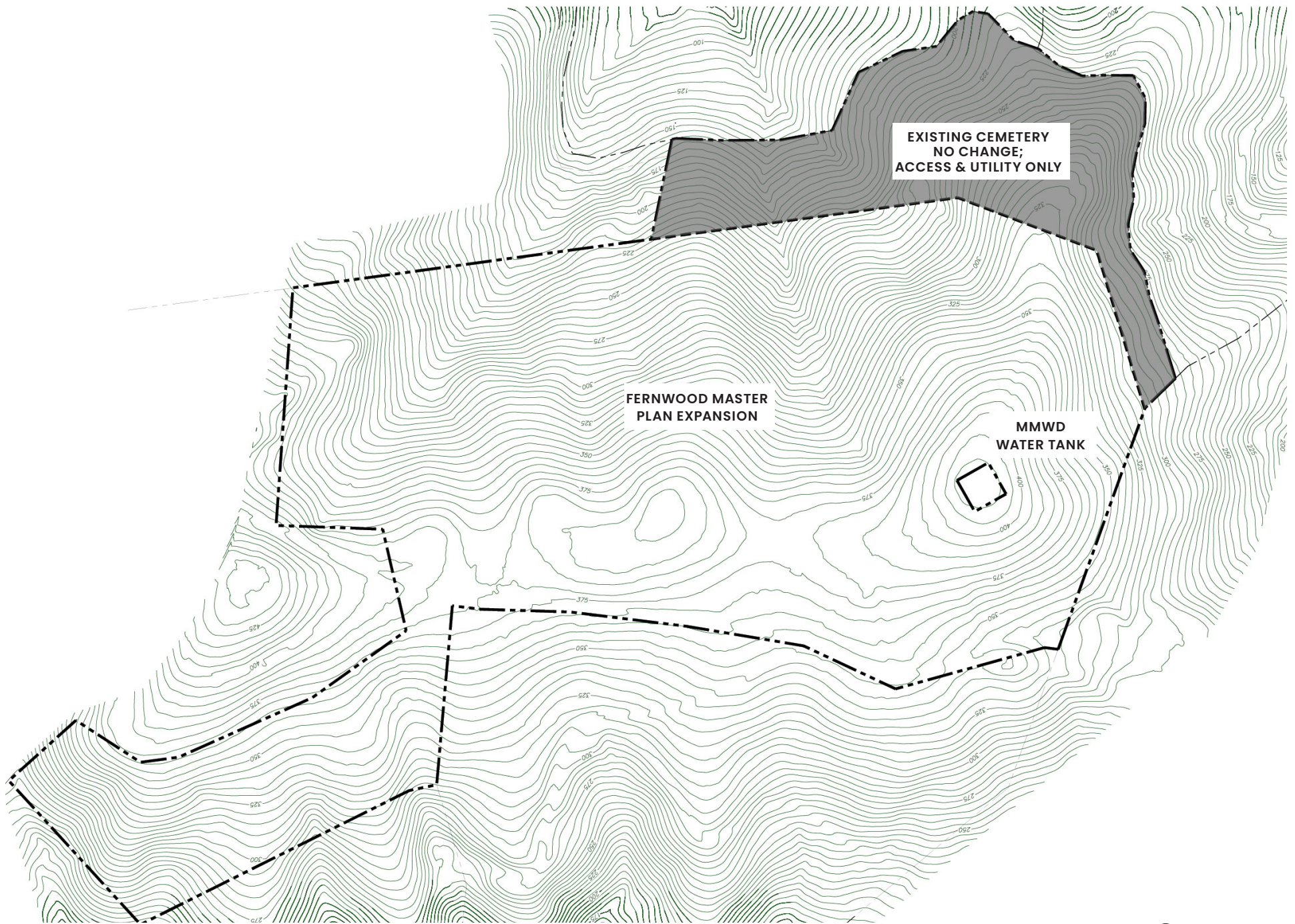


Exhibit D.2.2 – Site Topography

Source: Adobe Associates Survey, November 2025

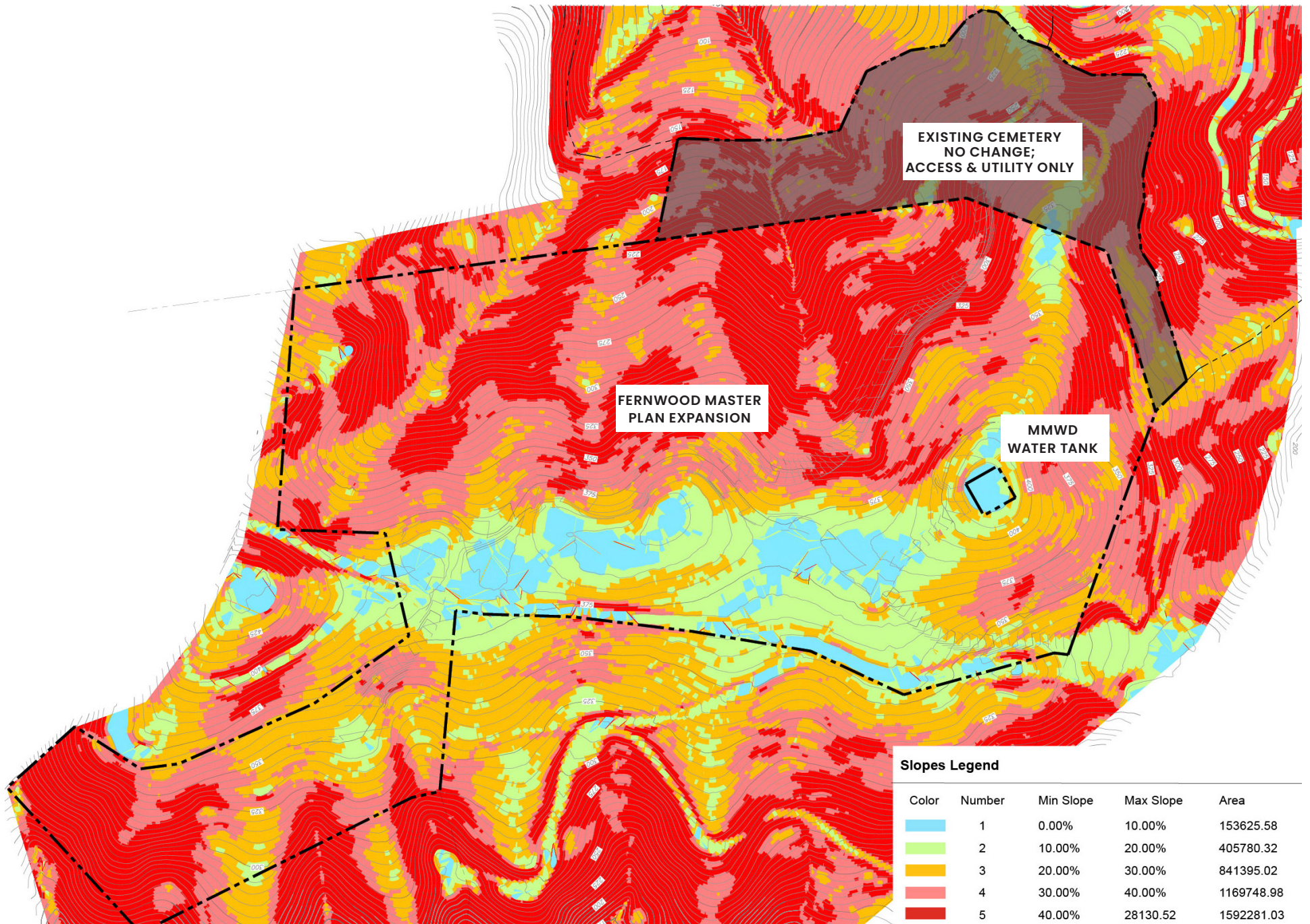
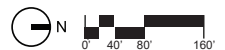


Exhibit D.2.3 – Slope Analysis

Source: Adobe Associates



D.3. Existing Trees

An independent certified arborist was retained to evaluate the existing trees within the Project site. The most predominant species of existing trees on the site are California Bays, Coast Live Oaks and Eucalyptus. Also prevalent are Toyon, Douglas Fir, Monterey Pine and Cypress. The arborist's assessment documented the size, health, species, and protected status of all trees located within the proposed area of disturbance, consistent with the requirements of County of Marin Ordinance No. 3342 (Chapter 22.75, Native Tree Preservation and Protection; Attachment 1). The assessment evaluated a total of 510 trees. Of those, 202 were deemed to be "protected" trees, and 34 were identified as "heritage" trees, both of which should be avoided to the extent feasible during construction and site development activities. These trees contribute significantly to the character of the Project site and may require specific protection measures during the grading, construction, and long-term maintenance phases of the Project.

More detailed information regarding existing trees, including species, diameter at breast height (DBH), condition ratings, and recommended protection measures, is provided in **Appendix J.6 (Arborist Report)**.

D.4. Existing Structures & Uses

The current site uses are utility structures and hiking/dog walking on the existing Alta Trail.

Utility structures within the Project site include a Marin Municipal Water District (MMWD) 200,000 gallon water storage tank, a generator shed for cell services, and a Marin Municipal ATS transmission tower located on an inholding parcel (APN) 052-140-027, owned by MMWD. See **Exhibit D.4.1 Existing Structures & Uses**. Access to utility easements on the project parcel (APN) 052-140-45, are for MMWD and cellular service providers. The existing utility easements on the site are shown on **Exhibit D.4.2 Existing Easements**, and also in **Appendix J.5 (Civil Engineering)**.

The existing Alta Trail is an approximately 10-foot wide dirt trail that traverses the Project site. The trail enters the property from the cul-de-sac at the terminus of Donahue Street and runs generally north-south through the site. Vehicular access on the Alta Trail is allowed only for emergency vehicles, controlled by a locked gate. The dirt trail remains fully accessible to pedestrians and is frequently used by hikers, dog walkers, and other recreational users. On the south end of the site, the Alta Trail connects directly to an extensive system of trails within the Golden Gate National Recreation Area (GGNRA), making it a key recreational route for the surrounding community. The cul-de-sac at Donahue Street is commonly used for informal public parking by visitors accessing the Alta Trail.

Aside from the MMWD water tank, the generator shed, the Marin Municipal ATS tower and the Alta Trail, no developed uses are present within the Project site.



Existing MMWD Water Storage Tank



Existing Generator Shed



Existing ATS Transmission Tower

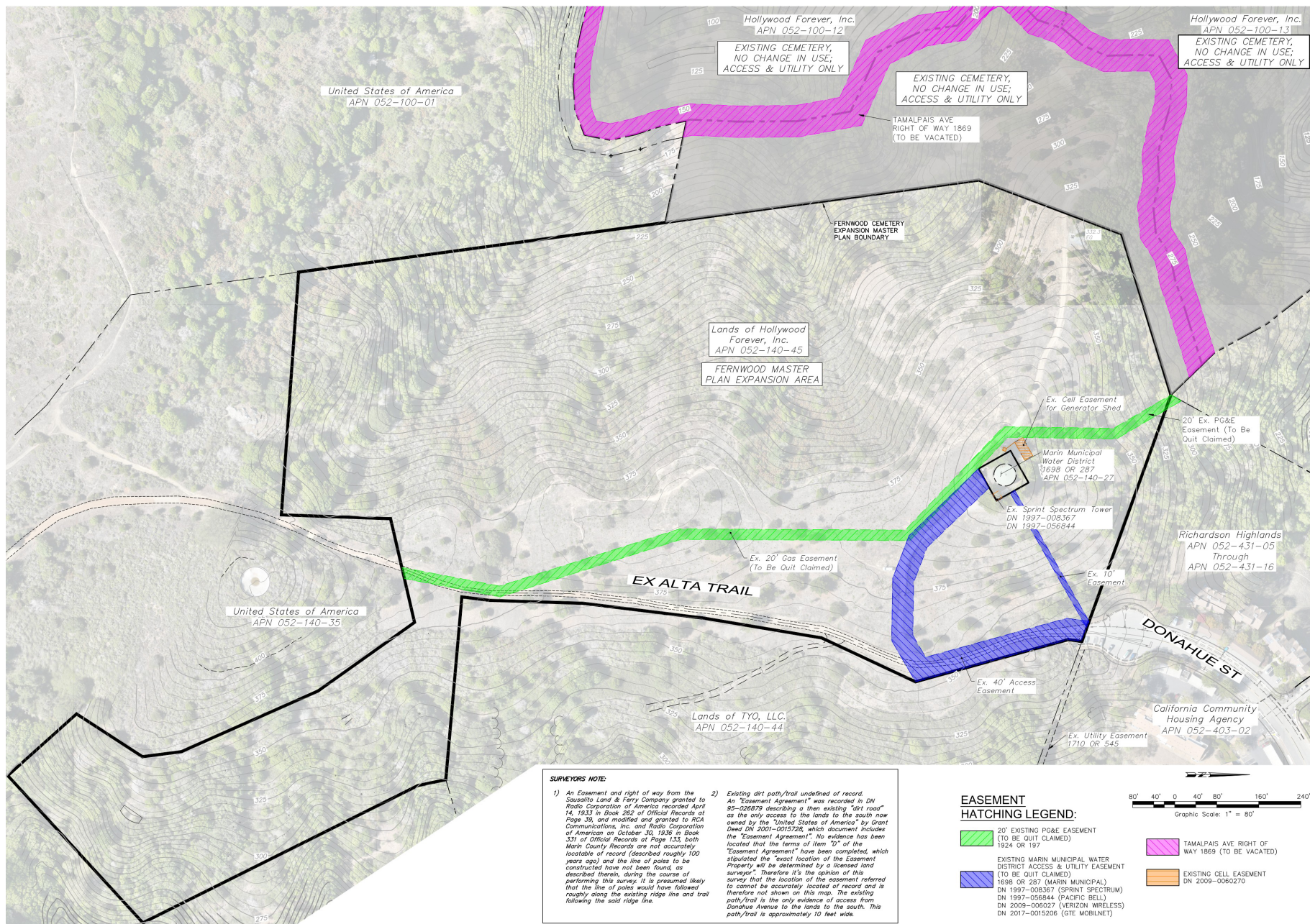


Exhibit D.4.2 - Existing Easements

Source: Adobe Associates

D.5. Surrounding Uses

The current Fernwood Cemetery is situated within the Tamalpais Valley area of unincorporated Mill Valley and occupies a transitional landscape between undeveloped open space, residential neighborhoods in Mill Valley, and on Donahue Street in Marin City. **Exhibit D.5.1 Surrounding Uses** shows the existing and adjacent uses surrounding the Project site.

To the West of the expansion area, land uses shift to predominantly single-family residential neighborhoods at the core of Tamalpais Valley. These homes are generally detached, set on moderate to large parcels, and integrated into a semi-rural hillside and valley context. Interspersed within this residential area are small-scale community-serving facilities, including park and recreation uses, local civic amenities and Tam Valley Elementary School.

To the North of the expansion area are the Summit at Sausalito Apartments and the Headlands I and II condominium developments on Donahue Street.

To the East of the expansion area are underdeveloped private property, low-density single family residential houses, and Marin city.

To the South of the expansion area, is the Golden Gate National Park (GGNRA).



View of Marin City and Donahue Street



View of Tamalpais Valley

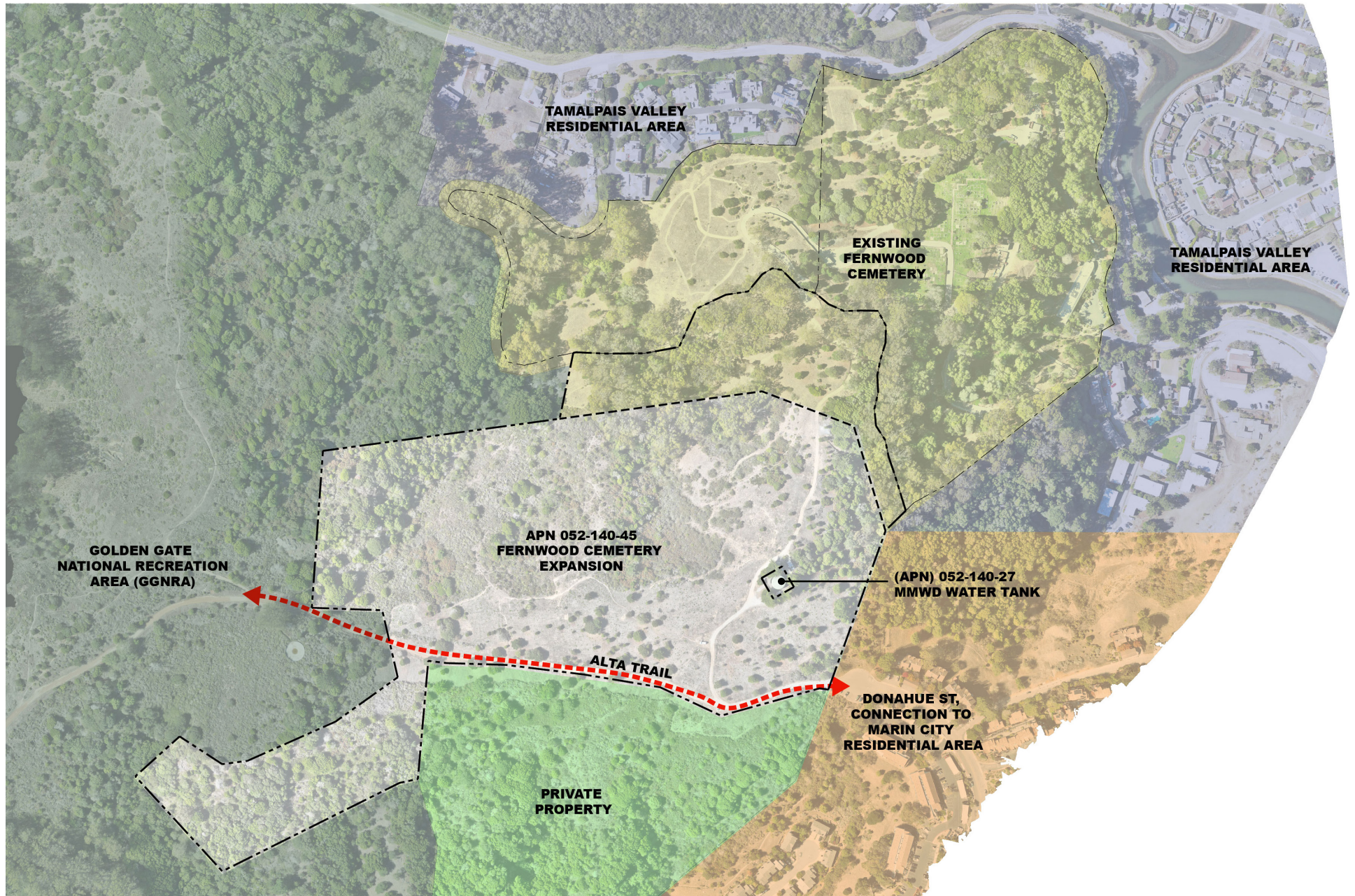
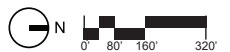


Exhibit D.5.1 – Surrounding Uses



D.6. Geotechnical information

A geotechnical investigation of the Project site was conducted by Miller Pacific Engineering Group to characterize existing subsurface conditions and document the geologic setting of the undeveloped hillside southeast of the existing cemetery. The study included subsurface exploration, laboratory testing, and geologic mapping to better understand the physical conditions shaping the site.

The investigation indicates that much of the Project site is underlain by a relatively thin layer of sandy clay and silt, generally 5 feet thick or less, which overlies weathered sandstone bedrock. This shallow soil profile is typical of steep upland slopes in this portion of Marin County and reflects long-term landscape evolution driven by natural erosion processes.

Several geologic features and hazards characteristic of the region were identified during the investigation. The site is located within a seismically active area influenced by major regional fault systems, and strong seismic ground shaking is a naturally occurring condition that affects the broader Bay Area. In addition, the geologic mapping documented the presence of multiple small to moderately sized landslides on or near the site. These features are common on steep hillsides with weak or weathered bedrock, and they reflect the dynamic nature of the terrain. The steep topography and shallow soils also contribute to erosion potential, with stormwater runoff conveyed downslope through natural swales and ravines that have developed over time.

Together, these geotechnical characteristics describe a landscape shaped by ongoing natural processes typical of the coastal range, including seismic activity, slope movement, and erosion. More detailed information on subsurface conditions, geologic hazards, and site characteristics is provided in **Appendix J.3 (Geotechnical Engineering)**.

D.7. Existing Natural Drainage

The proposed site is currently undeveloped with no existing drainage infrastructure. The site straddles the top of a hill with approximately a quarter of the site draining to the east and three quarters of the site draining to the west.

The proposed development plan includes the design of a storm drain network that collects concentrated runoff from all proposed impervious areas and directs it into three bioretention facilities. The bioretention facilities have been designed and located so that no concentrated runoff is directed above any existing residence. See **Exhibit 7.1 Proposed Stormwater Control Plan, Section E.7. Proposed Site Drainage Improvements**. More detailed stormwater control plans can be found in **Appendix J.5 (Civil Engineering)**.



Proposed Project Site

E | Proposed Development Plan

The proposed development plan for the expansion of Fernwood Cemetery includes new access driveways, two memorial gathering areas, two restroom buildings, and a maintenance shed. The remainder of the property will consist of burial areas and/or open space.

A central goal of the design is to integrate the cemetery expansions into the natural surroundings by placing burial and gathering areas in locations that complement the terrain and by using natural materials and muted textures that reflect the character of the surrounding landscape. While some retaining walls are required to provide driveway and cart circulation, their visual impact will be minimized through thoughtful placement, earth-tone materials, and planting to screen and soften their appearance.

Unlike past development concepts by previous owners which contemplated numerous residential buildings, the Fernwood cemetery expansion fully aligns with the intent of the Ridge and Upland Greenbelt (RUG) designation in the Marin Countywide Plan. All proposed structures are under 18 feet in height, and most uses are at-grade and low-impact, respecting the natural character and scenic quality of the property for future generations.

This Master Plan establishes a flexible framework for the cemetery expansion. Specific burial layouts, pathways, and planting will evolve over time in response to terrain, operational needs, and community demand.

E.1. Design Framework

The proposed design of the cemetery expansion is guided by a combination of the unique natural opportunities and inherent physical constraints on the Project site. Together, these conditions informed the overall design approach and influenced decisions regarding placement of driveways, cart paths, burial areas, restrooms, and gathering areas. The design opportunities and design constraints described below summarize the primary site characteristics that influenced site planning.

E.1.a. Design Opportunities

The Project site offers a remarkable setting for a natural, contemplative cemetery. The site's expansive open space, dramatic topography, and existing vegetation create an environment for burial areas that feels both serene and deeply connected to the surrounding landscape.

Large portions of the site provide extraordinary views toward the San Francisco Bay, Mount Tamalpais, and the Golden Gate National Recreation Area (GGNRA). Views are highly valued by families selecting burial locations and contribute significantly to the creation of beautiful burial sites. The portions of the site without long-range views also retain a strong natural identity, supported by the presence of oak woodland, coastal scrub, native grassland, and distinctive landforms. These areas lend themselves well to natural burials and intimate memorial spaces. The existing tree canopy creates significant opportunities for tree-related burials, a growing and highly meaningful burial option at Fernwood. Mature oaks and clusters of native woodland provide natural anchors for these offerings, enriching the symbolic landscape of the cemetery.



Burial at the Existing Fernwood Cemetery



Burials at the Existing Fernwood Cemetery



Proposed Project Site

E.1.b. Design Constraints

While the Project site presents many favorable conditions, there are also several inherent constraints that required careful consideration during the design process.

To begin with, steep slopes are a significant constraint. Areas exceeding 40% slope (identified in red on **Exhibit E.1.1 Site Constraints**) limit the placement of both access driveways and burial areas. Cemetery operations require that burials occur on slopes under 40%, and driveway grades must meet safety and accessibility requirements. These conditions significantly influenced design options.

Next, the goal of preserving existing trees constrained site circulation design. Driveways were designed to minimize tree impacts and maximize preservation of protected and heritage trees. For additional information, see **Section E.5.a. Tree Removal and Replacement** and **Appendix J.8 (Landscape Architecture)**.

Existing uses also shaped proposed development:

- Maintaining public access along the existing Alta Trail limits burial placement along the eastern portion of the site.
- An existing gas line that passes across the site (as shown in **Exhibit E.1.1 Site Constraints**) was identified as a significant design constraint for circulation and/or burials; thus, the decision was made to relocate the gas line from the center of the site and closer to the eastern boundary as part of the Project. See **Section E.2.e. Proposed Easements** and **Appendix J.9 (MEP)** for additional information about gas line relocation.
- The MMWD water tank, and ATS shed and utility easements restrict burial placement in the northern portion of the site.

