

**3. USE PERMIT (09-15) AND DESIGN REVIEW (09-24):  
LAUREN BOUNTY**

The subject property is located at **2800 Nicasio Valley Road, Nicasio**, and is further identified as **Assessor's Parcel 121-160-37**

A proposal to construct a wireless Personal Communication Services (PCS) facility on a new monopine (i.e. a monopole disguised as a pine tree). The monopine would reach a height of 55 feet and accommodate 9 panel antennas. The proposed monopole is located approximately 22 feet from the southerly property line. Co-location of additional service providers is possible with the proposed design, but is not presently planned. The zoning for this parcel is ARP-40. The subject property is located at **2800 Nicasio Valley Road, Nicasio**, and is further identified as **Assessor's Parcel 121-160-37**.

The Deputy Zoning Administrator (DZA) asked if staff had any additional comments or had received additional correspondence since the staff report was distributed and the staff responded, noting the following:

- An October 25<sup>th</sup> fax from Sue Klien, Nicasio Design Review Board; and
- E-mails from the public expressing both support and concerns.

Michel Jeremias, Department of Public Works stated that a legal access easement is provided and shall comply with Title 24.

The public testimony portion of the hearing was opened.

The applicant, Gordon Bell and owner, Lauren Bonty, spoke regarding the favorable elements of the project, including the following:

- The need for cell service is for safety and educational reasons;
- The facility was designed to be located on private property;
- The visual analysis was extensive and the landscaping will disguise the location; and
- The Verizon facility is 3 miles away and will not receive the internet coverage needed.

Members of the public speaking in favor of the project included: Carol Arritola, St. Rita's School, spoke on the need to reach parents in an emergency and on-line homework needs for the students.

Members of the public objecting to the project included: Sue Klein, Nicasio Design Review Board

Detrimental elements of the project were noted by members of the public, including the following:

- Co-location would be preferable in lieu of a new tower;
- Telecommunications plan states that it must be shown that no other site for co-location is possible;
- Propagation maps are needed to show why they cannot relocate; and

- Re-Vegetation program should be established before the permit is approved with an annual review for vegetation maintenance.

The public testimony portion of the hearing was closed.

In response to the Hearing Officer's question about the coverage maps from Windfield Station, the design engineers find sites that are between two sites to overlap coverage.

Sue Klien, Nicasio Design Review Board stated that her Verizon coverage is not adequate and no satellite service is offered in the area.

The Deputy Zoning Administrator Hearing Officer made several comments pertaining to the project, including the following:

- Getting adequate coverage is a mandate, but we do not have enough information to prove that a co-location would not be better;
- Better coverage maps are needed;
- Sudden Oak death is a real threat and tree removal is inevitable;
- Any trees removed need to have a vegetation replacement shown on a landscape plan; and
- Invasive species on the site should be removed.

The Hearing Officer noted mushroom growing along the trail in the area near the head waters that could affect the water drawn out of Nicasio. He suggested a designated compost area and referred to the Horse Keeping Guide To Land Management for reference.

The Deputy Zoning Administrator (DZA) continued the item to the hearing of Dec 1<sup>st</sup> 2011.