

Kentfield Planning Advisory Board

P.O. Box 304, Kentfield, California 94914

Minutes of January 27, 2016

Anne Petersen called the meeting to order at 7:30 p.m. in the COM Student Union's Deedy Lounge. Other board members present: Dale Hansen, Neil Park, Pam Scott. About 75 guests attended. These included Mike Bentivoglio and Lisa Mango who gave a presentation and answered questions regarding the Marin Catholic High School lighting project; CDA project planner Jocelyn Drake; County Supervisor Katie Rice; and members of the public.

Minutes of January 13, 2016. M/S (Dale/Neil) and unanimously approved as submitted.

Marin Catholic High School User Permit Amendment & Design Review (J Drake)

Planner Jocelyn Drake reviewed the project process. The application was submitted to the County on January 14, starting a 30 day review period at which the application is being reviewed for completeness. At the end of the 30 days she will notify the applicant of any information that is missing and needs to be furnished before the project can proceed. Once the project application is complete it will undergo environmental review. The entire process could take several months.

Ms. Mango, representing the applicant, described the project including a PowerPoint slide presentation. The project includes four 80-foot tall light poles with LED fixtures installed on the 10 yard line at each side of the field, in addition to lighting along pedestrian pathways. The purpose of the lighting is to allow games and practices to take place after dark. Ms. Mango said project goals include 1) having sufficient field time for youth athletics, 2) creating community events for youths and families, 3) enhancing field safety, and 4) enabling students to attend a full school day. Currently, in order to end games and practices before dark, she said, games are started at a time that requires students to be excused before the school day concludes. Proposed schedule includes 10 Friday night football games and 504 other weeknight games and practices. The application, as proposed, was supported by numerous members of the public.

Members of the public raised concerns about the project and the information provided in studies conducted by the school. Jocelyn Drake advised that the applicant's sound, lighting, and traffic studies would be posted on the County's website by Thursday, January, 28, 2016. Ms. Mango noted that the full application, including all applicant studies, were already posted to the Marin Catholic website.

Major issues discussed were noise from nighttime game activity, traffic, and lighting. Several persons said they accept the daytime noise at the field as a normal part of life near a school, but expect a more peaceful evening environment.

Several speakers noted that field noise includes not only what emanates from the sound system but also band music, cheers or conversations from the bleachers, vehicle traffic as people arrive and depart. Several neighbors who live in homes across Sir Francis Drake Blvd and uphill from the school reported hearing noise, including conversations among spectators. A resident on Vista Grande (uphill) said he can "hear every word" spoken by persons arriving for basketball games.

There were also questions about the completeness of some of the studies with the application. Comments included the following: 1) A speaker asked for information regarding reflected light from the LED lighting directed at the field's artificial surface, and from pathway lighting. In addition there were questions about impacts night lighting could have on wildlife and birds in nearby wetlands. 2) There were questions about whether the traffic study correctly estimated vehicle counts for early Friday evening, which could be different from other weeknights and from Saturdays when football games have been played. 3) Several photos of the field with the project description were taken at different times of day from varying views and it was not clear how they should be interpreted.

Several speakers were with a group called Preserve Ross Valley, and submitted letters to the KPAB which were provided to the County planner. One person, indicated a concern that the additional night game activity would affect values of nearby homes.

KPAB Recommendation. Board members unanimously recommend that this application is incomplete and that the following information should be provided.

1. Provide copies of written lease agreements for the parking at St. Sebastian's, Bacich School, and any other location which is included in the 176 spaces referred to on page 11 of the project description.
2. Describe enforcement mechanisms that would be implemented for use permit conditions.
3. Evaluate noise and lighting impacts on wildlife and habitat at the Hal Brown Park at Creekside and associated wetlands.
4. Provide visual analysis of the effects of proposed lights on adjacent properties other than the Greenbrae properties currently included in the application.
5. Provide further evidence of the effect on traffic on Sir Francis Drake resulting from night football games, and in particular, resulting from westbound cars turning left across SFD to access the main MC parking lot.
6. In addition to the possible effect of direct glare from the proposed lights, address the effect of the general increase in overall lighting in the area.
7. In addition to the direct effect of the public address system during evening hours, address the effect of crowd and band noise created at evening events.

Other Business. Scoping for the Army Corps of Engineers Corte Madera Creek flood control plan EIR will be held January 28, 6:00 PM at the Marin Art and Garden Center in Ross. Scoping comments are due by February 16.

The meeting was adjourned at 9:30 p.m.

Minutes: Ann Thomas