These easements are also proposed for relocation to facilitate better circulation and uses. See **Section E.2.e. Proposed Easements** and **Appendix J.5 (Civil Engineering)** for additional information about proposed relocation of easements.

Another constraint to development was the intermittent and ephemeral streams on site. Site plans had to be designed to avoid disruption to these natural flows.

In addition, the property contains a few designated landslide areas which required avoidance or engineered solutions consistent with the recommendations of the geotechnical investigation. More information can be found in **Appendix J.3 (Geotechnical Engineering)**.

The property also lies within the Marin County “Ridge and Upland Green Belt Area” (RUG). Since structures over 18 feet are not allowed in this area, the site designs were required to maintain a maximum height of 18-feet for all walls and buildings.

Marin County Code Section 22.16.030.D.2 also restricts development on top of or within 300 feet horizontally, or 100 feet vertically, of visually prominent ridgelines (whichever is more restrictive); however, an exception applies if no other suitable location is available on the site or if the lot is located entirely within the ridgeline area. For this project, the entire expansion site is located within the ridgeline area.

Finally, climatic exposure, such as strong coastal winds and seasonal fog are inherent on the site and impact future uses.

Taken together, these opportunities and constraints provided the backdrop for determining which areas of the site would be

Constraints Diagram

- ■ ■ ■ Existing Alta Trail
- ☁ Existing Tree Canopies
- Over 40% Slope or Greater
- Geo-Hazard Areas
- 20' Existing PG&E Easement
- Existing Generator Shed
- Existing MMWD Access & Utility Easements
- RUG Line
- - - Ephemeral Creek
- - - Intermittent Creek

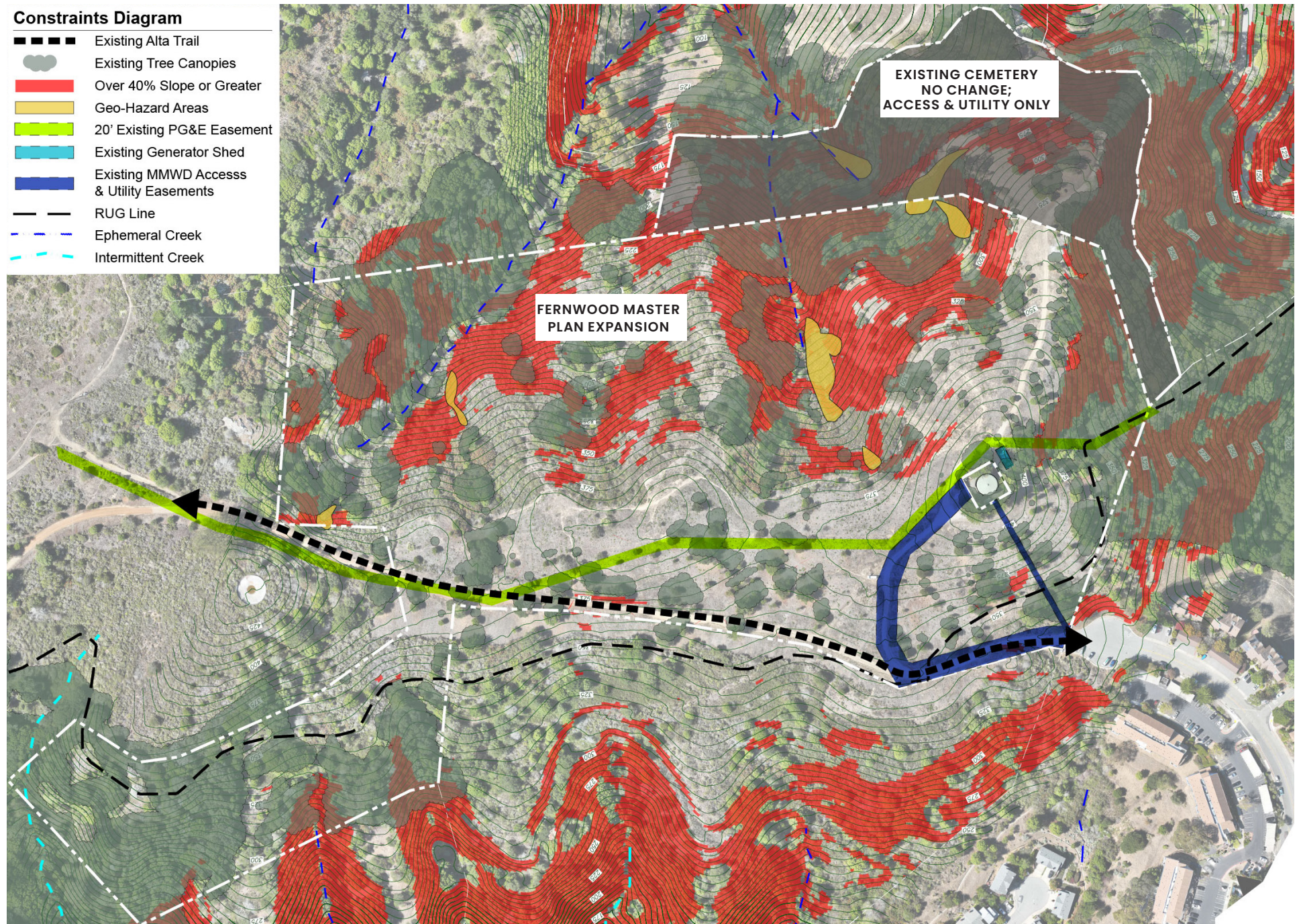
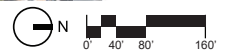


Exhibit E.1.1 – Site Constraints



best suited for different types of use. The design team used this framework to locate burial areas, gathering spaces, circulation routes, and support facilities in a manner that respects the landscape while meeting operational and cultural needs. The following section outlines the proposed site uses and illustrates how the development concept responds directly to the physical conditions described above.

E.2. Proposed Circulation, Parking & Easements

The proposed circulation, parking, and easements will serve the functional needs of emergency access, visitor convenience, and long-term maintenance while still preserving the serene atmosphere that defines the Fernwood Cemetery. The design goal was to create a gentle network that supports everyday visitation and ceremonial gatherings, without overwhelming the landscape.

E.2.a. Proposed Vehicular Circulation

Vehicular circulation is designed to be intuitive, quiet, and closely aligned with the character of the existing Fernwood Cemetery. From Fernwood, a new driveway extension will connect to a system of internal driveways serving the expansion site (see **Exhibit E.2.1 Driveway Plan**). Cemetery patrons will access the expansion area via the existing Fernwood Cemetery (access on Tennessee Valley Road, Mill Valley). Patrons will exit in one of two ways: either through the existing cemetery back to Tennessee Valley Road or through a gated connection to the cul-de-sac at the top of Donahue Street. The gated connection at the Donahue cul-de sac will serve as a one-way 'exit only' for patrons and will

only provide two-way access for utility, and emergency vehicles. Proposed driveways are designed with two 10-foot lanes with 1-foot shoulders. The steepest proposed driveway is 16.5% with a cross slope of 2%-3%. Driveways will be constructed with a fire safe surface, either asphalt or an equivalent other product. There is a total of 3,785-linear feet of proposed driveways. All driveways are designed to accommodate fire and emergency vehicles. For details of proposed driveway design see **Appendix J.5 (Civil Engineering)**

E.2.b. Proposed Pedestrian Circulation

Pedestrian circulation is a main component of any cemetery experience. By nature, cemeteries are typically designed for visitors to meander openly among burials sites. The current design accommodates broad areas for informal movement through low grass, dirt, mulch, or gravel surfaces. The plan also allows for potential future development of additional pathways needed to provide access to burial areas, informed by evolving burial layout and terrain conditions. See **Exhibit E.2.2 Site Circulation and Parking**.

E.2.c. Accessibility

The Master Plan provides compliant accessible pedestrian routes connecting all required accessible elements, including restrooms, memorial gathering areas, and nearby accessible parking areas. These routes are illustrated in **Exhibit E.2.2 Site Circulation and Parking**, and **Appendix J.5 (Civil Engineering)**.

There are no proposed new pedestrian trails connecting the existing facilities at the bottom of the hill to the proposed improvements up the hill. The only access to the expansion site is via automobile. The elevation change is 358' between the existing

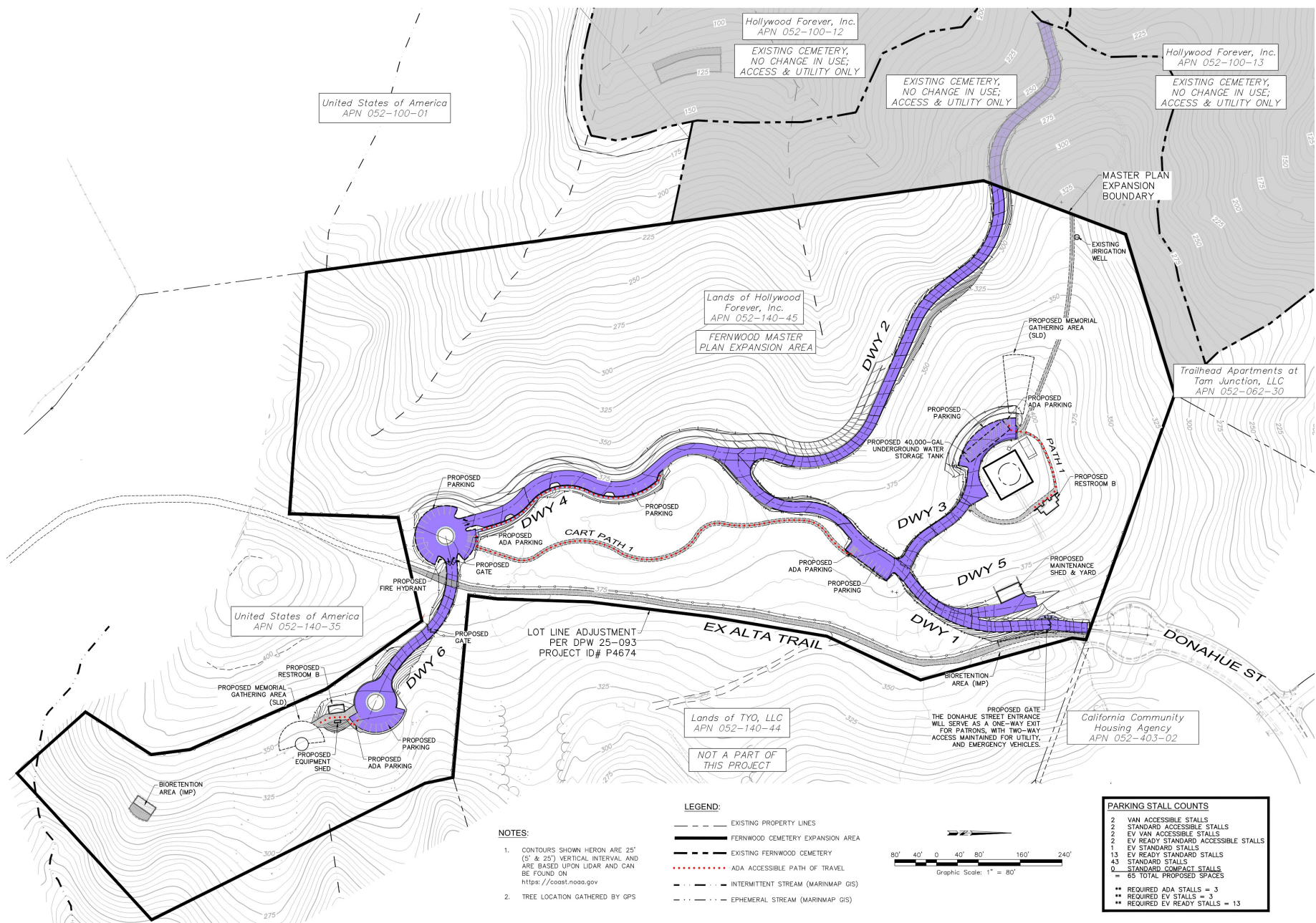


Exhibit E.2.1 - Driveway Plan
 Source: Adobe Associates

Fernwood building (at elevation 47') and proposed parking by the water tower (at elevation 405'), and the distance between these two places is approximately 1/4 mile, making it technically infeasible to create an ADA accessible pedestrian connection.

Pursuant to 2025 CBC 11B-206.2.2, at least one accessible route is required to connect accessible buildings, facilities, elements, and spaces located on the expansion site. The project satisfies this requirement by providing accessible paths of travel between primary program elements in the expansion area. All patrons will arrive by automobile. Accessibility has been provided from the arrival parking to all required accessible elements and along required accessible routes. ADA access is provided between:

- Parking Area A, Restroom A, and Memorial Gathering Area A
- Parking Area B, Restroom B, and Memorial Gathering Area B

It is important to note that the 90-degree accessible parking spaces located along Driveway 1 are intended to serve the accessible cart path that traverses the site in a north-south direction and provides access to portions of the cemetery grounds (see **Exhibit E.2.2 Site Circulation and Parking**).

Due to existing site grades and topographic constraints, it is not feasible to provide a fully compliant accessible route from these 90-degree accessible spaces to the restroom facilities or memorial gathering areas without substantial alteration of the site.

In terms of burial areas, the steep terrain and environmental constraints of the site make it impracticable to provide accessible routes throughout all areas of the cemetery. Providing

fully compliant accessible routes throughout all areas of the cemetery would require extensive grading, retaining walls, and modification of natural landforms, which would conflict with the intended natural character of the landscape.

E.2.d. Proposed Parking

The new proposed parking for the expansion totals 65 spaces, distributed between four small lots on the site, avoiding large, visually intrusive parking areas (see **Exhibit E.2.2 Site Circulation and Parking**). The parking spaces include:

2 Van Accessible Stalls

2 Standard Accessible Stalls

2 EV Van Accessible Stalls

2 EV Ready Standard Accessible Stalls

1 EV Standard Stall

13 EV Ready Standard Stalls

43 Standard Stalls

0 Standard Compact Stalls

Total: 65 Parking Spaces

Required Parking Space Quantity per Code:

- 3 ADA Stalls

- 3 EV Stalls

- 13 EV Ready Stalls

2025 CBC 11B-208 Parking Spaces and Minimum Number

2025 CBC 11B-228.3 Electric Vehicle Charging Stations

2025 CBC 11B-228.3.2 Minimum number

2025 CGBSC A5.106.5.3.(N) Electric Vehicle (EV) Charging

MCC 24.04.340 Minimum required parking spaces

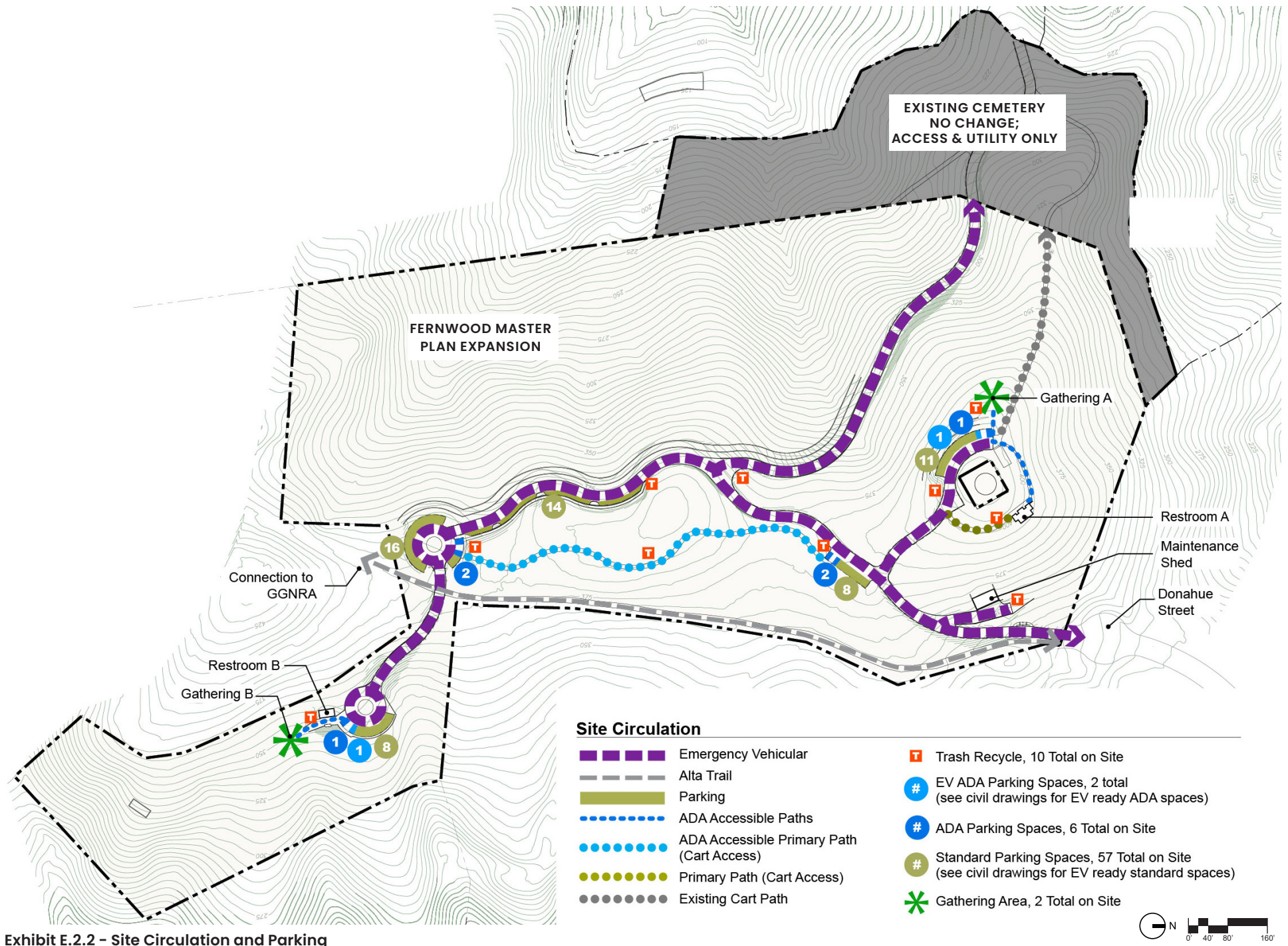


Exhibit E.2.2 - Site Circulation and Parking

E.2.e. Proposed Easements

Proposed easement modifications include the establishment of new easements and the strategic relocation of existing ones, as described in the categories below. For existing easements see **Section D.4, Exhibit D.4.2 Existing Easements**.

E.2.e.i Proposed New Easements

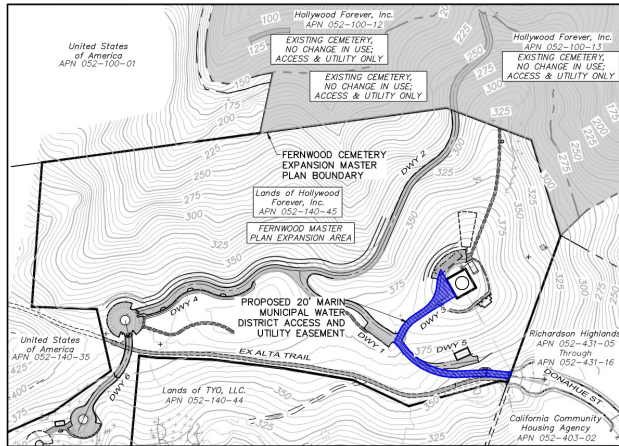
The following are proposed new easements. (See **Exhibit E.2.3 Proposed & Relocated Easements**).

- The existing Alta Trail does not currently benefit from an express easement for the public. This application proposes to offer an express easement for public access over the trail to the County of Marin.
- A new access and joint trench easement for PG&E to access their public utilities has been proposed at the Donahue Street exit.
- A new emergency vehicle access easement is proposed along the new internal driveways to allow for enhanced fire and emergency safety.

E.2.e.ii Proposed Relocated Easements

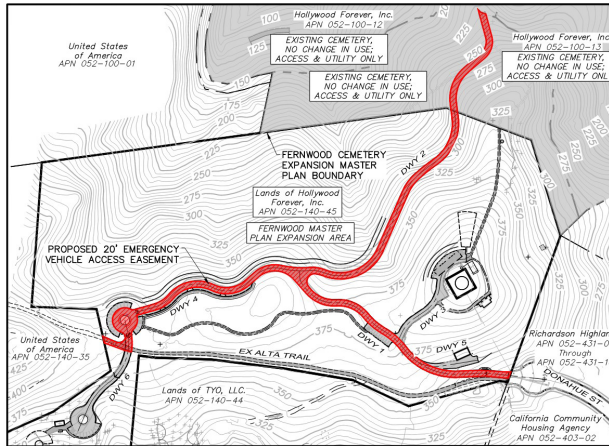
In order to design the most efficient site circulation system and still provide optimal utility access, the project also proposes relocation of multiple utility easements. The rescission and replacement of these easements provides existing easement holders with equivalent access or better (see **Exhibit E.2.3 Proposed & Relocated Easements**).

- The MMWD utility easement and the cellular utility easements are proposed to shift to follow the alignment of the new Driveways 1 and 3, providing a cleaner and more consolidated connection between the internal driveway system and the existing water tank.
- The PG&E gas line easement is proposed to be moved to the perimeter of the property, accommodating the redesigned circulation network and improving long-term access for maintenance. A portion of this PG&E easement will follow the existing Alta trail, and the public will be allowed to continue current access to the Alta trail.



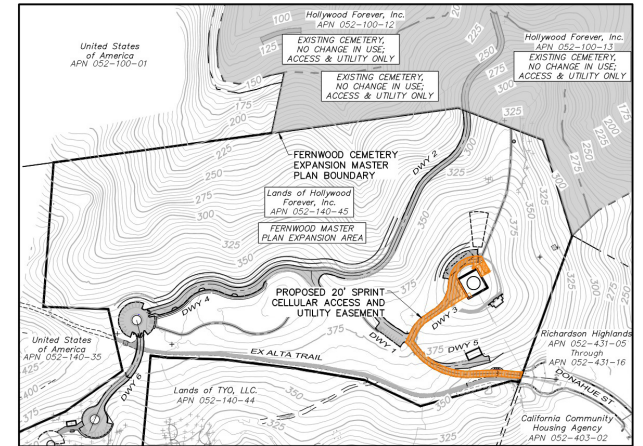
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PROPOSED MARIN MUNICIPAL WATER DISTRICT ACCESS AND UTILITY EASEMENT



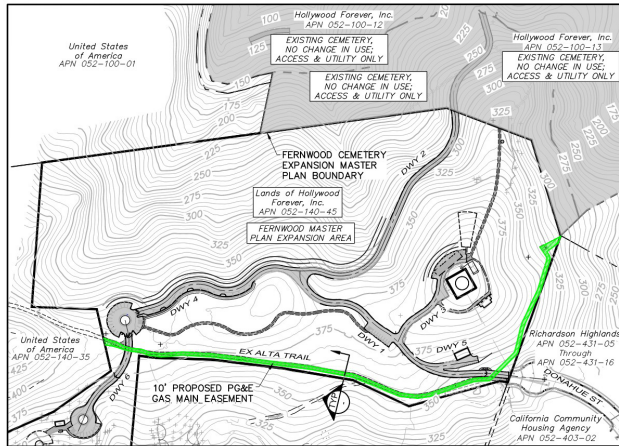
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PROPOSED 20' EMERGENCY VEHICLE ACCESS EASEMENT



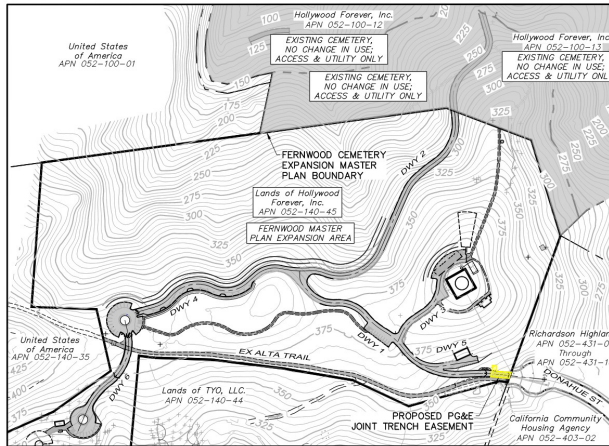
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PROPOSED 20' SPRING CELLULAR ACCESS AND UTILITY EASEMENT



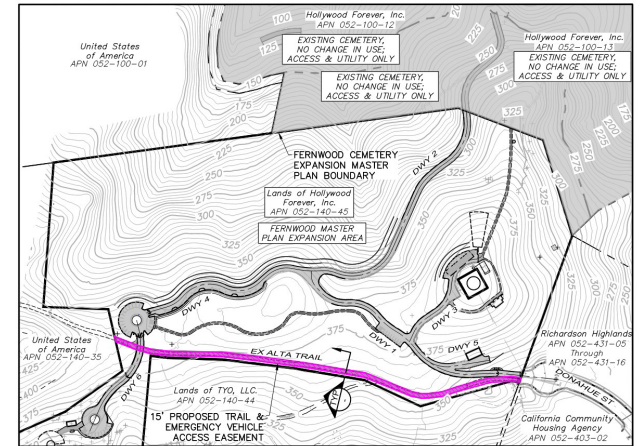
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PROPOSED 10' PG&E GAS MAIN EASEMENT



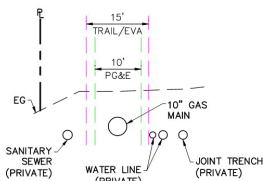
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PROPOSED PG&E JOINT TRENCH EASEMENT



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Graphic Scale: 1" = 200'

PROPOSED 15' TRAIL & EMERGENCY VEHICLE ACCESS EASEMENT



EX ALTA TRAIL TYPICAL SECTION

SURVEYORS NOTE:

- 1) An Easement and right of way from the Sausalito Land & Ferry Company granted to Radio Corporation of America recorded April 14, 1933 in Book 262 of Official Records at Page 35, and modified and granted to RCA Communications, Inc. and Radio Corporation of America on October 30, 1936 in Book 331 of Official Records at Page 133, both Marin County Records are not accurately locatable of record (described roughly 100 years ago) and the line of poles to be constructed have not been found, as described therein, during the course of performing this survey. It is presumed likely that the line of poles would have followed roughly along the existing ridge line and trail following the said ridge line.
- 2) Existing dirt path/trail undefined of record. An "Easement Agreement" was recorded in DN 95-026879 describing a then existing "dirt road" as the only access to the lands to the south now owned by the "United States of America" by Grant Deed DN 2001-0015728, which document includes the "Easement Agreement". No evidence has been located that the terms of item "2" of the "Easement Agreement" have been completed, which stipulated the "exact location of the Easement Property will be determined by a licensed land surveyor". Therefore it's the opinion of this survey that the location of the easement, referred to cannot be accurately located of record and is therefore not shown on this map. The existing path/trail is the only evidence of access from Donohue Avenue to the lands to the south. This path/trail is approximately 10 feet wide.

Exhibit E.2.3 - Proposed & Relocated Easements

Source: Adobe Associates

E.3. Proposed Site Uses

The proposed cemetery expansion incorporates a range of site uses that respond directly to the property's natural features, topography, views, and operational needs. Each use is arranged to make practical use of the land while respecting the site's natural character. **Exhibit E.3.2, Proposed Site Uses**, presents as a framework for adaptable site configuration as the site develops over time.

Burial types described herein are not limited to specific locations and may occur throughout the cemetery where appropriate.

E.3.a. Traditional Burials

Traditional burials are intended to provide a more structured and formal burial environment. These burial plots may be organized through a coordinated system of paths, stairs, and /or low retaining walls that may be up to 4 feet in height. This burial type is suited to faith traditions or families that prefer orderly arrangements, uniform plot layouts, or more architecturally defined burial settings.

E.3.b. Central Burials

These burials may be appropriate on more gently sloped portions of the site where existing tree cover is lighter and the landform naturally accommodates a range of burial traditions. These burials are suited to custom or culturally specific practices that may require more open space. Their flexible character allows them to accommodate the diverse needs of Marin's religious, cultural, and community groups.

E.3.c. Terraced Burials

Terraced burials might be appropriate in areas where steeper slopes may require constructed, level terraces for safe access and interment. Terraces use retaining walls intended to keep a maximum height of 6 feet, with planting transitions that minimize visual impact. This approach allows interment opportunities in areas where natural slopes would otherwise limit burial options. See **Exhibit E.3.1, Terraced Burials**, for an illustrative design example of terraced burials.

E.3.b. Natural Burials

These burials are intended to reflect their natural character with minimal structural intervention and a light-touch approach to grading and planting, particularly effective near dense existing vegetation or mature trees. The burials follows Fernwood's long-standing model for green burial, integrating interments within native landscape that is respected and experienced as part of the setting.

E.3.f. Remote Burials

Remote burials may take place in landscapes that remain largely undisturbed except for access on naturally formed wildlife trails, including a limited number of select, secluded burials for individuals or families who prefer interment in more isolated, contemplative settings.

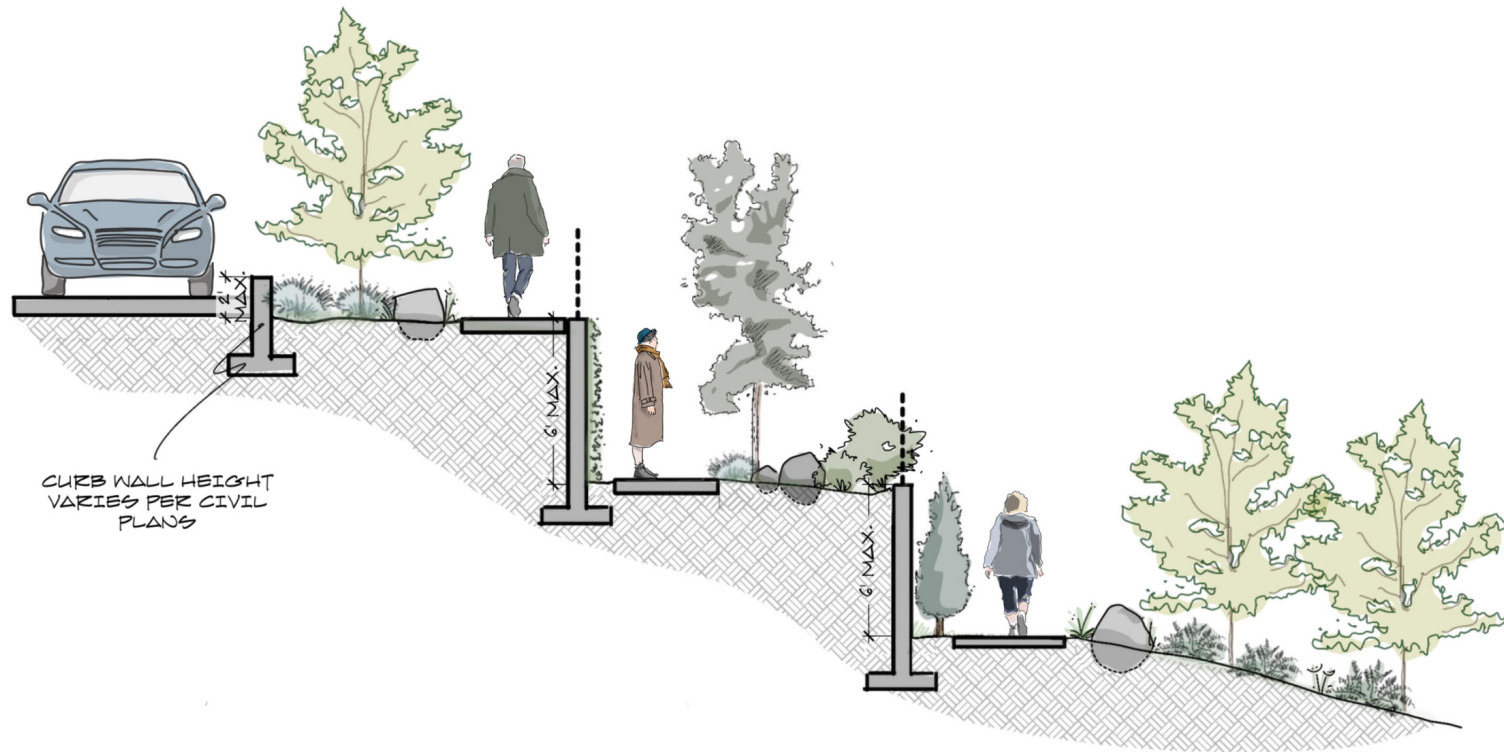


Exhibit E.3.1 – Terraced Burials

Image is Diagrammatic only, for illustrative purposes, and not intended to represent future construction methods.

E.3.d. Wall Niche Burials

Wall niche burials are proposed within some of the retaining walls to be constructed as part of the site's circulation and grading system. These niches will accommodate cremated remains in a manner that is both efficient and visually integrated into the landscape. See **Section H.4.d Niche Walls** for niche wall illustrative design.

E.3.g. Memorial Gathering Space

Memorial gathering uses include funerals, memorial services, and contemplative gatherings. Gatherings are typically 25–50 people, with up to 100 people on occasion. They may take place in open-circle arrangements that support quiet services, ceremonies, and moments of remembrance while providing a natural and respectful setting shaped by the site's vegetation, materials, and landform. Refer to **Section H.5. Memorial Gathering Space Standards** for illustrated design guidelines.

E.3.h. Restrooms

Two restroom buildings are proposed near primary circulation routes and gathering areas to serve guests visiting gravesites or attending burials or outdoor memorial services. These structures will be modest in scale, designed to blend into the landscape, and are informed by the architectural character of the existing Fernwood Cemetery. See **Section E.6.a Restroom Building A**, and **Section E.6.b Restroom Building B** for architectural design of the restroom buildings.

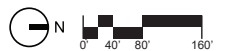
E.3.i. Maintenance Area

The daily operational needs of the cemetery expansion will take place in this area that accommodates equipment storage, landscape tools, and staff functions such as ongoing maintenance, burial site preparation, and site stewardship. See **Section E.4.c. Maintenance Shed** for architectural design of the maintenance shed.

The proposed site uses described above illustrate a framework for the expanded cemetery. The following section presents the proposed site design, which explores potential layouts, circulation patterns, driveway alignments, and landscape treatments within these areas.



Exhibit E.3.2 – Proposed Site Uses



E.4. Proposed Site Design

The proposed design integrates circulation and site uses to form a clear and thoughtful design across the cemetery expansion. This configuration supports meaningful visitor experiences while responding to the site's natural features. **Exhibit E.4.1 Illustrative Site Plan**, shows one example of how future burial areas might be arranged alongside driveways, amenities, and natural corridors to create a cohesive, functional landscape.

To begin, visitor amenities are set in clusters for the convenience of cemetery patrons. In both the north and south of the site, a memorial gathering area is nestled into the landform, offering gently sloped settings for ceremonies framed by the surrounding environment. Parking and restrooms are provided near to each gathering area, with accessible pathways providing connectivity.

Primary pathways accommodating golf carts support operational and pedestrian circulation between the northern and southern portions of the site. It is anticipated that a future network of informal pathways would grow out from the primary pathway and amenity areas, based on demand for various types of burial locations.

Burials areas are envisioned as filling in the areas between the amenity clusters, primary pathways, and driveways. As is typical of most cemeteries, the burial layout will provide many opportunities to meander through the organic landscape of burials. Dramatic views from the center of the site provide a

setting for a variety of burial approaches. On steeper terrain, terraced burials might be integrated into the hillside. Some of the site retaining walls may include space for wall-niche burials, providing a meaningful option for memorialization. Further downslope, forested terrain and native vegetation provide peaceful settings well-suited for burials accessed via informal wildlife paths to support the sense of solitude sought by families.

A small maintenance facility is positioned to remain sheltered from cemetery patrons and neighbors while allowing for efficient access.

This illustrative example shows that together, the burial areas, circulation routes, gathering spaces, and landscape connections may form a cohesive expansion that respects the land, supports a wide range of traditions, and enhances the meaningful experiences families seek when honoring their loved ones.

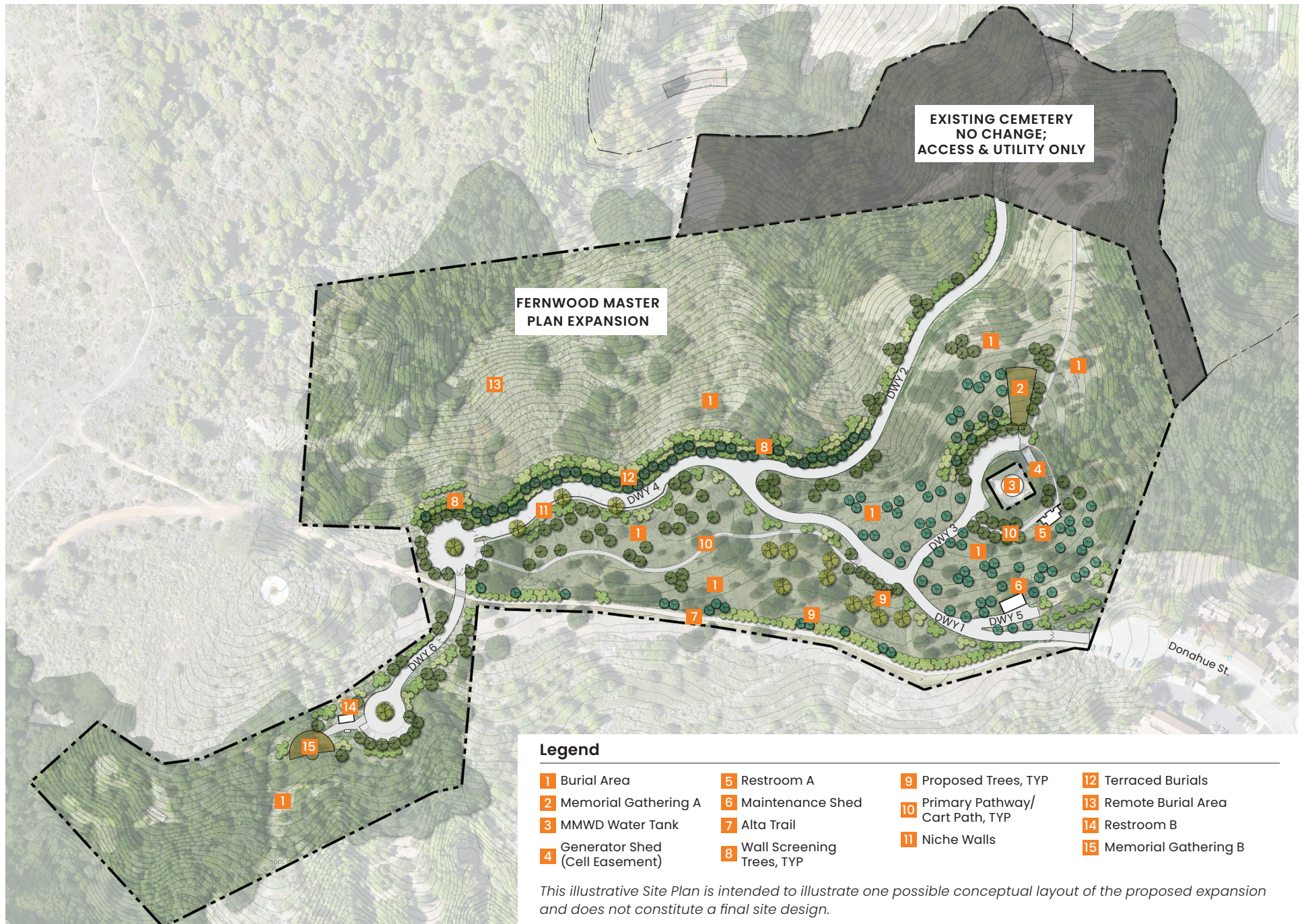
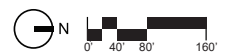


Exhibit E.4.1 – Illustrative Site Plan | For Site Sections See Appendix J.5, (Civil Engineering)



E.5. Proposed Planting

The planting strategy for the Fernwood Cemetery Expansion is intended to align with the site's natural character while supporting ecological health, visual harmony, and long-term maintenance objectives. Planting approaches may vary across the site based on anticipated use, microclimate, slope conditions, and available maintenance resources. Recommended plant palettes include many species native to California and Marin County, selected for their compatibility with the local environment and their ability to support diverse cultural and religious practices. These strategies prioritize biodiversity support, drought tolerance, deer resistance, and fire-resilient landscape practices to support a low-water and environmentally responsive landscape character.

The interface between proposed improvements and existing natural areas informs illustrative planting approach as it aims to complement the surrounding habitat character, support smooth visual transitions between developed and undeveloped zones, and maintain important long-range views across and beyond the site. The goal is to allow for the integration of diverse burial zones and accommodates plant selections based on various religious and cultural practices. Special attention is also given to screening site walls, softening the visual appearance of built elements, and blending them into the existing landscape character.

Because planting will occur gradually over many years as the cemetery expands, the Master Plan includes 'Plant Palettes' as a reference to inform further development. These references provide an adaptable starting point for future planting decisions and reflect varied site conditions and intentions. Detailed illustrative information on these references is provided in **Section H.14: Planting Standards**.

E.5.a. Tree Removal and Replacement

A central priority of the site planning process was to minimize impacts to existing trees, particularly those classified as protected trees or heritage trees under Marin County Ordinance No. 3342 (Chapter 22.75, Native Tree Preservation and Protection; Attachment 1). Driveway layouts were adjusted during design to ensure that the majority of the protected or heritage trees could be preserved in place. As a result of this careful planning, only trees that could not reasonably be avoided without compromising essential circulation, safety standards, or slope stability are proposed for removal.

Based on the current site plan, 48 trees must be removed to accommodate necessary improvements. Of the trees slated for removal, 1 is dead, 16 are protected and none are heritage trees. For detailed information about trees to be removed, see **Appendix J.6 (Arborist Report)** and **Appendix J.8 (Landscape Architecture)**.

Recommended trees consist primarily of native and climate-resilient species that reinforce the surrounding oak woodland and grassland habitats, support long-term ecological function, blend with the natural character of the existing Fernwood landscape, and meet all safety requirements of the Marin County fire and Southern Marin fire. See **Appendix J.8 (Landscape Architecture)** for more detailed information about tree replacement.

E.5.b. Natural Site Screening

New retaining walls associated with driveway development may require the use of natural screening to minimize visual impacts. Screening will be provided through strategic planting of trees, shrubs, and understory vegetation selected to blend walls into the surrounding terrain. **Appendix J.8 (Landscape Architecture)** shows a tree replacement plan with proposed screening. For illustrative design of retaining walls and screening layouts, see **Section H.4. Driveway Retaining Walls & Screening Standards.**

E.5.c. Vegetation Management

Since the Project site is in an area of high fire risk, this Master Plan also proposes standards for maintaining vegetation in a fire safe manner (see **Section H.15. Vegetation Management Standards**).



Proposed Project Site

E.6. Proposed Structures

The proposed Fernwood Cemetery expansion has been shaped by a design approach that emphasizes sensitivity to the natural environment, thoughtful integration of new elements, and preservation of the quiet character that defines the existing cemetery. All improvements are intentionally scaled and designed to harmonize with the site's topography, vegetation, and visual setting.

The Master Plan expansion includes: (1) two small restroom buildings designed to serve visitors attending burials, visiting gravesites, or moving through the property; and (2) a maintenance shed. All structures will remain under 18 feet in height, ensuring they remain low-profile and do not interrupt views or dominate the landscape. These structures are carefully tucked into the landforms, screened, and sited to protect views while also allowing ADA access to parking and memorial gathering areas.

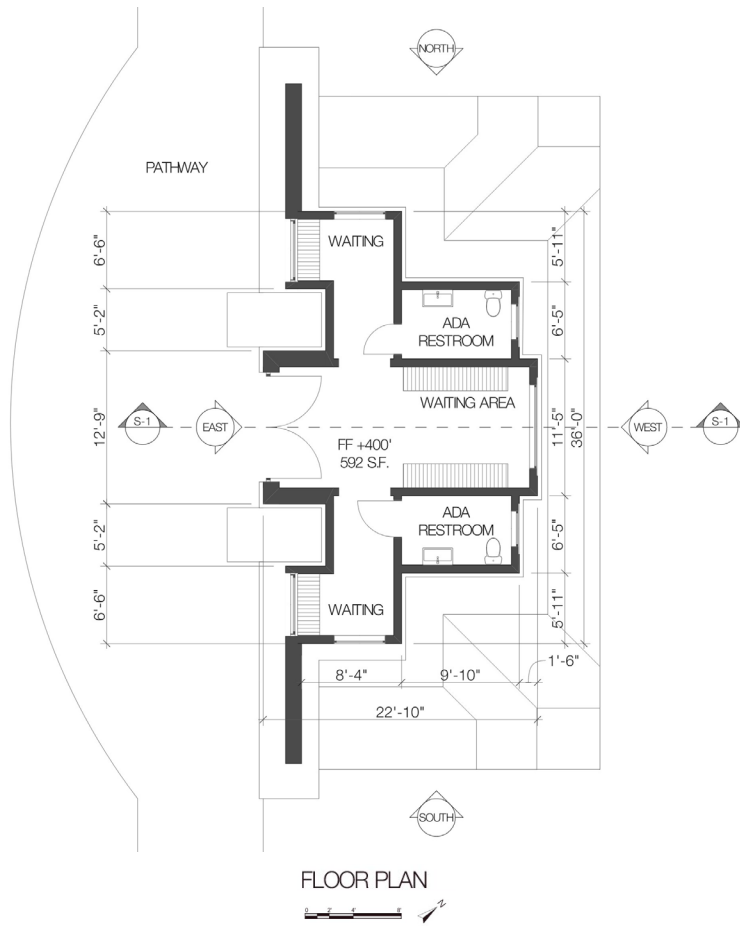
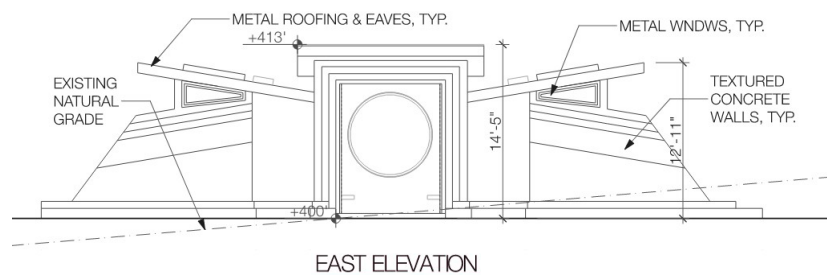
Architectural character is inspired by the existing main building at Fernwood Cemetery office and meeting rooms, designed by world-renowned architectural firm, Skidmore, Owings and Merrill. The design approach seeks to incorporate compatible forms, proportions, and materials to maintain continuity across the property. In alignment with the overall design philosophy, buildings are intended to utilize natural materials, subtle forms, and earth-tone color palettes to blend into the surrounding environment. Detailed illustrative design standards for architecture, materials, and other site elements are provided in **Chapter H, Sections H.6. Architectural Design Standards: Restrooms** and **H.7. Architectural Design Standards: Maintenance Shed**.



Existing Entrance of Fernwood Building by Skidmore, Owings and Merrill

E.6.a. Restroom Building A

The northern gathering site's restroom building, entitled "Framed Views", is designed to provide contemplative areas for those awaiting use of the facilities, while taking advantage of the distant views of Mount Tamalpais, and the Richmond and Bay Bridges through windows that frame the landmarks. The architectural approach suggests large metal doors that weather over time and can be secured at night. The building is intended to have a minimal footprint; aside from the three viewing portals, the structure is designed to be surrounded by landscape plants strategically placed to soften its appearance from the hillside below. The roof is envisioned with a metal finish that patinas, naturally changing with time. To limit the need for artificial lighting beyond code-required minimums, the interior is intended to be lit by wall-washing skylights that flood the space with natural light. See **Exhibit E.6.1 Restroom A**.



3D Rendering Looking West



3D Rendering Looking South

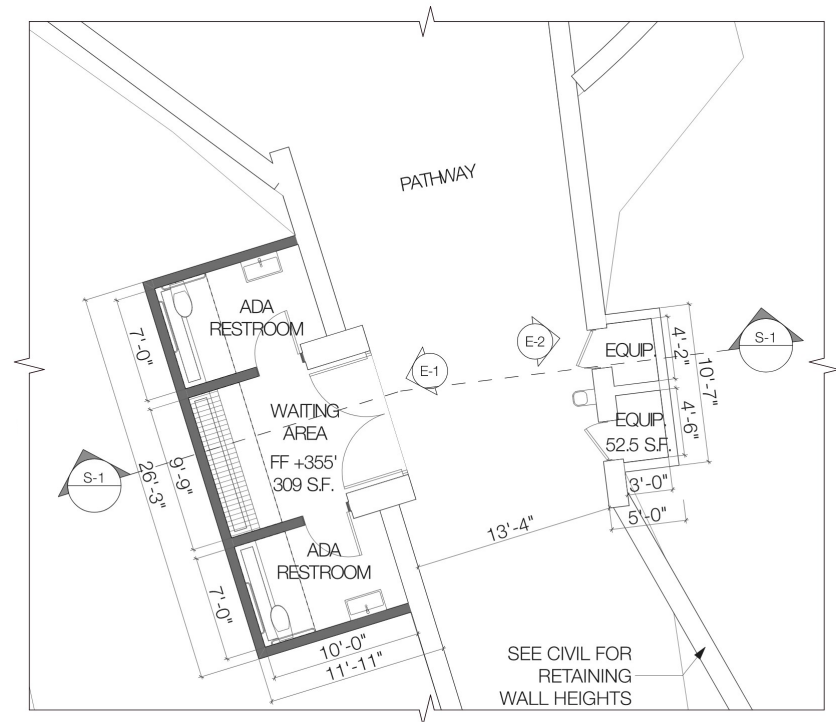
Exhibit E.6.1 – Restroom A

Source: *Dorman Associates*

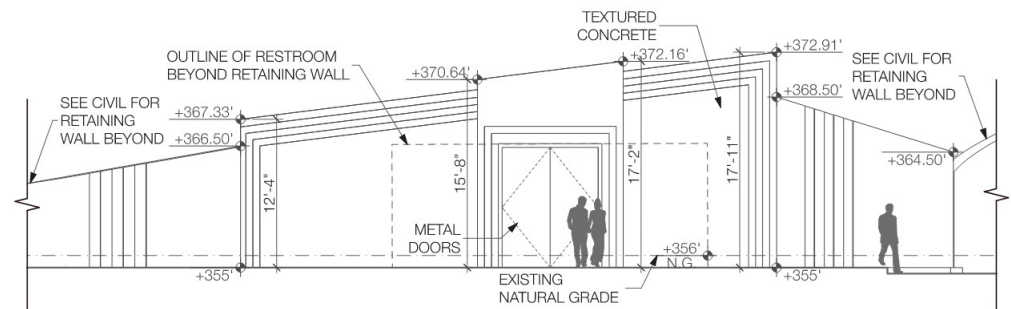
THESE EXHIBITS HAVE BEEN PRODUCED AS A TOOL FOR REVIEW AND/OR DECISION MAKING BY CLIENT, DESIGN TEAM, AND PUBLIC AGENCIES. THE GRAPHICS REPRESENTED HERE ARE INTENDED SOLELY FOR ILLUSTRATIVE PURPOSE.

E.6.b. Restroom Building B

The southern restroom building, entitled “Merged Earth” is further down adjacent to the memorial gathering B. The building reflects its locale through a design that intent to feature no visible roof, utilizing exposed slices of concrete sloped to mimic the natural hillside. The pathway leading to the restroom is intended to be tucked behind a landscape retaining wall that supports mounded soil integrated planting. Here too, skylights are envisioned to flood the interiors with natural light, limiting the need for artificial lighting. The material palette suggests the use of metal doors that patina over time, stepped concrete exterior walls, and stone slab or colored plaster finishes for the interior walls. See Exhibit E.6.2 and E.6.3 Restroom B.



FLOOR PLAN



ELEVATION E-1

Exhibit E.6.2 – Restroom B

Source: Dorman Associates



3D Rendering Looking South



3D Rendering Looking North

Exhibit E.6.3 – Restroom B

Source: *Dorman Associates*

THESE EXHIBITS HAVE BEEN PRODUCED AS A TOOL FOR REVIEW AND/OR DECISION MAKING BY CLIENT, DESIGN TEAM, AND PUBLIC AGENCIES. THE GRAPHICS REPRESENTED HERE ARE INTENDED SOLELY FOR ILLUSTRATIVE PURPOSE.

E.6.c. Maintenance Shed

The maintenance shed is intended to store necessary equipment, including small tractors, backhoes, and mowers, out of view from cemetery visitors. This is achieved through a proposed green roof-covered parking area, screened behind a landscape retaining wall and embedded within a soil mound that supports screening plantings. In keeping with the site's aesthetic, sloped concrete walls are envisioned to create a naturalistic appearance, emerging from and returning into the landscape. Stepped concrete detailing may be utilized around the bays supporting the roof to further integrate the structure into its surroundings. See **Exhibits E.6.4 and E.6.5 Maintenance Shed**.

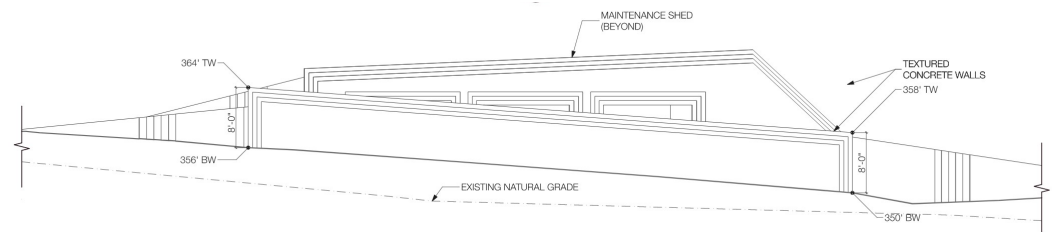
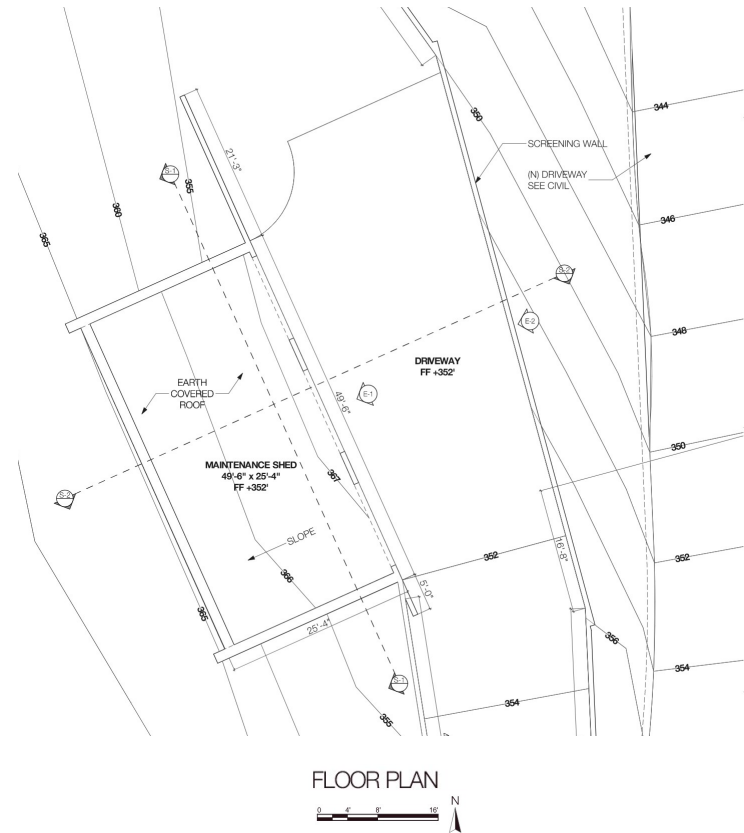


Exhibit E.6.4 – Maintenance Shed

Source: *Dorman Associates*



3D Rendering Looking South-West from Driveway 1



3D Rendering Looking West from Alta Trail

Exhibit E.6.5 – Maintenance Shed

Source: *Dorman Associates*

THESE EXHIBITS HAVE BEEN PRODUCED AS A TOOL FOR REVIEW AND/OR DECISION MAKING BY CLIENT, DESIGN TEAM, AND PUBLIC AGENCIES. THE GRAPHICS REPRESENTED HERE ARE INTENDED SOLELY FOR ILLUSTRATIVE PURPOSE.

E.7. Proposed Site Drainage Improvements

Effective site drainage is an essential component of the Fernwood Cemetery Expansion, ensuring long-term stability of the site. The Project's drainage strategy intends to be designed to respect existing hydrologic patterns while providing modern, resilient infrastructure that manages stormwater safely and sustainably. This section outlines the overall plans for stormwater retention, erosion control, and groundwater protection that has guided civil design. See **Exhibit E.7.1 Proposed Stormwater Control Plan**.

E.7.a. Stormwater Retention & Groundwater Protection Measures

The project proposes the construction of driveways, parking, two restrooms, and a maintenance shed. The resulting impervious area meets the Bay Area Stormwater Management Agency Association (BASMAA) threshold, requiring the integration of permanent Best Management Practices (BMP) for Low Impact Development (LID). In conformance with the Marin County Hydrology Manual, the drainage approach suggests sizing bioretention facilities to ensure that post-project peak runoff rates do not exceed pre-project peak runoff rates. This strategy allows the landscape to manage stormwater naturally while conforming to local hydrologic standards.

Due to the site's topography, the proposed improvements are organized into three Drainage Management Areas (DMA), as illustrated in **Appendix J.5 (Civil Engineering)**. One DMA area captures runoff from the high point of the site down through the western improvements and is directed toward a proposed bioretention facility. The eastern portion of the site is divided into two DMA's: one in the northeast draining toward a bioretention area near the Donahue cul-de-sac and a second

one directing water to a bioretention area at the southeast side of the property. The bioretention facilities are sized and designed to treat and retain the stormwater for the design storm, with stormwater intended to be directed via a private storm drain network into these facilities.

The implementation of bioretention areas, combined with minimal impervious surfaces relative to the size of the site area, will protect groundwater from potential adverse impacts and support overall site water quality.

E.7.b. Erosion control measures

This project will be subject to the NPDES 2022 Construction General Permit, commonly known as a Storm Water Pollution Prevention Plan (SWPPP). The Civil Engineer Grading and Drainage Plan is designed to incorporate BMP's throughout the site in order to reduce the potential for stormwater pollution. For proposed BMP's see **Appendix J.5 (Civil Engineering)**.

Prior to the commencement of construction, the project will apply for a SWPPP Permit through the San Francisco Bay Regional Water Quality Board to obtain a Waste Discharge Identification Number (WDID#).

E.8. Proposed Infrastructure

E.8.a. Water Supply

The Project proposes to connect to existing Marin Municipal Water District (MMWD) water lines located in Donahue Circle to serve the limited on-site water demands associated with the cemetery expansion. Water service will be provided to two

BIORETENTION NOTES

- 1) ALL BIORETENTION FACILITIES SHALL BE CONSTRUCTED PER DETAIL AND IN COORDINATION WITH THE ENGINEER. IF CHANGES ARE REQUIRED DURING CONSTRUCTION THE ENGINEER SHOULD BE NOTIFIED TO ENSURE THE CHANGES MEET THE LID REQUIREMENTS.
- 2) ALL PLANTING SHALL BE PER APPROVED BIORETENTION PLANTING LIST. CONTRACTOR TO COORDINATE WITH THE LANDSCAPE ARCHITECT OR ENGINEER PRIOR TO PLANTING.
- 3) ALL BIORETENTION SOIL SHALL BE COVERED IN MULCH, PEA GRAVEL, JUTE NETTING, OR EQUIVALENT. CONTRACTOR TO COORDINATE WITH THE LANDSCAPE ARCHITECT OR ENGINEER PRIOR TO 100% COMPLETION.
- 4) FINISH GRADE OF BIORETENTION SHALL ACCOUNT FOR ALL AMENDED SOIL, PLANTING, SOD, MULCH, ETC. CONTRACTOR TO COORDINATE WITH THE LANDSCAPE ARCHITECT OR ENGINEER.
- 5) ALL DROP INLETS, AREA DRAINS, CATCH BASINS, ETC. WITHIN BIORETENTION FACILITIES SHALL HAVE TRASH CAPTURE INSERTS.
- 6) BIORETENTION FACILITY SIDE SLOPES SHALL NOT EXCEED 2:1 OR 50%.
- 7) ALL ROADSIDE BIORETENTION CURB OPENING FLOW LINES SHALL BE 1" ABOVE BIORETENTION FINISH GRADE.
- 8) DURING CONSTRUCTION CONTRACTOR SHALL SCHEDULE 25%, 50%, 75%, AND 100% INSPECTIONS WITH THE ENGINEER OF RECORD AND THE PERMITTING AGENCY. SEE BIORETENTION INSPECTION TABLE.
- 9) BIORETENTION FACILITIES SHALL NOT BE USED DURING CONSTRUCTION. IF THE BIORETENTION FACILITIES ARE CONSTRUCTED PRIOR OR DURING THE RAINY SEASON, THEN THEY SHALL BE PROTECTED WITH NON WOVEN FILTER FABRIC. COORDINATE WITH ENGINEER.
- 10) IF THE BIORETENTION SOIL AND DRAIN ROCK ARE COMPROMISED WITH SEDIMENT AND DEBRIS DURING CONSTRUCTION THE PERMITTING AGENCY HAS AUTHORITY TO REQUIRE RECONSTRUCTION PRIOR TO FINAL APPROVAL AND OCCUPANCY.
- 11) PRIOR TO FINAL INSPECTION (100%) ALL PLANTING MUST BE COMPLETED, BIORETENTION SOILS MUST BE COVERED, ALL TRASH AND DEBRIS SHALL BE CLEANED FROM ANY CURB/GUTTER, INLET/OUTLET PIPE, DROP INLET, ETC.

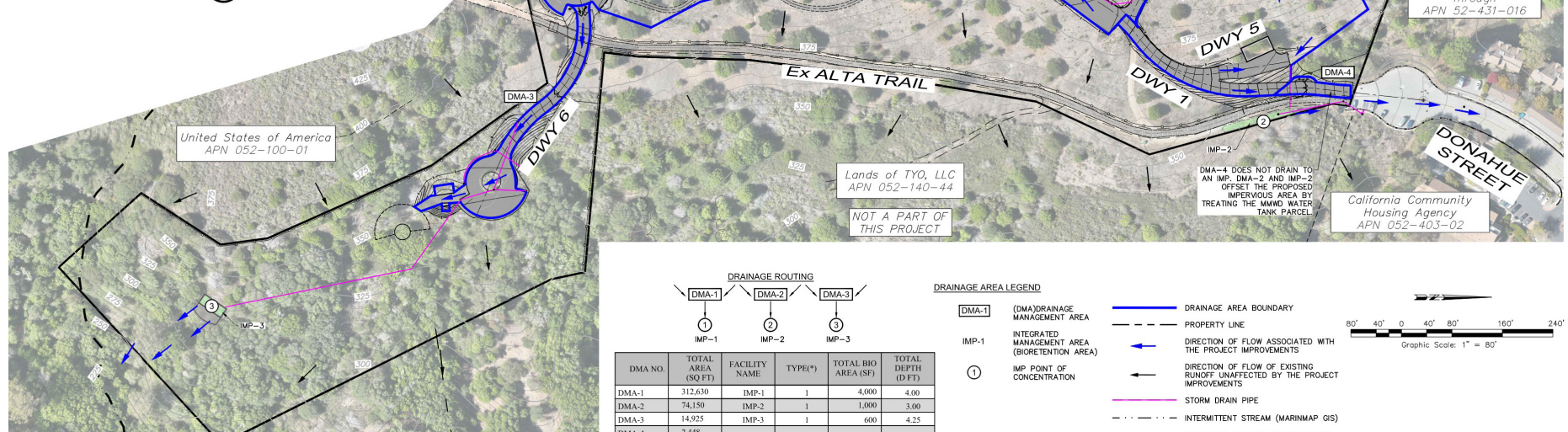
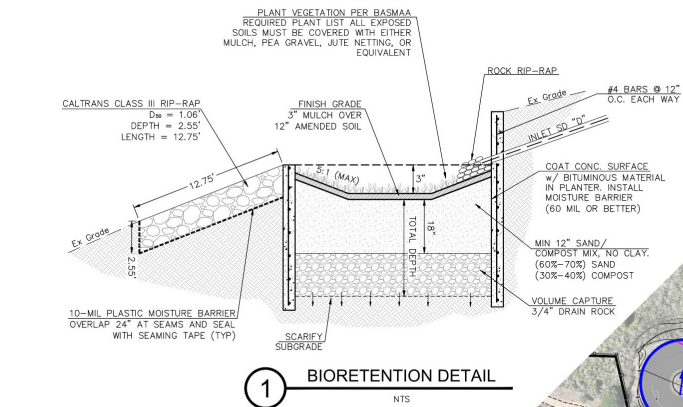


Exhibit E.7.1 - Proposed Stormwater Control Plan

Source: Adobe Associates

restroom buildings, a maintenance shed, and fire hydrant. A private on-site water distribution system has been designed to deliver water to all proposed uses.

An existing private agricultural well will be used to provide irrigation. The existing well will be pumped to the proposed 40,000-gallon underground water tank. A pump-test report was prepared to evaluate the adequacy and sustainability of the on-site groundwater supplied by this agriculture well. The test demonstrates that the existing well was pumped continuously for more than 24 hours at a stable rate of approximately 12 gallons per minute with no significant drawdown, indicating reliable aquifer conditions and strong well performance under sustained demand. Following the pumping period, the static water level recovered normally, confirming that the groundwater source is healthy and capable of effective recharge. Additional information regarding the groundwater testing and results is provided in **Appendix J.4 (Groundwater Studies)**.

To further support operational needs and provide water storage capacity, the Project proposes construction of a 40,000-gallon underground water storage tank beneath the parking area near the existing MMWD water tank. At a production rate of approximately 12 gallons per minute, the well yields up to 17,280 gallons per day, allowing the proposed storage tank to provide approximately 2.3 days of on-site water supply. Additional details regarding the proposed tank and associated infrastructure are provided in **Appendix J.5 (Civil Engineering)**.

E.8.b. Sewer

This project proposes connecting to the Sausalito-Marin City

Sanitary District. This project proposes two restroom buildings (two restrooms each). A private sanitary sewer system has been designed to all proposed sewer uses. See **Appendix J.5 (Civil Engineering)**.

E.8.c. Electrical

The proposed Joint Trench (JT) is designed to provide underground electrical service, supplied by PG&E, and CATV service, provided by Comcast, to support the project.

The primary electrical line feeding the transformer will connect at the existing manhole within the Fernwood Cemetery property. The switch located between Bay Vista Circle and Donahue Street will remain as a reference point for energizing the project, although the JT will not extend to this location. The existing single-phase cable from this switch to the manhole will be replaced with a three-phase line to properly supply the project's electrical demand.

The CATV connection will utilize an existing vault along the trail that runs through the expansion area and parallels the proposed gas line. This vault will serve as the main CATV connection point, optimizing the JT layout to efficiently deliver service to all required areas.

Private JT runs will extend from the transformer to project components including pumps, gates, restrooms, service meter pedestals for irrigation and gate operations, 3 EV stalls, and an additional 13 EV-ready stalls. The main electrical panel is designed as 600 A, 120/208 V, 3-phase, 4-wire, fed by the transformer, providing reliable power distribution throughout the project.

A pull box for CATV service and a 5S pull box for electrical service are included to support installation and maintenance of the underground infrastructure. Design criteria ensure minimum clearances around transformers, pull boxes, and conduits, as well as proper separation between wet and dry utilities. For the transformer, site grading or leveling will be required, which will be detailed in the civil construction documents.

In conclusion, the electrical system is designed to reliably serve all project components while complying with separation and clearance standards. The layout, upgraded three-phase service, and confirmed pull boxes provide a safe, maintainable, and future-ready infrastructure for the Fernwood Cemetery expansion. For additional information, refer to **Appendix J.9 (MEP)**.

E.8.d. Natural Gas

The project expansion will not utilize natural gas for operations. However, relocation of the existing gas distribution line is proposed to accommodate new cemetery lots. Approximately 1,720 linear feet of 8-inch plastic IPS PE 2406 main is proposed to replace approximately 1,500 linear feet of the existing 10-inch steel main. The use of plastic piping improves cost efficiency while maintaining compliance with PG&E standards.

The proposed gas main installation will include two Emergency Shutoff Valves (ESVs) to enhance operational safety and allow controlled shutdowns during maintenance or emergency conditions. Additional appurtenances include two electronic markers, two 5-pound zinc anodes, and two sets of #6 locating wires to ensure proper identification, corrosion protection, and traceability.

The new gas line alignment begins at the northwest corner of the project, extends south along the project boundary to the main access point, and then continues along the existing walkway toward the southeast portion of the site. The alignment maintains required clearances from existing trees in accordance with PG&E standards (10-foot PUE), and the corridor must remain clear of trees and shrubs. Refer to **Appendix J.9 (MEP)** for additional details.

The gas system design has been reviewed and approved by PG&E, confirming compliance with applicable standards and supporting the proposed alignment and configuration.

Connections to the existing system will be performed by PG&E through two hot tie-ins (10-inch steel to 8-inch plastic). The developer will be responsible for deactivating the existing 10-inch steel line. All connections will be constructed using bell holes to allow for proper installation and handling. No gas meters are included within the scope of this project. Coordination with the Joint Trench contractor will be required in areas where the gas line runs in proximity to existing electrical and telecommunications infrastructure.

Notes:

The gas line may be installed along roads, paths, or walkways; however, no buildings or structures are permitted above it.

Minimum parallel separation requirements include 1 foot from dry utilities and 5 feet from wet utilities. Utility crossings in “X” or “+” configurations are permitted provided PG&E standards or approved JT composite details are followed. For additional information, refer to **Appendix J.9 (MEP)**.



Existing Fernwood Cemetery



F.1. Burial Types

Fernwood Cemetery currently provides a wide range of burial and memorial options, including cremation burial, traditional full-body burial, natural and green burial, living memorial burials (cremated remains interred in close proximity to memorial trees), Jewish burial, family estate burials, garden mausoleum crypts, and cremation niches. The cemetery expansion will continue to provide a full range of interment options.

F.2. Organizational Structure

Fernwood Cemetery is managed by a professional operations team responsible for all aspects of cemetery, funeral, administrative, and maintenance functions. The current organizational structure includes:

- General Manager: Oversees all cemetery, funeral, crematory, administrative, sales, and maintenance operations.
- Sales & Marketing Manager: Leads sales, community outreach, marketing strategy, and manages sales staff and lead flow.
- Project Manager: Manages assigned development and operational projects in accordance with contract scope.
- Full-Time Arrangers/Counselors (2): Provide cemetery and funeral arrangements, direct family services, sales, and on-call support.
- Assistant / Communications Specialist: Handles reception, filing, reporting, scheduling, phones, lead distribution, and general office support.

- Full-Time Crematory Operator: Performs cremations, scheduling, transfers, and all related operational responsibilities.
- Part-Time Counselor: Provides supplemental support for sales, phone calls, and family services as needed.
- Maintenance / Interment Supervisor: Oversees grounds-keeping, maintenance operations, and interment preparation.
- Maintenance Workers (7): Carry out grounds-keeping, interment set-up, general site maintenance, and equipment operation.

This staffing model will remain in place following the cemetery expansion, with adjustments made as needed to support enhanced operations.



Existing Fernwood Cemetery Entry

F.3. Hours of Operations

Fernwood Cemetery is open to the public for consultations, visitations, and memorial services during the following hours:

Monday–Friday: 8:00 a.m. to 5:00 p.m.

Saturday–Sunday: 10:00 a.m. to 4:00 p.m.

Internal operations such as preparation, grounds maintenance, and staff coordination occur daily from 6:00 a.m. to 9:00 a.m. and again after public hours, as needed. The cemetery is not open to the public during the dark.

Deliveries occur primarily on weekdays and include mail and parcels, casket deliveries, linens, maintenance supplies, and the receipt or transport of decedents. While the facility is capable of receiving decedents at any time, most activity occurs within regular business hours.

Typical staffing levels include up to 14 staff members on weekdays and up to 4 staff members on weekends. With the new expansion, typical staffing levels will increase to up to 20 staff members on weekdays and up to 6 staff members on weekends.

Hours of operation will remain the same for the cemetery expansion area.

F.4. Customer Service Facilities

Customer service facilities at the existing Fernwood Cemetery include a reception and administrative center, family meeting rooms, and restrooms. For burial plot visitation, visitors are able to use both a physical site map and a digital wayfinding system for locating graves and navigating the property, and valet services are provided as needed. These facilities and services also serve the cemetery expansion area.

F.5. Functions & Staffing

Fernwood Cemetery accommodates several types of services, each supported by trained staff. These functions will remain consistent following the cemetery expansion.

- Funeral: A gathering with a physical body or decedent present.
- Memorial: A gathering with or without an urn.
- Cremation: The process of reducing human remains to bone fragments.
- Interment: Permanent placement of human remains above or below ground.

Staffing levels for these functions are consistent with current practice and are expected to remain stable with the expansion.

F.6. Visitor Management

F.6.a. Peak visitation calculations

The average attendance of a typical burial and funeral are 20 people at small services and up to 100 people at large services. The average frequency of daily visitors to burials is 10 per day on both weekend, and weekdays. Burial services occur at an average of 3 to 5 per week.

Peak visitation occurs between 11:00 a.m. and 2:00 p.m. daily. During these hours, approximately 50 visitors may be present onsite, alongside up to 20 staff members on weekdays and 6 staff members on weekends. As the cemetery expands, modest increases in visitation are anticipated; however, overall attendance is expected to remain within the capacity of normal operating hours. See **Exhibit F.6.1 Expanded Visitation Table** and **Appendix J.11 (Environmental Analysis, FCEMP – Transportation Analysis)**.

F.6.b. Circulation & Parking

The existing Fernwood Cemetery is designed for slow, quiet use consistent with its memorial function. The site includes an internal driveway system governed by a posted 10-mph speed limit, offering safe and tranquil access throughout the grounds. The expanded cemetery will extend this circulation pattern with additional internal driveways that maintain the same quiet operational character. See **Exhibit E.2.2 Site Circulation & Parking**.

The existing cemetery has 28 parking spaces distributed throughout the property. The cemetery expansion will add 65 additional parking spaces, increasing the total parking supply to 93 spaces. The new spaces in the expansion will also

serve as valet parking reducing reliance on Tennessee Valley Road and for valet services. Valet service will be provided for events with 75 or more attendees.

Parking demand has been evaluated through a Transportation Analysis, which considers peak service attendance, visitor frequency, and vehicle occupancy. The proposed parking supply is designed to meet anticipated demand without overflow. See **Appendix J.11 (Environmental Analysis, FCEMP – Transportation Analysis)**

F.6.c. Noise Levels

All services and on-site activities are conducted in a quiet, respectful manner consistent with cemetery operations. No amplified sound is used, and mechanical noise is limited to occasional low-impact maintenance activities.

F.7. Security Systems

Fernwood Cemetery is currently equipped with an automatic gate and security cameras. Future plans include investment in an expanded wireless camera system to enhance site-wide monitoring and security coverage.

F.8. Emergency Preparedness

The cemetery maintains an emergency preparedness plan addressing fire evacuation, earthquakes, and tsunami response. This plan is updated annually, and copies are made available at the cemetery's facilities for staff and visitors.

10/17/2025 Fernwood Cemetery Expansion

Input Category	Description	Existing		Post-Project		After 10 Years	
		Weekdays	Weekends	Weekdays	Weekends	Weekdays	Weekends
Peak	Maximum number of staff on-site at any time	14	4	14	4	20	6
	Maximum number of visitors on-site at any time	100	100	100	100	100	100

Input Category	Description	Existing		Post-Project		After 10 Years	
		Weekdays	Weekends	Weekdays	Weekends	Weekdays	Weekends
Daily	Total daily staff members	14	4	14	4	20	6
	Average daily visitors to burial sites not attending a service	10	10	10	10	10	10

Input Category	Description	Existing		Post-Project		After 10 Years	
		Weekly	Monthly	Weekly	Monthly	Weekly	Monthly
Services	Average number of small services (visitors use parking lot)	2	10	2	10	5	20
	Average number of large services (with valet shuttle)	3	10	3	10	5	20
		Weekdays	Weekends	Weekdays	Weekends	Weekdays	Weekends
	Average number of attendees at small services	20	20	20	20	20	20
	Average number of attendees at large services	100	100	100	100	100	100
	Shuttle rider capacity	N/A	N/A	N/A	N/A	N/A	N/A
	Average number of riders per shuttle	N/A	N/A	N/A	N/A	N/A	N/A

Input Category	Description	Existing	Post-Project	After 10 Years
Access	Entrances to site	Only Tennessee Valley Rd	Only Tennessee Valley	Only Tennessee Valley
	Estimated proportion of vehicles entering via Tennessee Valley Rd Entrance	100%	100%	100%
	Estimated proportion of vehicles entering via Donahue St Entrance	0%	0%	0%
	Location(s) of off-site parking lot for large service shuttle pick-up	N/A	N/A	N/A

Table Exhibit F.6.1 – Expanded Visitation Table

F.9. Maintenance

Fernwood Cemetery staff manage all ongoing landscape, facility, and grounds maintenance across the site. This approach will continue under the proposed expansion.

F.9.a. Garbage and Recycling

Garbage and recycling are collected every Monday by the local service provider. Trash and recycling from throughout the site are gathered daily and brought to the central collection area for pickup. The cemetery currently maintains 12–15 garbage cans, with an additional 12–15 anticipated for the expansion area. The existing dumpster location will remain the primary refuse collection point.

F.9.b. Trees and vegetation

Vegetation is maintained on a regular schedule consistent with cemetery operations. The expansion area will be incorporated into this maintenance cycle and will follow the updated vegetation management standards described in **Section H.15. Vegetation Management Standards.**

F.9.c. Equipment requirements & storage plans

Equipment required for maintenance of the expansion area will be stored in the new maintenance shed included as part of the Project improvements.

F.9.d. Waste Management procedures

Green waste generated on site is mulched and reused on the property whenever feasible to support soil health and landscape maintenance. For special projects or when volumes exceed on-site reuse capacity, green waste is collected and managed in accordance with standard cemetery procedures.



Project Implementation & Approvals



Project Implementation & Approvals

G.1. Phasing

The Fernwood Cemetery Expansion is envisioned as a multi-phase project to be implemented over a period of approximately 10-15 years or more, depending on actual demand for burial space, market conditions, and operational needs. Phasing allows the Project applicant to construct improvements incrementally, ensuring that infrastructure, burial areas, and public access features are delivered in a logical sequence that supports safe operations, long-term stewardship, demand for burial sites, and efficient use of resources. The preliminary phasing plan is summarized below and is depicted graphically in **Exhibit G.1.1 Phasing Diagram**.

Phase 1 (Years 0-10): Core Infrastructure and Initial Burial Areas

Phase 1 focuses on establishing the essential infrastructure needed to support cemetery operations and visitor access, along with selected burial areas and public-facing amenities. Key elements include:

- Construction of all internal driveways needed to provide safe access, circulation, and emergency response throughout the expansion area.
- Installation of core infrastructure.
- Construction of all new site drainage.
- Construction of terraced walls.
- Construction of Primary Paths (Cart Access) and ADA Accessible Primary Paths.
- Construction of Memorial Gathering Area A, Restroom A and Maintenance shed.
- Construction of Memorial Gathering Area B and Restroom B.

- Installation of burials (based on demand): Burial areas, planting, and pathway networks evolve in response to development needs, independent of a predetermined order.
- Installation of landscaping: will take place concurrently with the installation of nearby driveways, pathways, walls and stairs;

The driveways may be constructed in sub-phases. The construction timeline and activities would be similar between sub-phases, as described in **Appendix J.5 (Civil Engineering)**.

Phase 2 (Years 10-15): Expansion of Burial Capacity

Phase 2 continues the build-out of burial areas as demand increases. This phase includes:

- Continued the build-out of burial areas based on demand, expanding areas to allow increased capacity in response to demand, while maintaining operational continuity and site stewardship.

Phase 3 (Years 15+): Long-Term Build-out and Remote Areas

Phase 3 continues development of remote burial areas subject to demand and operational considerations.

This final phase ensures the long-term availability of burial space while allowing the cemetery to adapt responsibly to future needs, site conditions, and community preferences. If warranted by demand, the project phases may be accelerated and/or combined.

G.2. Construction Management

A Construction Management Plan (CMP) has been developed for this project. See **Appendix J.5 (Civil Engineering)**. The CMP shows building construction, staging area, job trailer, dumpsters, and portable toilets to be used during construction.

Per County of Marin Code Section 6.70.030 (5), construction activities will be from 7am–6pm Monday through Friday and 9am–5pm on Saturday as needed. Construction activities will include site clearing, grading, retaining wall construction, underground utilities, buildings, and associated hardscape.

G.3. Vesting of Master Plan Rights

The Fernwood Cemetery Expansion Master Plan establishes an overall development framework for the long-term build-out of the cemetery expansion.

Rights under this Master Plan shall vest once Project applicant has:

- Obtained all required discretionary approvals associated with Phase One of the Master Plan (e.g., Use Permit, Environmental Review certification/adoption, and any associated conditions of approval).
- Commenced substantial site development activity, defined for vesting purposes as grading and installation of primary access driveways associated with Phase 1.

Upon the County's confirmation that these conditions have been met, the development rights granted under the Master Plan shall be considered vested. Future work consistent with the Master Plan may then proceed and the project shall be considered vested.

G.4. Future Approvals and Level of Review

Future site improvements will require varying levels of review depending on their nature, scale, and consistency with this Master Plan. To provide clarity for both the County and the public, the following subsections outline which future actions will require discretionary review and which may proceed through ministerial review.

G.4.a. Improvements Requiring Discretionary Review

The following future improvements shall require discretionary review by Marin County:

- **Any modification to the overall site plan** that materially alters circulation routes, burial area locations, or the general organization of uses as presented in this Master Plan.
- **New or substantially modified structures** not expressly identified in this Master Plan that would not otherwise be exempt from design review.
- **Significant changes to grading**, retaining wall heights, or landform modifications that substantially exceed the grading assumptions evaluated as part of Master Plan approval.
- **Major alterations to utility systems** that expand service beyond the scope described in the Master Plan, including new water tanks, pumping stations, or service yards that would not otherwise be exempt from review.
- **Any new or changed project element requiring environmental review** under CEQA due to new information or changed circumstances.

G.4.b. Improvements Eligible for Ministerial Review

The following improvements may be reviewed ministerially and approved at a staff level provided they remain consistent with the approved Master Plan, adopted design standards, applicable regulations, and conditions of approval:

- **Construction of the approved restroom buildings and maintenance shed**, provided the final construction documents conform to this Master Plan and applicable codes.
- **Parking lot and internal driveway construction** consistent with the approved circulation plan and emergency access standards already evaluated.
- **Installation of additional pathways, landscaping, walls, and screening** beyond those conceptually shown in the Master Plan so long as they are consistent with **Chapter H, Design Standards** and the **Vegetation Management Standards**.

Administrative review is intended to facilitate implementation of improvements anticipated and evaluated as part of this Master Plan, while allowing future site improvements to be reviewed in accordance with applicable County procedures and regulations.

G.5. Flexibility for Phased Development

The Master Plan is intended to serve as a framework for long-term implementation. Because burial demand, land stewardship needs, and operational considerations will evolve over time, the precise timing, sequencing, and detailed configuration of burial areas and planting may be adjusted by the property owner within the parameters of the Master Plan, so long as such adjustments remain consistent with the intent, boundaries, grading concepts, and design standards established herein.

G.6. Amendments to the Master Plan

Amendments to this Master Plan found to be minor or incidental may be approved by the Community Development Director. Otherwise, amendments shall be processed pursuant to the Marin County Code

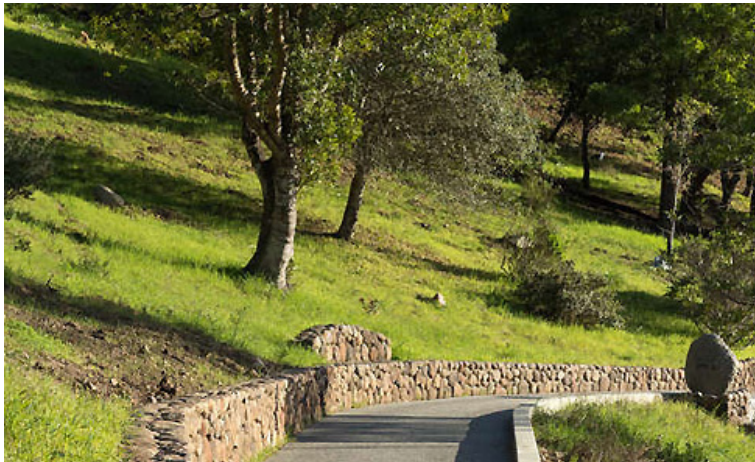


Proposed Project Site

H | Design Standards

Design Standards are a general guiding document for future development consistent with the long-term vision for a quiet, low-impact, and natural memorial landscape. The following sections include design standards for: site character; pathways & stairs; driveways & parking; driveway retaining walls & screening; memorial gathering spaces; restrooms and maintenance shed; burial plots; burial monuments; fences, gates & guardrails; lighting; signage & wayfinding; noise mitigation; planting; and vegetation management.

These Design Standards establish a flexible framework to support consistency and quality, while allowing for creative refinements as burial spaces, pathways, and planting evolve in response to terrain, operational needs, and community demand.



Stone Walls at the Existing Fernwood Cemetery

H.1. Site Character Design Standards

The Fernwood Cemetery Expansion intends to maintain a strong sense of natural character and express visual continuity with the surrounding environment, with the goal of reinforcing a serene, contemplative atmosphere that is informed by the area's natural open-space setting.

The site character standards below illustrate a consistent design vocabulary for natural materials, color palettes, and built elements that complement the site's ecological and visual context.

H.1.a. Site Materials

Materials used for built elements, such as retaining walls, seating, edging, pathways, signage, and small structures, may reflect and reinforce the natural landscape. Selection may focus on durability and compatibility with the surrounding terrain and vegetation.

These materials may include:

- Stone or rock that complements local geology
- Weathered steel, corten steel, or similar materials that visually recede into the landscape
- Natural wood or composite materials with subdued finishes
- Aggregate, crushed stone, or decomposed granite surfaces
- Unfinished or lightly finished concrete in natural tones

All materials may be textured, colored, and placed in a manner that blends with the site and avoids visual contrast.

H.1.b. Site Color Palette

Colors for all built elements may be drawn from the natural earth-tone palette of the site, including muted browns, grays, greens, and other colors found in the surrounding vegetation, soil, and rock formations. The intent is to allow all improvements to visually recede into the landscape, avoiding noticeable contrast when viewed from adjacent trails, ridge lines, or public viewpoints.

The color palette may reflect the seasonal qualities of the site and avoid bright, reflective, or high-saturation colors.



Colors and Textures at the Existing Fernwood Cemetery



Timber tie steps at the Existing Fernwood Cemetery



Colors and Textures at the Existing Fernwood Cemetery

H.2. Pathways & Stair Standards

Cemeteries are typically designed to facilitate open movement, allowing visitors to meander naturally through open grass fields and burial sites. In keeping with this character, the master plan provides for the incremental development of pathways as burial areas are established. This approach ensures that future pedestrian access remains responsive to future burial layout of spaces.

The circulation plan has identified primary pedestrian pathways as the wider cart-accessible pathways on site. These pathways are typically 8 feet wide. In addition, the plan identifies main pedestrian accessible circulation routes for visitors moving between parking areas, memorial gathering spaces, and restrooms (see **Exhibit E.2.2 Site Circulation & Parking**). Both pathway types will feature hardscape materials such as concrete, concrete pavers, or stone pavers. Materials may be earth-tone in color to blend with the natural environment.

As burial areas evolve, internal pedestrian connections may be introduced to support operational access and quiet reflection throughout the landscape. Future improved surfaces are intended to harmonize with the environment, utilizing a palette of natural colors and textures that integrate seamlessly with the site's topography and vegetation.

Where changes in elevation occur, stairs may be utilized for access between pathway levels. The materials for these stairs are intended to remain consistent with the adjacent paths and their corresponding finishes to maintain a cohesive visual character across the site.

H2.a. Accessible Pathways

As illustrated in **Exhibit E.2.2 Site Circulation & Parking**, accessible paths connect significant parking, structures, and gathering areas, including a central route designed to traverse the site. Pathways identified as accessible will comply with the Title 24 California Building Code, 2025 CBC 11B-206, 2025 CBC 11A Exterior Accessible Routes, CBC 1138A Space Allowances and Reach Ranges, and 2010 ADA Standards for Accessible Design.



Inclusive pathway in a natural landscape
Source: *East Bay Regional Park*

H.3. Driveways & Parking Standards

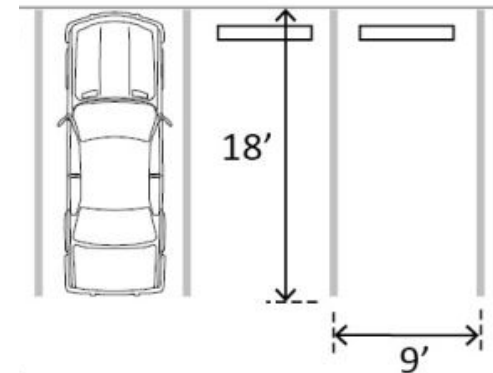
This project will follow the Marin County Uniform Construction Standards (MCUCS) or modifications as allowed by Marin County Department of Public Works.

The proposed driveway system comprises approximately 3,785 linear feet of paved driveways, featuring two 10-foot lanes with 1-foot shoulders, integrated retaining walls, and ADA-accessible parking stalls. The steepest proposed driveway segment is 16.5% with a cross slope ranging from 2% to 3%. Driveways will be constructed with fire-safe surfacing, such as asphalt or an equivalent material. See **Exhibit H.3.2 Driveway Standards**. For specific driveway alignments and details, refer to the Civil Plans in **Appendix J.5 (Civil Engineering)**.

There are a total of 43-Standard Stalls, 2-Van Accessible Stalls, 2-Standard Accessible Stalls, 2-EV Van Accessible Stalls, 2-EV Ready Standard Accessible Stalls, 1-EV Standard Stall, 13- EV Ready Standard Stalls, 2 for a total of 65 parking stalls. Electric vehicle charging stations (EVCS) shall comply with Section 11B-228.3.

Head-in parking spaces shall be a minimum eight and one-half feet by eighteen feet. Parallel spaces shall be a minimum eight feet by twenty feet.

Standard Head-in Parking



Standard Parallel Parking

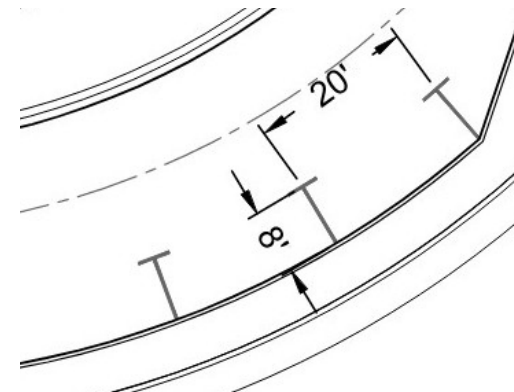


Exhibit H.3.1 - Parking Standards

Source: Adobe Associates

Diagram illustrating the cross-section of a 10' wide curb and gutter. The diagram shows the following dimensions and components:

- 10' MAX**: Overall width of the curb and gutter section.
- 2'**: Width of the AC BERM on the left side.
- 18'**: **TOTAL PARKING** width.
- 16'**: **PARKING** width.
- 2'**: Width of the AC BERM on the right side.
- 24'**: **TOTAL BACKUP** width.
- 14'**: Width of the **DRIVE AISLE**.
- 10'**: Width of the **DRIVE AISLE**.
- 1'**: Width of the AC BERM on the right side.
- EX GRADE**: Ground level line.
- AC BERM**: Asphalt Concrete BERM.
- PARKING**: Asphalt Concrete (AC) layer.
- DRIVE AISLE**: Asphalt Concrete (AC) layer.
- AC BERM**: Asphalt Concrete BERM.

Material specifications for the AC layers:

- PARKING**: $R=10$, $TI=4$, 2.5" AC OVER 7" CL II AB.
- DRIVE AISLE**: $R=10$, $TI=5$, 3" AC OVER 9" CL II AB.

A cross-sectional diagram of a road profile. The top surface has a 2% downward slope from left to right, indicated by a horizontal arrow labeled "2%". The total width of the paved area is 20 feet, divided into two 10-foot sections by a centerline labeled "C". Vertical dimensions show a 1-foot shoulder on each side. The sides are sloped at a maximum of 2:1 ratio, labeled "2:1 MAX". Below the pavement is a base layer shown with a hatched pattern. A callout box points to the base layer with the following specifications:
 $R=10$, $Tl=5$
 3" AC OVER
 9" CL II AB

Diagram illustrating the cross-section of a bridge deck. Key dimensions and labels include:

- EX GRADE (indicated by a dashed line on the left)
- 8' MAX (VARIES) (height of the left side structure)
- 19.5'-31.0' (VARIES) (total width of the deck)
- 2% (slope of the deck)
- 7' MAX (VARIES) (height of the right side structure)
- 8' MAX (VARIES) (height of the right side structure, including the parapet)
- 3:1 MAX (slope of the right side embankment)
- $R=10, T=5$ (curve data)
- $\frac{3''}{9''}$ AC OVER CL II AB (roadway width/alignment)

Source: Adobe Associates

H3.a Accessible Parking

All parking will comply with the applicable provisions of the Title 24 California Building Code, 2025 CBC 11B-208 and 2025 CBC 11B-502, the California Green Building Standards Code 2025 CGBSC A5.106.5.3, and the Marin County Code, MCC 24.04.380. Accessible car and van parking spaces, including their associated access aisles and signage, are designed to meet the requirements of both the 2025 CBC and the 2010 ADA Standards for Accessible Design, specifically Sections 208 and 502.

Accessible car and van parking spaces shall be a minimum of 216 inches long. Car parking spaces shall be at least 108 inches wide, and van parking spaces shall be at least 144 inches wide. All accessible stalls shall be marked to define the width and must include an adjacent access aisle complying with Section 11B-502.3. As permitted by code, van parking spaces may be a minimum of 108 inches wide where the associated access aisle is 96 inches wide, refer to the Civil Plans in **Appendix J.5 (Civil Engineering.**

Electric vehicle charging stations (EVCS) shall comply with the technical requirements of Section 11B-812 as required by Section 11B-228.3. Where EV chargers are provided, all operable parts shall comply with Section 11B-309.4 to ensure accessible reach and operation standards are met.

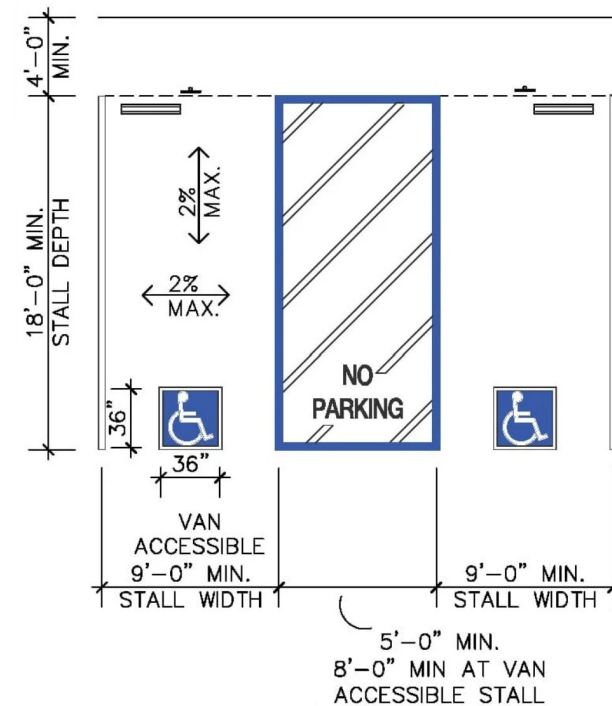


Exhibit H.3.3 - Accessible Parking

Source: Ashdown Architecture, Inc.



Existing Fernwood Cemetery

H.4. Driveway Retaining Wall & Screening Standards

Retaining walls serve to provide safe and functional driveway access throughout the Fernwood Cemetery Expansion. In keeping with the natural character of the site and the goal of minimizing visual intrusion, walls are designed to blend into the landscape, utilizing screening or terracing where feasible. These standards establish a vision for design expectations, including materials, height limits, and burial niche integration for both upslope and downslope conditions.

H.4.a. Driveway Retaining Wall Materials

Retaining wall materials are selected to harmonize with the surrounding natural environment. Potential materials may include:

- Concrete with natural, earth-tone coloration
- Stone walls using locally compatible rock
- Faux stone or sculpted shotcrete systems similar to Caltrans-style walls or those previously installed at Fernwood
- Soil nail walls

Textures, colors, and finishes are selected to blend with adjacent soils, vegetation, and natural features.



Soil Nail Wall with Vegetation.

Source: PGATECH Group of Companies



Stone Walls at the Existing Fernwood Cemetery

H.4.b. Walls & Screening: Upslope Walls

Upslope walls are retaining walls where the retained earth is located above a driveway or path.

H.4.b.i. Height and Terracing Requirements for Upslope Walls

- The maximum exposed height of any upslope retaining wall may be 8 feet (exposed) unless part of building structures being integrated with landforms, in each case they may be up to 18 feet tall.
- Where site conditions require retaining heights greater than 8 feet, the wall may be constructed as two or more shorter terraced walls, unless part of building structures being integrated with landforms, in each case they may be up to 18 feet tall.
- Terraces may include a planting bed between walls. The planting bed may have a width no less than 4 feet.
- A pinned soil-nail wall with a 1:1 vegetated slope above the terrace may be used as an alternative where appropriate.

H.4.b.ii. Screening Requirements

Planting is intended be used to visually soften all upslope walls. Screening may include:

- Trees, Shrubs, grasses, or vines sized for long-term coverage of wall surfaces.
- Placement designed to break up wall massing and visually integrate the structure into the hillside.
- Cascading or draping plants appropriate for sloped conditions.
- Shrubs and low-growing species that help re-establish slope vegetation.
- Native or regionally appropriate species consistent with the Planting Standards **Section H.14.a.**

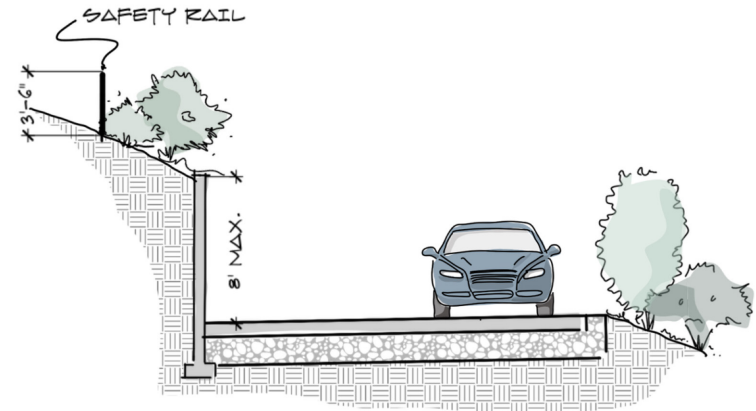


Exhibit H.4.1 – Upslope Wall Section – No Terrace

Image is Diagrammatic only, for illustrative purposes, and not intended to represent future construction methods.

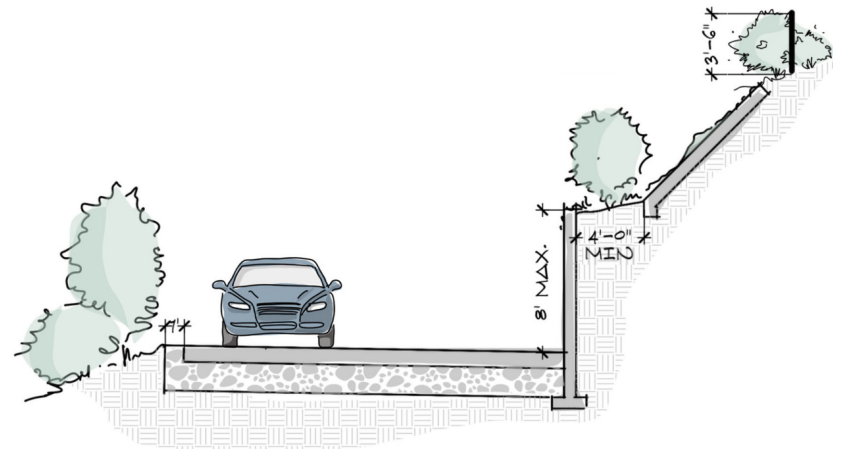


Exhibit H.4.2 – Upslope Wall Section – Terraced

Image is Diagrammatic only, for illustrative purposes, and not intended to represent future construction methods.

H.4.c. Walls & Screening: Downslope Walls

Downslope walls are retaining walls where the retained earth is located below a driveway or path.

H.4.c.i. Height and Terracing Requirements for Downslope Walls

- The maximum height of any downslope retaining may be 6 feet (exposed), unless part of building structures being integrated with landforms, in each case they may be up to 18 feet tall.
- Downslope walls located directly adjacent to a driveway may not exceed 2 feet (exposed) for safety, or alternatively a guardrail will be installed.
- Where retaining heights greater than 6 feet are required, the wall may be constructed as two or more terraced walls, unless part of building structures being integrated with landforms, in each case they may be up to 18 feet tall.

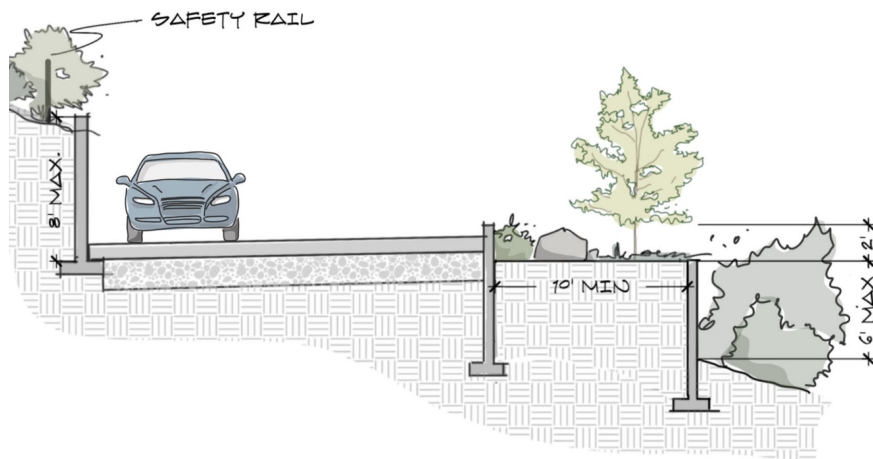


Exhibit H.4.3 – Downslope Wall Section – Not Terraced

Image is Diagrammatic only, for illustrative purposes, and not intended to represent future construction methods.

- The terrace widths intend to be no less than twice the total height of the wall above it at that location.

H.4.c.ii. Screening Requirements

Vegetation may be used to soften the appearance of walls and integrate them into the natural slopes below. Screening may include:

- Trees, shrubs, grasses, or vines sized for long-term coverage of wall surfaces.
- Placement designed to break up wall massing and visually integrate the structure into the hillside.
- Cascading or draping plants appropriate for sloped conditions.
- Shrubs and low-growing species that help re-establish slope vegetation.
- Native or regionally appropriate species consistent with the Planting Standards **Section H.14.**

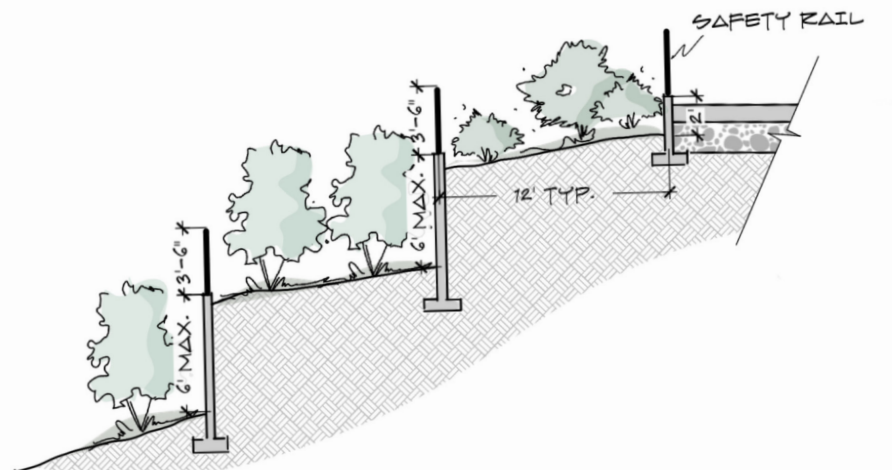


Exhibit H.4.4 – Downslope Wall Section – Terraced

Image is Diagrammatic only, for illustrative purposes, and not intended to represent future construction methods.

H.5. Memorial Gathering Space Design Standards

Two memorial gathering areas are planned within the Fernwood Cemetery Expansion. These spaces offer quiet, contemplative settings for ceremonies, small services, and family gatherings. The design intent focuses on integration into the natural landscape using forms, materials, and grading that respect the site's existing character. The following design standards describe a directional approach for these memorial gathering spaces.

H.5.a. Design

Memorial gathering areas are envisioned as natural, site-responsive spaces that blend into the surrounding environment, with layout and grading following existing topography where feasible. Design elements may utilize the natural site color palette, local vegetation patterns, and materials that contribute to a quiet and contemplative outdoor setting. **Exhibit H.7.1 Memorial Gathering Inspiration Images**, illustrates possible options for the design of these spaces.

H.5.b. Material

All constructed elements within the memorial gathering areas will utilize materials consistent with the standards in **Section H.1. Site Character**. Potential materials include wood, stone, textured concrete, and other natural or earth-toned materials that harmonize with the site's landscape. Material selections should focus on maintaining long-term durability in outdoor conditions.

H.5.c. Seating

Seating configurations may include terraced benches, curved or circular arrangements, or simple linear forms aligned with topographic contours where feasible. Seating may be constructed of natural wood, stone, or other natural-tone materials that complement the surrounding environment, per **Section H.1. Site Character**.

H.5.d. Access and Parking

The path of travel from designated parking areas to each memorial gathering space shall be ADA accessible and meet all relevant accessibility regulations per California Code 2025 CBC 11B-206.2.6 Performance Areas. For additional design information, see **Exhibit E.2.2 Site Circulation and Parking**.



Lijiang Hilla Vintage Hotel by Z'scape Landscape Studio
Source: Deezen



Dreamhaven Park
Source: Swarthmore College



Indian Creek Nature Center
Source: The Gazette



Trillium Lake Amphitheater
Source: Trail Run Project

H.6. Architectural Design Standards: Restrooms

The architectural standards in this section provide criteria to guide the design, materials, massing, and placement of proposed restrooms. The intent focuses on ensuring that built elements are visually unobtrusive, compatible with the surrounding environment, and reflective of the natural, contemplative atmosphere central to Fernwood's identity.

The two proposed restroom buildings are small, carefully sited structures designed to serve visitors. Because they are located within visible parts of the landscape, the restrooms are designed to blend into their surroundings and reinforce the natural character of the site. Their architectural expression incorporates natural materials, earth-toned finishes, and simple, low-profile forms. Restroom buildings are intended to remain under 18 feet in height and utilize durable, low-maintenance materials that age naturally in the coastal climate. The standards below establish illustrative materials, form, accessibility, and performance expectations for these structures.

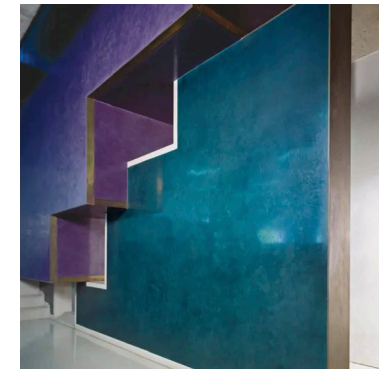
The building exteriors primarily utilize concrete detailed with stepped planes, referencing the mid-century architectural style of the existing Fernwood building. This approach favors concrete and stepped geometries, while interiors feature a mix of concrete, circular windows, and integral stucco walls in vibrant colors.



Carlo Scarpa's Stepped Concrete Walls
Source: Wikimedia Commons



Existing Fernwood Building Interior
By SOM



Carlo Scarpa's Integral color Plaster Walls
Source: New York Times

H.6.a. Materials

- Textured concrete exteriors with sloped walls – Design Details T.B.D.
- Metal doors and windows that create a natural patina (Bronze or similar).
- Metal roofs with natural patina (copper or similar) where occurs.
- Earth-covered roof with soil depth, where occurs, for supporting particular plant species and specified irrigation levels.
- Wall-washing skylights with or anodized or naturally aging metal frames.
- Stone slab or colored plaster.
- Stone or concrete floors.

H.6.b. Additional Design Criteria

- Restrooms to meet ADA accessibility requirements
- Minimal (code required only) lighting at interiors – shielded (Dark-Sky compliant).
- Maximum height of façade and roof at any point to be 18'-0" above adjacent grade.

H.7. Architectural Design Standards: Maintenance Shed

The maintenance shed serves for equipment storage and support activities for cemetery grounds maintenance. Although utilitarian in purpose, the building is designed to remain visually unobtrusive and integrated into the landscape, utilizing the natural materials, colors, and low-profile massing consistent with the restroom buildings. The structure is partially earth-covered to further minimize its appearance and reduce visual impact from nearby burial areas, pathways, and public viewpoints.

In keeping with the design approach for the expansion, the maintenance building is intended to remain under 18 feet in height and aligns with the design standards adopted for the Fernwood Cemetery expansion. The following criteria identify the illustrative materials, architectural elements, and performance expectations for the maintenance facility.

H.7.a. Materials

- Textured concrete exteriors with sloped walls – Design Details T.B.D.
- Earth-covered roof with soil depth T.B.D. for supporting particular plant species and specified irrigation levels.
- Concrete walls and slab floors as required by code.

H.7.b. Additional Design Criteria

- Minimal (code required only) lighting at interiors – shielded (Dark-Sky compliant).
- Maximum height of façade and roof at any point to be 18'-0" above adjacent grade.

H.8. Burial Plot Standards

The following standards establish the general site criteria for all burial plot types proposed within the cemetery expansion area. These criteria are intended to ensure that burial sites are developed in a manner that is consistent with the overall design vision for Fernwood, respectful of the site's natural character, and supportive of long-term operational needs. The standards in this section apply to all burial types, including traditional burial plots, natural and green burial areas, cremation burial locations, family estate areas, and specialized memorial sites.

H.2.g.i. Minimum Plot Size

- Cremation = minimum 3'x3'
- Traditional = minimum 3' x 8'
- Natural/Green = minimum 3'x8'

H.2.g.ii. Maximum Slope

- Cremation = maximum 40%
- Traditional = maximum 30%
- Natural/Green = maximum 30%

H.2.g.iii. Green Burials

- Cremation and traditional burial sizes (above) apply.
- All burials to be outside the dripline of any existing trees.



Burial at the Existing Fernwood Cemetery



Burial at the Existing Fernwood Cemetery

H.9. Burial Monument Standards

Fernwood Cemetery has established long-standing rules governing the size, installation, location, and placement of memorials. These standards are designed to preserve the character of the landscape, ensure consistency across burial areas, and maintain the visual harmony and natural beauty of the Cemetery. The following monument dimensions and requirements reflect Fernwood's current guidelines and practices.



Burial Monuments at the Existing Fernwood Cemetery

For the expansion area, these standards shall continue to apply and may be adapted, as needed, to respond to the site's natural terrain, design vision, and specific burial-type designations established in this Master Plan. Any modifications or refinements will be implemented in a manner that maintains consistency with Fernwood's existing aesthetic and operational principles.

H.2.h.i. Maximum Height of Burial Monument

- Traditional sections: 48"
- Traditional sections on cremation grave: 48"
- Natural Burial sections on single grave: 48"
- Natural Burial sections on cremation grave: 48"

H.2.h.ii. Ledgers

- The maximum length of any ledger is 76"
- The maximum width of any ledger is 32". The maximum thickness of any ledger is 8", and the minimum is 3"

H.2.h.iii. Stone Markers

- The minimum thickness for flat stone marker is 3"
- The minimum thickness for stone veneer is 2"

H.10. Fences, Gates & Guardrails

Fences, gates, and guardrails are essential elements for ensuring visitor safety, protecting cemetery property, and supporting controlled access throughout the expansion area. These features are designed to integrate seamlessly into the natural character of the site while maintaining compliance with safety, accessibility, and emergency access requirements. Fencing and access-control elements were selected for compatibility with the overall material and color palette described in **Section H.1. Site Character**.

H.10.a. Security fencing

Security deer fencing may be installed in strategic locations where controlled access supports the protection of cemetery property and public safety. Fencing is designed to visually recede into the landscape, with placement strategies that allow vegetation to soften or conceal the fence line over time. The design intent for fence height is a maximum of 6 feet. **Exhibits H.10.2 Fencing & Gates**, and **H.10.1 Security Fencing Section** illustrates these placement approaches.

H.10.b. Gates

Gate locations are illustrated on **Exhibit H.10.2 Fencing & Gates**. Gates are designed to remain at a maximum height of 6 feet and utilize natural materials or finishes to ensure they are visually unobtrusive. All gates are sized to support adequate emergency vehicle access and are intended to remain operationally compatible with emergency response needs, including rapid site entry. A pedestrian gate is provided at the Donahue exit to serve emergency utility access and as a manual backup for the vehicular gate.

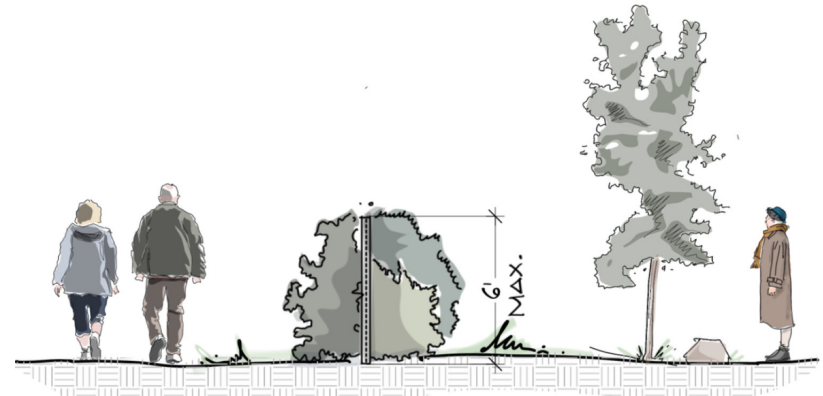


Exhibit H.10.1 – Security Fencing Section

Image is Diagrammatic only, for illustrative purposes, and not intended to represent future construction methods.



Security Deer Fence
Source: aujardin.info



Representative Image of Vehicular Gate (3D Rendering)

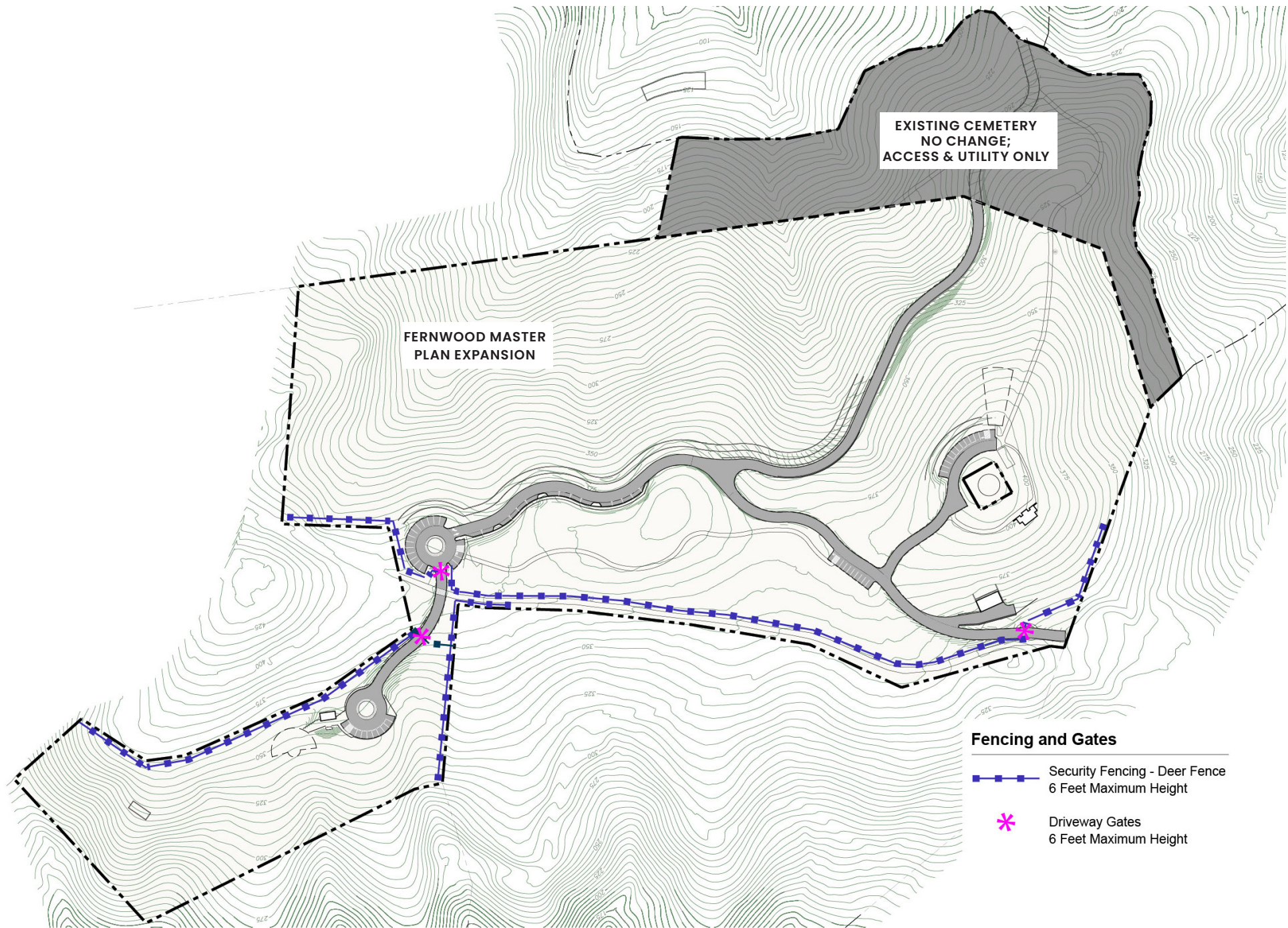


Exhibit H.10.2 – Fencing & Gates

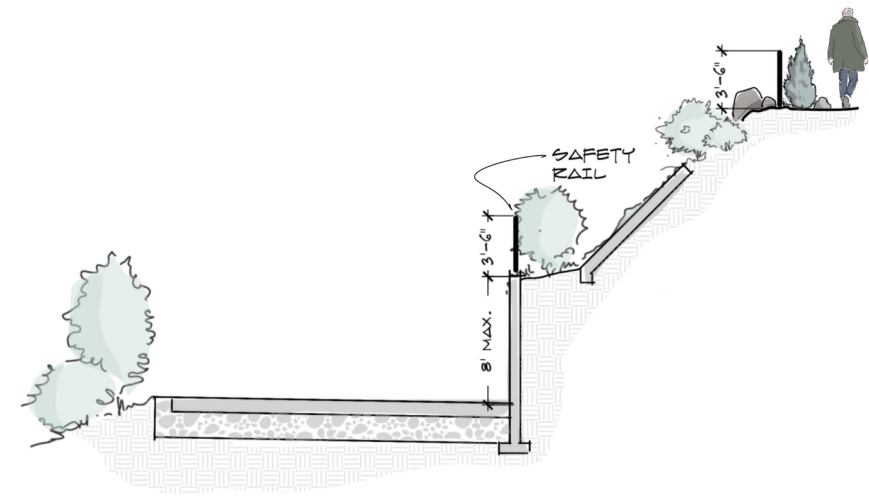
H.10.c. Guardrails

Guardrails will be provided in locations required by Building Code. Guardrails may utilize materials consistent with the site's established design palette and are positioned to provide safety while maintaining the natural character of the surroundings.

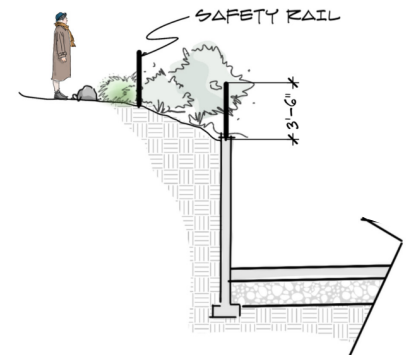
To further integrate these elements, guardrails may be screened by planting. **Exhibit H.10.3 Guardrails** illustrates examples of site conditions where a guardrail is anticipated.



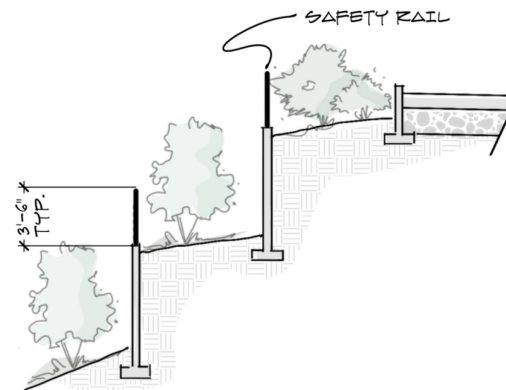
Existing Guardrail at the Existing Fernwood Cemetery



Safety Fencing/Rail Above Soil Nail Wall



Safety Fencing/Rail at Slopes



Safety Fencing/Rail Above Retaining walls

Exhibit H.10.3 - Guardrails

Images are Diagrammatic only, for illustrative purposes, and not intended to represent future construction methods.

H.11. Lighting Standards

No new exterior lighting is proposed as part of the cemetery expansion. The Project is intentionally designed to preserve the natural darkness of the site, protect views of the night sky, and maintain compatibility with the surrounding open space and residential areas. If temporary lighting is required for safety or operational needs during specific activities, it shall be minimal, shielded, and used only for the duration of the task, in accordance with applicable regulations and best practices for dark-sky protection.

H.12. Signage & Wayfinding Standards

Lettering identifying the Fernwood Cemetery and additional business information will be placed on the column of the exit gate at Donahue Street, to identify the property address and to facilitate emergency response. This signage is exempt per Marin County Code exemptions 22.60.020.B #5, non-illuminated business information signage under six square feet; and 22.60.020.B #9 name of a business, address information, and/or contact information displayed on an entry door, not exceeding two square feet in area.

The Fernwood Cemetery lettering will be consistent with the material and color palette established in **Section H.1. – Site Character**. See 3D render, **Exhibit H.11.1 – Donahue Gate**

Accessibility signage shall also be implemented per 2025 CBC Section 1110A.2 Signs, and CBC Section 11B-216 Signs.



Representative Signage of Donahue Exit (3D Rendering)

H.13. Noise Mitigation Standards

The Fernwood Cemetery expansion intends to maintain a quiet, respectful environment that is consistent with the character of existing cemetery operations. Noise levels across the site will be managed through the following operational and design standards:

H.13.a. Hours of Use

The cemetery grounds are only open to the public from 8:00 am to 5:00 pm, as described in **Chapter F, Operations**. Limiting activity to daytime hours ensures that noise from visitors, vehicles, and staff remains minimal and predictable.

H.13.b. Daytime Activity Limitations

Daytime activities within the expansion area shall be limited to gravesite visitations, memorial services, funeral-related gatherings, and other customary cemetery functions. These events are generally quiet in nature, with an occasional use of microphone for auditory assistance to seniors in attending services.

H.13.c. Maintenance Hours

All routine maintenance operations—including landscaping, interment preparation, and grounds-keeping—shall occur only during the hours specified in **Chapter F, Operations**, unless emergency conditions require immediate action. Limiting maintenance activities to these defined hours minimizes potential noise impacts on visitors, neighboring residents, and nearby open space users.

H.14. Planting Standards

To inform future planting as the site is developed, 'Plant Palettes' have been created for reference. These planting frameworks are based on anticipated future site uses, varying microclimates, the natural characteristics of the site, existing plant communities, erosion control needs, bioretention needs, screening needs, fire resilience, restoration opportunities, and soil characteristics.

For each of eleven 'Plant Palettes', general guidance has been developed to identify potential planting objectives, suggest possible representative species, and identify general maintenance considerations during implementation. These approaches serve as an adaptable starting point intended to evolve over time.

The initial plant selection process is guided by current and near-future climate considerations. Chosen primarily from native communities, these plants offer resilience to environmental pressures while supporting local biodiversity and essential ecosystem services.

As climate change intensifies, the resilience required for site planting may exceed current strategies. These plant palettes may require updating as environmental conditions and climate-driven data evolve. Ultimately, all planting at Fernwood will evolve organically in response to shifting climates, the diverse needs of the families served, and long-term maintenance capacity, intended for ongoing refinement through site stewardship.



Proposed Project Site

H.14.a. Wall Screen Planting

The Wall Screening palette refers to planting intentionally located to screen site retaining walls (see also **Section H.4.Driveway Retaining Wall & Screening Standards**).

H.14.a.i. Planting Design

Trees, sub-shrubs, and vines may be located to screen retaining walls when viewed from a distance looking into the site. Planting may favor evergreen species with dense, full canopies and rapid growth potential. Procumbent species help soften the wall experience and visually integrate the walls with surrounding vegetation for users on site.

H.14.a.ii. Planting Palette:

See **Exhibit H.14.1 Wall Screen Plant Palette**

H.14.a.iii. General Maintenance

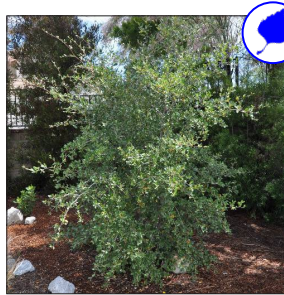
- Irrigation: Anticipate need through establishment (first 3 years) and as needed in the event of prolonged drought.
- Maintenance: Routine garden maintenance with arborist.
- Special Maintenance Considerations: Plant size may be managed to support screening objectives, as conditions and maintenance resources allow. Trees should be maintained per arborist recommendations annually.



Source: Valérie Dutil, Unsplash



Carpenteria californica
Bush Anemone



Cercocarpus betuloides
Mountain Mahogany



Clematis ligusticifolia
Western White Clematis



Dendromecon harfordii
Island Bush Poppy



Epilobium canum
California Fuchsia



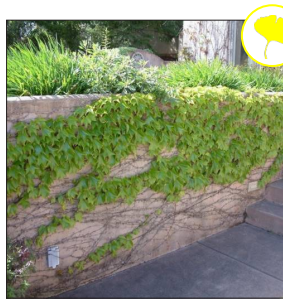
Heteromeles arbutifolia
Toyon



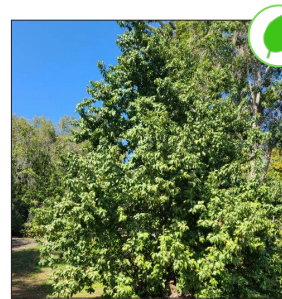
Lyonothamnus floribundus asplenifolius
Fernleaf Catalina Ironwood



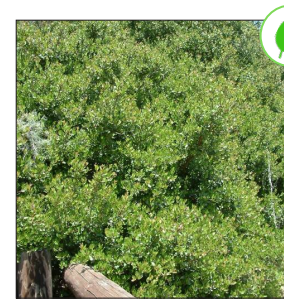
Myrica californica
Pacific Wax Myrtle



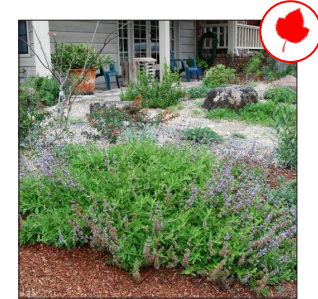
Parthenocissus quinquefolia
Virginia Creeper



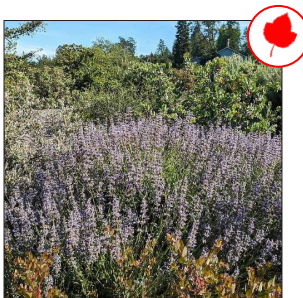
Prunus ilicifolia ssp. lyonii
Catalina Cherry



Rhus integrifolia
Lemonade Berry



Salvia sonomensis 'Dara's Choice'
Dara's Choice Creeping Sage



Salvia sonomensis x mellifera 'Mrs. Beard'
Mrs. Beard Creeping Sage



Vitis californica
California Wild Grape

Exhibit H.14.1 – Wall Screen Plant Palette

Source: *Plant Master*



Non-Native



California Native



Bay Area Native



Marin County Native

H.14.b. Structure Adjacent Planting

This palette illustrates planting approaches suitable for areas near restrooms, and parking areas that experience regular visitor traffic.

H.14.b.i. Planting Design

Focus on garden-scale planting that accents architecture and site amenities while meeting fire-safe vegetation standards (Per **Section H.15. Vegetation management standards**). The design prioritizes ornamental appeal, seasonal character, and visual legibility. Specific selections remain adaptable to reflect evolving site conditions, maintenance capacity, and the cultural preferences of the communities Fernwood serves.

H.14.b.ii. Planting Palette:

See **Exhibit H.14.2 Structure Adjacent Plant Palette**

H.14.b.iii. General Maintenance

- Irrigation: Regular drip irrigation, based on microclimate conditions.
- Maintenance frequency: Standard garden maintenance, typically weekly, adjusted seasonally and based on available resources.
- Special Maintenance Considerations: Maintain defensible-space clearances and avoid flammable mulches against building foundations (see **Section H.15. Vegetation Management Standards**).



Source: Kelly Marshall, T&K Images



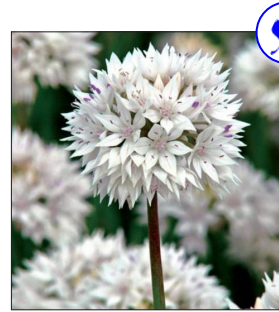
Acer circinatum
Vine Maple



Achillea 'Moonshine'
Moonshine Yarrow



Aesculus x carnea
Red Horsechestnut



Allium amplexans 'Graceful Beauty'
Allium Graceful



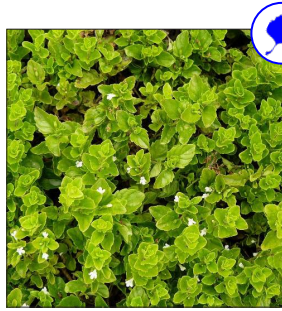
Bouteloua gracilis 'Blonde Ambition'
Blonde Ambition Blue Grama



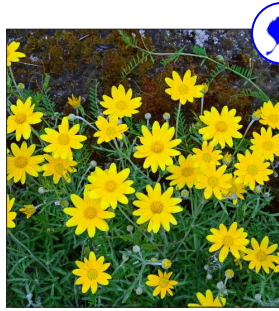
Calamagrostis foliosa x nutkaensis 'Little Nootka'
Little Nootka Reed Grass



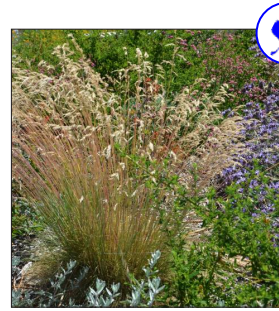
Carex tumulicola
Foothill Sedge



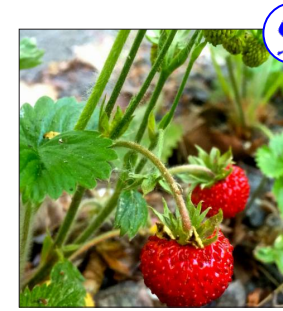
Clinopodium douglasii
Yerba Buena



Eriophyllum lanatum
Common Woolly Sunflower



Festuca idahoensis
Idaho Fescue



Fragaria vesca
Wild Strawberry



Heteromeles arbutifolia
Toyon



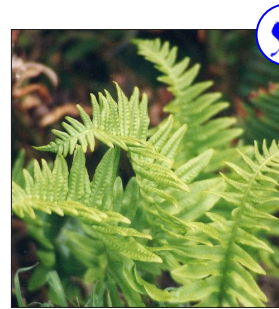
Iris douglasiana
Douglas Iris



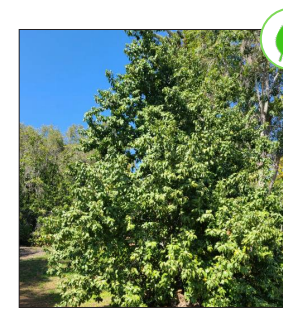
Mimulus 'Eleanor'
Yellow Monkey Flower



Muhlenbergia dubia
Pine Muhly



Polypodium californicum
California Polypody



Prunus ilicifolia ssp. lyonii
Catalina Cherry



Salvia spathacea
Hummingbird Sage

Exhibit H.14.2 – Structure Adjacent Plant Palette

Source: *Plant Master*



Non-Native



California Native



Bay Area Native



Marin County Native

H.14.c. Specimen and/or Memorial Tree Planting

The specimen tree palette is for long-lived, climate-adapted trees with significant stature and/or ornamental character to be used as visual focal points in the landscape. Burials planned around existing trees may avoid cutting larger structural roots, disrupting overall root system, or adding fill soil within the drip-lines of trees, in consultation with the project arborist. Specific arrangements may be determined during detailed design in response to site conditions.

H.14.c.i. Planting Design

Trees may be selected for their iconic or architectural character, with species chosen to integrate into the overall design. To support fast establishment, young nursery stock may be prioritized over larger specimens, with specific container sizes determined during specification. Selection may also be informed by the cultural or spiritual preferences of the families Fernwood serves and is intended to evolve over time.

H.14.c.ii. Planting Palette:

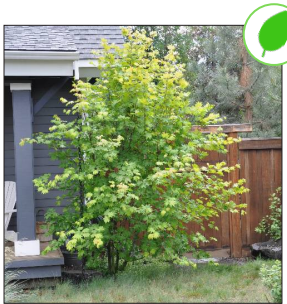
see **Exhibit H.14.3 Specimen and/or Memorial Trees Plant Palette**

H.14.c.iii. General Maintenance

- Irrigation: Anticipate need through establishment (3 years) and as needed after that.
- Maintenance: Regular, annual review by Arborist.
- Special Maintenance Considerations: Ideally maintained annually by a trained arborist crew.



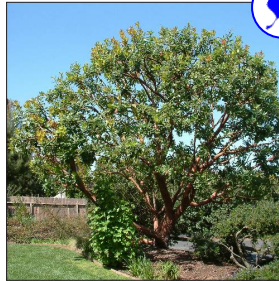
Source: *Spencer Jemera, Unsplash*



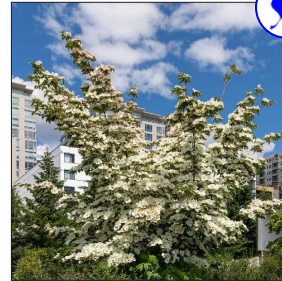
Acer circinatum
Vine Maple



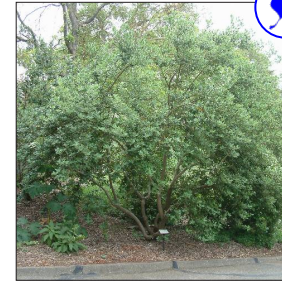
Aesculus californica
California Buckeye



Arbutus menziesii
Pacific Madrone



Cornus nuttallii
Western Dogwood



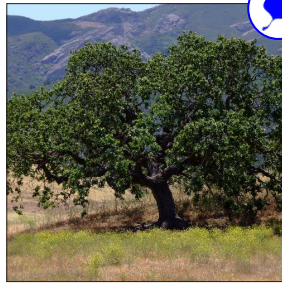
Garrya elliptica
Coast Silktassel



Platanus racemosa
California Sycamore



Prunus ilicifolia ssp. lyonii
Catalina Cherry



Quercus agrifolia
Coast Live Oak



Quercus garryana
Oregon White Oak



Quercus tomentella
California Island Oak

Exhibit H.14.3 – Specimen and/or Memorial Trees Plant Palette

Source: *Plant Master*



Non-Native



California Native



Bay Area Native



Marin County Native

H.14.d. Formal Lawn Planting

Planting in this category may be used in areas of more open turf and/or formal burial layouts.

H.14.d.i. Planting Design

Planting may feature turf products selected for specific site conditions and foot traffic, with final specifications determined at implementation. Optionally, specimen shrubs may be included to enhance memorial spaces. Selection of turf and shrub species remains adaptable to reflect evolving maintenance needs, site performance, and the cultural or religious preferences of the families Fernwood serves..

H.14.d.ii. Planting Palette

See **Exhibit H.14.4 Formal Lawn Plant Palette**

H.14.d.iii. General Maintenance

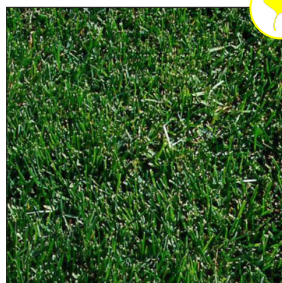
- Irrigation: To be determined based on plant requirements and site conditions.
- Maintenance Frequency: To be determined and adjusted based on seasonal variation and site performance.
- Special Maintenance Considerations: Generally limited to mowing and edging; specimen shrubs may require annual pruning to manage form and scale.



Source: Kevin Andre Voht, Unsplash



Agrostis pallens
Native Bentgrass



Bolero™ Dwarf Fescue
Dwarf Fescue



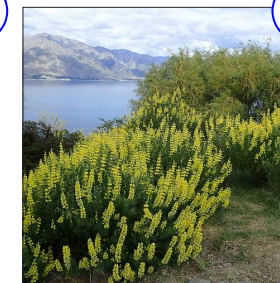
Buchloe dactyloides 'UC Verde'®
Buffalo
UC Verde Buffalo Grass



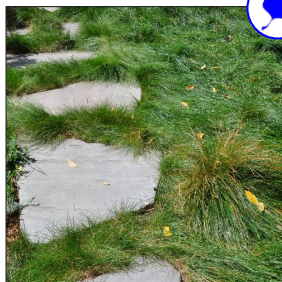
Frangula californica 'Gumdrop'
Gumdrop CA Coffeeberry



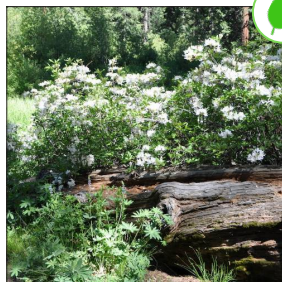
Iris douglasiana
Douglas Iris



Lupinus arboreus 'Coastal Yellow'
Coastal Yellow Tree Lupine



Native Mow Free™
Native Mow Free™ Sod



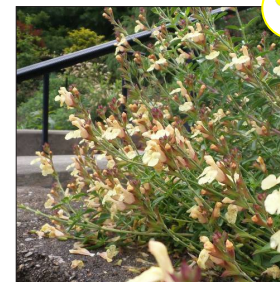
Rhododendron occidentale
Western Azalea



Ribes sanguineum glutinosum
Southern Pink Flowering Currant



Salvia 'Anthony Parker'
Anthony Parker Bush Sage



Salvia x jamensis cvs.
Autumn Sage



Stenotaphrum secundatum
St. Augustine Grass (lawn)

Exhibit H.14.4 – Formal Lawn Plant Palette

Source: *Plant Master*



Non-Native



California Native



Bay Area Native



Marin County Native

H.14.e. Low Meadow Planting

This designation is for planting that tolerates periodic mowing and offers a water-efficient, ecological lawn alternative.

H.14.e.i. Planting Design

This palette includes diminutive grasses and forbs to create a low-profile meadow aesthetic that can be mowed to a height of 6 inches. Ideal for areas requiring a refined appearance, the palette is typically established from plugs or seeding applications to support uniform coverage.

H.14.e.ii. Planting Palette:

See **Exhibit H.14.5 Low Meadow Plant Palette**

H.14.e.iii. General Maintenance

- **Irrigation:** Anticipate need through establishment (3 years) and as needed after that. May also receive supplemental irrigation to maintain vibrant growth and prevent summer dormancy during the dry season, as conditions require.
- **Maintenance:** Semi-annually.
- **Special Maintenance Considerations:** Mower height may be carefully calibrated to species heights. Weed suppression is generally recommended through establishment, especially where weed pressure is high.



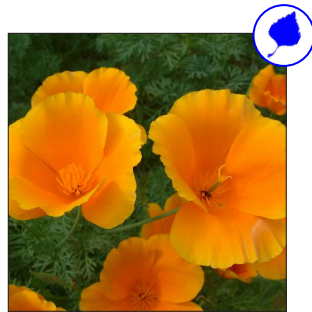
Source: Tim Photoguy, Unsplash



Achillea millefolium
Common Yarrow



Carex praegracilis
Western Meadow Sedge



Eschscholzia californica
California Poppy



Fragaria vesca
Wild Strawberry



Hypericum anagalloides
Tinker's Penny



Layia platyglossa
Tidy Tips



Melica torreyana
Torrey's Melic



Ranunculus californicus
California Buttercup



Sidalcea malviflora
Checkerbloom, Prairie Mallow



Sisyrinchium bellum
Blue-Eyed Grass



Viola adunca
Dog Violet

Exhibit H.14.5 – Low Meadow Plant Palette

Source: *Plant Master*



Non-Native



California Native



Bay Area Native



Marin County Native

H.14.f. Grassland Planting

The grassland planting palette draws from California native oak savanna and evokes a broad, prairie-like landscape with pronounced seasonal expression.

H.14.f.i. Planting Design

This palette is intended to create a natural, wild context reminiscent of oak savanna, utilizing taller grasses and select forbs potentially established via custom seed mix. It may be suitable for protecting views and transitioning to unmaintained areas; supplemental irrigation is typically unnecessary after establishment.

H.14.f.ii. Planting Palette:

See Exhibit H.14.6 Grassland Plant Palette

H.14.f.iii. General Maintenance Considerations

- Irrigation: Anticipate through establishment (3 years), then none.
- Maintenance: Quarterly, as needed.
- Special Maintenance Considerations: The site generally benefits from three years of specialized maintenance to support growth. During this phase, mower heights may be calibrated to forb heights and may include variable-frequency mowing or targeted weed suppression. Once established, annual mowing is recommended to prevent woody succession. Engaging a certified restoration contractor is recommended to support proper installation and stewardship.



Source: Kevin Demera, Unsplash



Acheillea millefolium
Common Yarrow



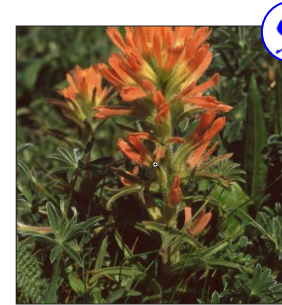
Artemisia douglasiana
Mugwort



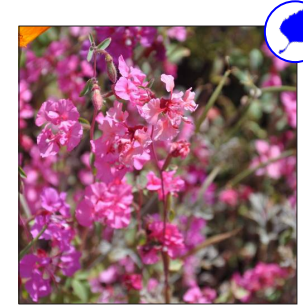
Bromus carinatus
Brome Grass



Calamagrostis nutkaensis
Pacific Reed Grass



Castilleja affinis
Indian Paintbrush



Clarkia unguiculata
Mountain Garland, Clarkia



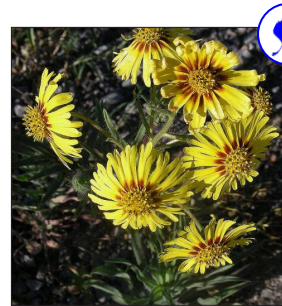
Elymus glaucus
Blue Wildrye



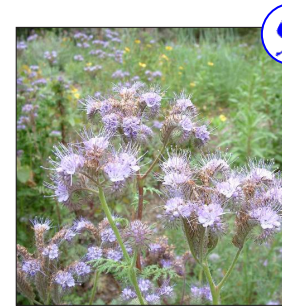
Koeleria macrantha
June Grass



Lupinus bicolor
Bicolor Lupine



Madia elegans
Common Madia



Phacelia californica
Rock Phacelia



Pteridium aquilinum
Bracken Fern



Symphyotrichum chilense
Coast Aster



Trifolium wildenovii
Wildcat Clover

Exhibit H.14.6 – Grassland Plant Palette

Source: *Plant Master*



Non-Native



California Native



Bay Area Native



Marin County Native

H.14.g. Understory Matrix Planting

This palette incorporates planting beneath established native trees that are intolerant of summer irrigation.

H.14.g.i. Planting Design

Low-growing plantings designed for use beneath established native trees, enhancing burial areas without dry-season irrigation or mechanical maintenance, ensuring long-term health and stability of Heritage and Protected trees. These dry-shade species support biodiversity and protect ecological function of the understory. These species may be refined over time as site-specific performance data is gathered and as climate conditions shifts.

H.14.g.ii. Planting Palette:

See **Exhibit H.14.7 Understory Mix Plant Palette**

H.14.g.iii. General Maintenance

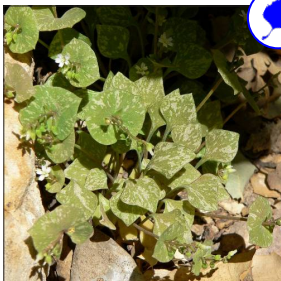
- Irrigation: None.
- Maintenance: Very limited – no mechanical equipment.
- Special Maintenance Considerations: Planting is generally most successful when timed just prior to seasonal rains. Rely on hand weeding and minimal intervention to prevent root disturbance and soil impacts.



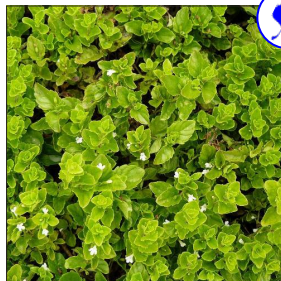
Source: Saxon Holt



Berberis nervosa
Longleaf Barberry



Claytonia perfoliata
Miner's Lettuce



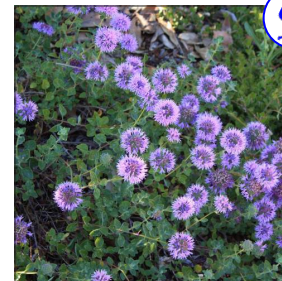
Clinopodium douglasii
Yerba Buena



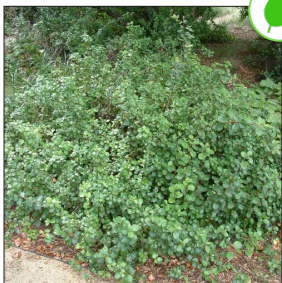
Heuchera micrantha
Crevice Alumroot



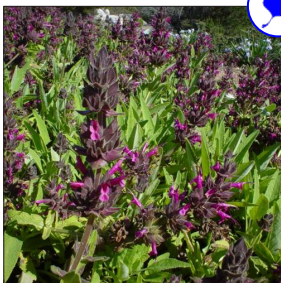
Maianthemum dilatatum
False Lily of the Valley



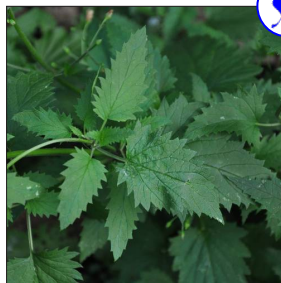
Monardella villosa
Coyote Mint



Ribes viburnifolium
Catalina Evergreen Currant



Salvia spathacea
Hummingbird Sage



Scrophularia californica
California Figwort

Exhibit H.14.7 – Understory Mix Plant Palette

Source: *Plant Master*



Non-Native



California Native



Bay Area Native



Marin County Native

H.14.h. Ecological Hedgerow Planting

This palette illustrates planting in areas where screening or ecological buffering may be beneficial (e.g. hedgerow w/ embedded fence).

H.14.h.i. Planting Design

This palette is used to create functional pockets of chaparral for visual interest and ecological enhancement. To support accelerated establishment, dense-planting strategies, such as Miyawaki-style approaches, may be utilized. Prioritizing resiliency and ecosystem services over ornamental characteristics, this palette may also serve as an effective windbreak. Growth is managed through periodic mowing at the margins.

H.14.h.ii. Planting Palette:

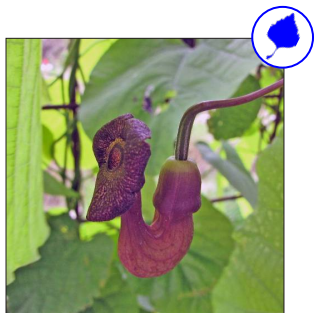
See **Exhibit H.14.8 Hedgerow Plant Palette**

H.14.h.iii. General Maintenance

- Irrigation: None.
- Maintenance: Specialized through establishment.
- Special Maintenance Considerations: Requires maintenance to control invasives.



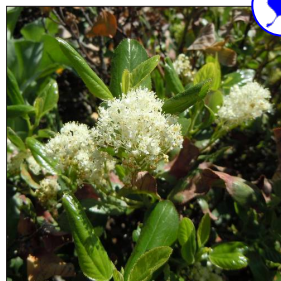
Source: David Edkins, Unsplash



Aristolochia durior
Dutchman's Pipe Vine



Ceanothus cuneatus
Buck Brush



Ceanothus velutinus
Buckbrush Ceanothus



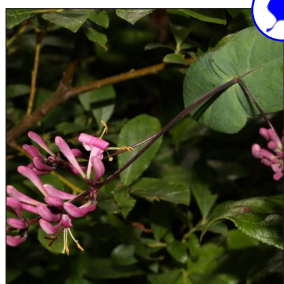
Eriogonum giganteum
St. Catherine's Lace



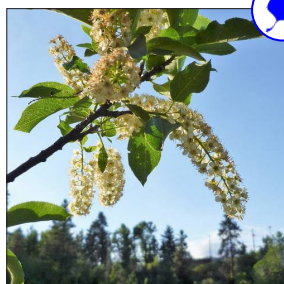
Frangula californica
California Coffeeberry



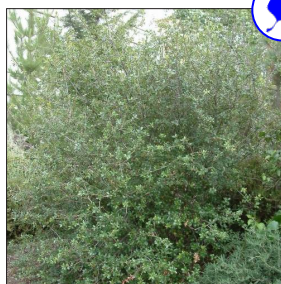
Heteromeles arbutifolia
Toyon



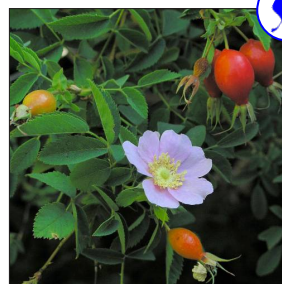
Lonicera hispidula
California Honeysuckle



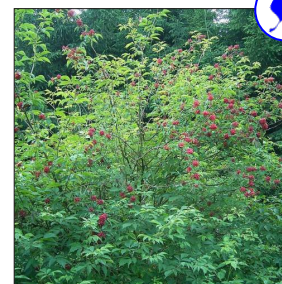
Prunus virginiana var. demissa
Western Chokecherry



Quercus dumosa
Coastal Scrub Oak



Rosa californica
California Wild Rose



Sambucus racemosa
European Red Elder Berry



Exhibit H.14.8 – Hedgerow Plant Palette

Source: *Plant Master*



Non-Native



California Native



Bay Area Native



Marin County Native

H.14.i. Bioswales & Bioretention Planting

Planting specific to bioretention areas on site and stormwater management features.

H.14.i.i. Planting Design

The presence of seasonal water supports high-value ecological species and a biologically rich landscape that may provides habitat and resources to wildlife, subject to site conditions. Planting Includes lowland species tolerant of both periodic inundation and drought. Species selected should tolerate pollutants if receiving driveway runoff. Final selections remain adaptable, intended for coordination with Civil Engineering's bioretention design and potentially revisited as maintenance performance data accumulates.

H.14.i.ii. Planting Palette:

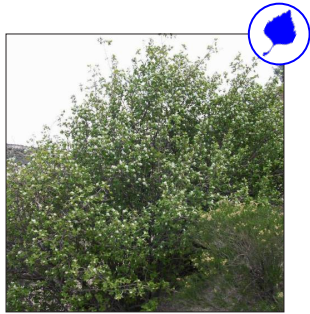
See Exhibit H.14.9 Bioswales & Bioretention Plant Palette

H.14.i.iii. General Maintenance

- Irrigation: None.
- Maintenance: Specialized.
- Special Maintenance Considerations: Specialized soil mixes and profiles may need to be specified to perform as designed. Bioswale and bioretention maintenance considerations should be reviewed and integrated with stormwater management plan.



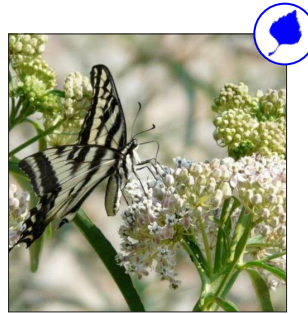
Source: Saxon Holt



Amelanchier utahensis
Serviceberry



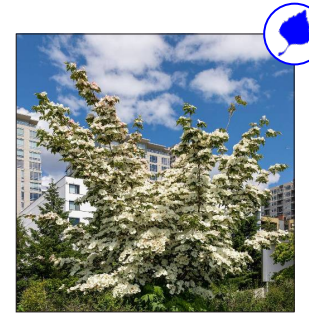
Angelica tomentosa
Woolly Angelica



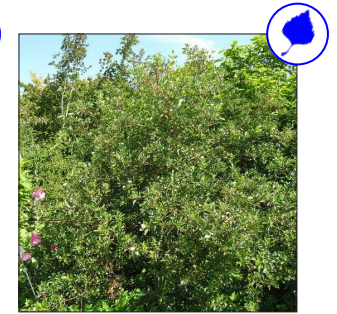
Asclepias fascicularis
Narrow-Leaf Milkweed



Cercis occidentalis
Western Redbud



Cornus nuttallii
Western Dogwood



Cornus sericea
Red-Twig Dogwood



Festuca rubra
Creeping Red Fescue, Red Fescue



Helenium puberulum
Sneezeweed



Juncus patens
California Gray Rush



Mimulus cardinalis
Scarlet Monkey Flower



Muhlenbergia rigens
Deer Grass



Platanus racemosa
California Sycamore



Polystichum munitum
Western Sword Fern



Rosa californica
California Wild Rose



Rubus spectabilis
Salmonberry



Salix sitchensis
Sitka Willow



Solidago velutina
California Goldenrod



Symphyotrichum chilense
Coast Aster

Exhibit H.14.9 – Bioswales & Bioretention Plant Palette

Source: *Plant Master*



Non-Native



California Native



Bay Area Native



Marin County Native

H.14.j. Erosion Control Planting

Planting focuses on erosion-prone areas, particularly on steeper slopes or where construction may affected the native landscape. Selection prioritizes species that support soil stability and adapt to site-specific conditions.

H.14.j.i. Planting Design

Planting utilizes native species adapted to dry, low-fertility conditions and shallow, stony soil profiles and bedrock. Slope-stabilizing species are recommended for erosion-prone areas, with the revegetation of disturbed sites encouraged as soon as practicable.

H.14.j.ii. Planting Palette:

See **Exhibit H.14.10 Erosion Control Plant Palette**

H.14.j.iii. General Maintenance

- Irrigation: Only through establishment (or not at all).
- Maintenance: specialized through establishment.
- Special Maintenance Considerations: It is recommended to monitor slopes after storm events; repair and replanting of bare or eroded patches is encouraged as conditions allow. Biodegradable netting or other physical stabilizers may be considered to assist with bank stabilization while planting establishes.



Source: Alexander S. Kunz



Acmispon glaber
Deerweed



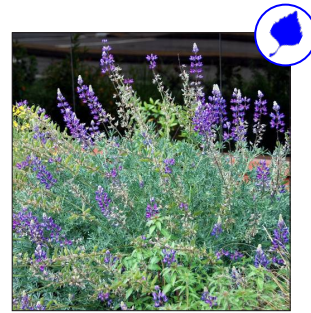
Baccharis pilularis 'Pigeon Point'
Pigeon Point Coyote Bush



Ceanothus cuneatus
Buck Brush



Ceanothus gloriosus
Point Reyes Creeper



Lupinus albifrons
Silver Bush Lupine



Mimulus aurantiacus
Sticky Monkey Flower



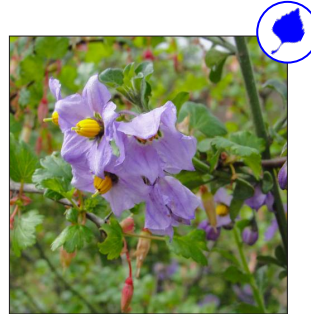
Muhlenbergia rigens
Deer Grass



Salvia clevelandii
Cleveland Blue Sage



Salvia leucophylla 'Bees Bliss'
Bee's Bliss Purple Sage



Solanum umbelliferum
Bluwitch

Exhibit H.14.10 – Erosion Control Plant Palette

Source: *Plant Master*

Non-Native

California Native

Bay Area Native

Marin County Native

H.14.k. Traffic Circle Planting

Planting within this palette is generally low-growing, ideally maintained at approximately 18 inches, to support clear sight lines at roundabout and driveway intersections. Final height parameters and specific sight distance considerations remain adaptable, intended for confirmation during detailed design to ensure safe vehicular and pedestrian orientation.

H.14.k.i. Planting Design

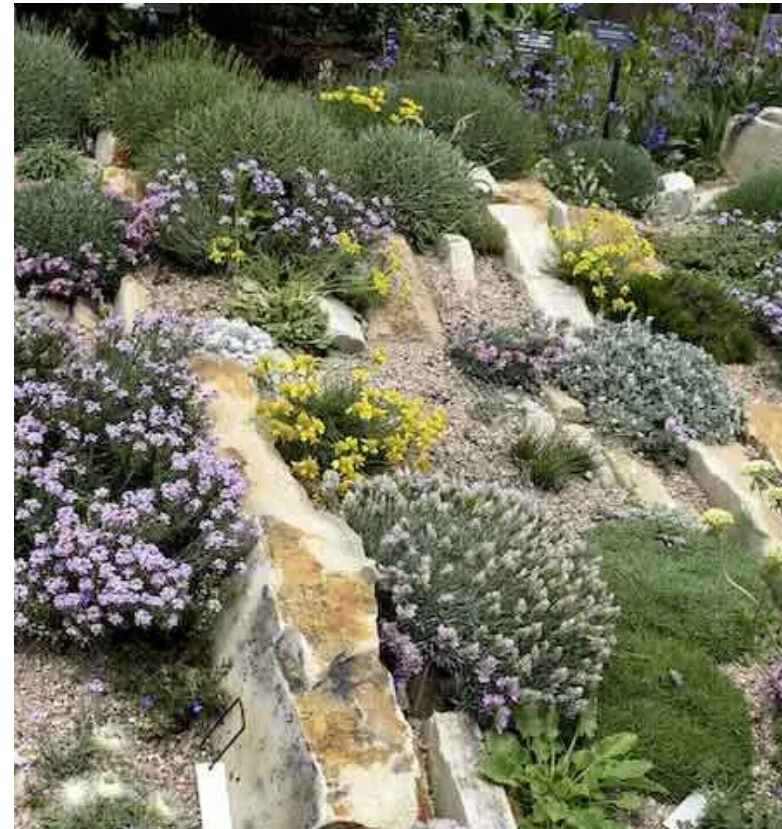
Planting may utilize species from California coastal strand and coastal bluff communities to create a resilient, low-growing, and textured aesthetic. Rock or boulder arrangements may be incorporated to provide design interest and beneficial microclimates. The planting composition remains adaptable, intended for refinement as species performance and maintenance experience develop over time.

H.14.k.ii. Planting Palette

See **Exhibit H.14.11 Traffic Circle Plant Palette**

H.14.k.iii. General Maintenance

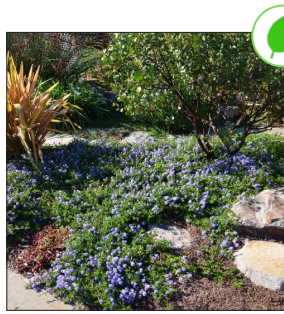
- Irrigation: infrequent following establishment; frequency to be adjusted based on seasonal conditions.
- Maintenance: Specialized.
- Special Maintenance Considerations: Because of generally small plant size and interwoven arrangement, hand weeding or other non-mechanical maintenance methods are preferable.



Source: Panyoti Kelaidis



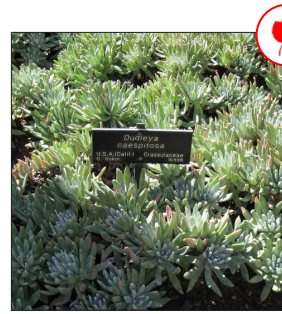
***Artemisia pycnocephala* 'David's Choice'**
Coastal Sagewort



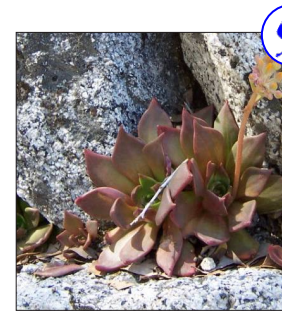
Ceanothus hearstiorum
Hearst's Ceanothus



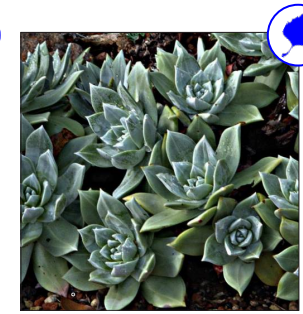
Distichlis spicata
Saltgrass



Dudleya caespitosa
Sea Lettuce, Coast Dudleya



Dudleya cymosa
Canyon Live-Forever.



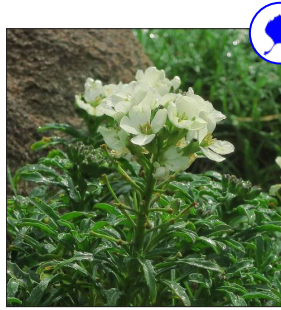
Dudleya farinosa
Live Forever



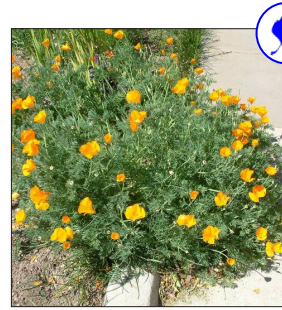
Dudleya pulverulenta
Chalk Dudleya



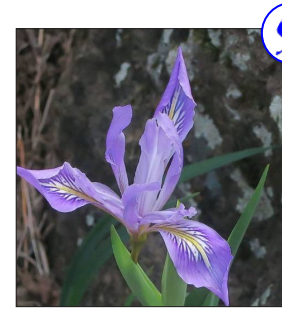
***Erigeron glaucus* 'Cape Sebastian'**
Cape Sebastian Seaside Daisy



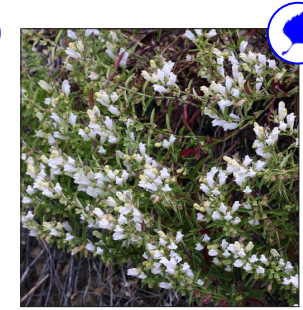
Erysimum menziesii concinnum
Bluff Wallflower



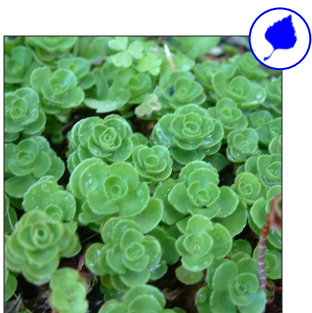
Eschscholzia californica* v. *maritima
California Beach Poppy



Iris macrosiphon
Long Tubed Iris



Scutellaria californica
California Skullcap



Sedum spathulifolium
Spathe Leaved Sedum



Tanacetum bipinnatum
Camphor Dune Tansy



Exhibit H.14.11 – Traffic Circle Plant Palette

Source: *Plant Master*



Non-Native



California Native



Bay Area Native



Marin County Native

H.15. Vegetation Management Standards

The Fernwood Cemetery expansion lies within a 32.78-acre grassland–oak woodland ecosystem located in the Wildland–Urban Interface (WUI) of Marin County. Development within the WUI requires vegetation management practices that reduce wildfire hazards, protect ecological integrity, and ensure safe conditions for visitors, staff, and surrounding communities.

These vegetation management & fire prevention guidelines establish a clear framework for protecting life, property, and habitat during development and long-term operation of the Fernwood Cemetery Expansion. The plan integrates applicable regulations, local fire-safe science, and ecological best practices to ensure vegetation treatment is effective, environmentally responsible, and compliant with governing standards.

H.15.a. Purpose and Objectives

Vegetation management at Fernwood Cemetery serves dual goals: reducing wildfire risk and enhancing ecological health.

H.15.a.i. Fire Safety Objectives:

- Reduce flame lengths, fire intensity, and ignition potential.
- Improve emergency access and evacuation conditions.
- Provide defensible space around the limited structures onsite.

H.15.a.ii. Ecological Objectives:

- Protect and expand native grassland and oak woodland habitats.

- Prevent establishment and spread of invasive species.
- Maintain the ecological function of disturbance-dependent systems.

H.15.a.iii. Management Objectives:

- Establish clear, implementable fuel-reduction standards.
- Ensure long-term monitoring, maintenance, and adaptive management.
- Coordinate with countywide wildfire preparedness strategies.

H.15.b. Vegetation Management Compliance

The property owners will comply with all applicable vegetation management and fire-prevention requirements established by Marin County Fire Department Standard 220 and associated county regulations. These regulations provide the governing framework for fuel reduction, defensible space, ongoing maintenance, and fire-safe landscaping practices within the cemetery expansion area. The following guidelines are intended to support consistent long-term vegetation management and fire-safe maintenance practices throughout the site.

H.15.c. Standard Planting & Landscape Practices

H.15.c.i. Favor low-growing, drought-tolerant, fire-resistant species.

H.15.c.ii. Avoid flammable species such as juniper, rosemary, eucalyptus, and cypress. See *Fire-Prone Plant List at Fire-Resistant Plants Common to Marin County, CA* list at www.firesafemarin.org

H.15.c.iii. Maintain low-fuel zones around gathering areas and structures.

H.15.c.iv. Avoid thick bark mulch within 5 feet of structures.

H.15.d. Regular Maintenance

H.15.d.i. Monthly Maintenance Tasks

- Mow or trim grasses along driveways, pathways, memorial areas, and around structures.
- Remove fallen branches, leaf litter, and ignitable materials.
- Keep drainage swales, paths, and fire-access routes clear.
- Remove volunteer broom, acacia, eucalyptus, or other undesirable saplings.

H.15.d.ii. Seasonal Tasks (Spring–Early Summer)

- Reduce fine fuels prior to peak fire season.
- Cut back driveway vegetation for visibility and safe movement.
- Lightly thin shrubs to prevent ladder fuel development.
- Inspect defensible space zones and correct any issues.

H.15.d.iii. Annual Tasks

- Re-establish required defensible-space zones around all buildings.
- Remove invasive shrubs and non-native saplings. See Invasive Plant List, Marin Municipal Water District at www.marinwater.org

- Perform selective pruning for driveway clearance and ladder fuel reduction.
- Treat grasslands via mowing, trimming, or grazing.
- Clear vegetation that could obstruct evacuation routes.

H.15.e. Fuel Reduction

H.15.e.i. Invasive Shrub and Tree Removal

- Remove French broom, Scotch broom, and similar species.
See Invasive Plant List, Marin Municipal Water District at www.marinwater.org.
- Selectively remove non-native trees such as acacia.
- Treat stumps to prevent regrowth.

H.15.e.ii. Dead and Down Fuel Removal

- Remove dead branches, debris, and hazard trees.
- Retain limited coarse woody debris only where ecologically appropriate.

H.15.e.iii. Fine Fuel (Grass) Management

- Treat annually before summer fire season.
- Use grazing, mowing, or hand trimming as appropriate.

H.15.e.iv. Ladder Fuel Reduction

- Remove or prune vegetation that allows fire to climb into canopies.
- Maintain spacing per Marin County Standard 220.

H.15.f. Defensible Space Requirements for On-Site Structures

H.15.f.i. Immediate Zone (0–5 feet)

- Maintain a non-combustible area.
- No shrubs, grasses, or combustible materials.
- Keep roofs and gutters clean.
- Intermediate Zone (5–30 feet).
- Maintain “Lean, Clean, and Green.”
- Remove ladder fuels and prune low branches.
- Space shrubs and small trees appropriately.

H.15.f.ii. Extended Zone (30–100 feet)

- Reduce vegetation to limit fire spread.
- Maintain separation between shrubs and tree canopies.

H.15.g. Vegetation Treatment Methods

H.15.g.i. Hand Crews

- Primary method for selective thinning and shrub removal.

H.15.g.ii. Grazing

- Reduces fine fuels.
- Maintains open grasslands.

H.15.g.iii. Mechanical Treatment

- Use mowing or mechanized equipment only in low-risk areas.

H.15.g.iv. Prescribed Fire

- Potential future method requiring agency coordination and approvals.

H.15.h. Landscape Stewardship

H.15.h.i. General Principles

- Preserve safe, mature trees.
- Maintain open grassland areas.
- Minimize soil disturbance.

H.15.h.ii. Routine Care

- Remove invasive species regularly.
- Maintain shrub spacing and low fuel volumes.
- Provide minimal necessary irrigation.

H.15.h.iii. Standardized Planting Strategy

- Use native grasses, perennials, low shrubs, and widely spaced trees.
- Avoid dense hedges and flammable ornamentals.

H.15.i. Long-Term Maintenance & Monitoring

H.15.i.i. Annual Requirements

- Maintain defensible space each year.
- Treat annual grasses and invasive regrowth.
- Conduct annual site walk with vegetation specialist.

H.15.i.ii. Monitoring & Adaptive Management

- Update vegetation conditions every 3–5 years.
- Modify treatments based on observed effectiveness.

H.15.j. Wildfire Access, Egress & Evacuation Planning

H.15.j.i. Access & Egress Standards

- Keep driveway clear of vegetation.
- Maintain visibility and reduce smoke hazards.
- Ensure turnarounds and pullouts meet fire standards.

H.15.j.ii. Evacuation Considerations

- Manage driveway vegetation to improve evacuation reliability.
- Maintain clear signage and wayfinding.
- Support visitors unfamiliar with wildfire risk through intuitive circulation.

H.15.j.iii. Agency Coordination

- Coordinate with Marin County Fire Department and Marin Wildfire Prevention Authority (MWPA).