The Board of Supervisors of the County of Marin hereby resolves as follows.

SECTION I: FINDINGS

1. Verizon Wireless, on behalf of the owners, San Domenico School for the Girls, has submitted a Use Permit and Design Review application for a new 30-foot-tall wireless communications facility on a developed property located in San Anselmo (on the grounds of San Domenico School). The wireless communications facility entails building a new 30-foot-tall structure disguised as a water tower. Additional facilities associated with the wireless communications facility would be located approximately 330 feet from the water tower structure in a 423 square foot fenced-in area. The two locations would be connected via underground cables.

The applicant proposed a 30-foot-tall structure, disguised as a water tower, that was square like-in shape and 17-feet long by 17-feet wide at the base and 13-feet long by 13-feet wide at the top. The Deputy Zoning Administrator modified the proposed structure to ensure consistency with the Marin County Telecommunications Facilities Policy Plan to be a 30-foot-tall cylindrical structure disguised water tower with a diameter of no more than 17 feet.

The wireless communications facility would include the following: (1) an approximately 400 square foot concrete slab; (2) a 30-foot-tall structure disguised as a water tower; (3) nine 8-foot-tall antennas enclosed within the water-tower; (4) an approximately 423 square foot area enclosed by an eight-foot-tall wooden fence; (5) a 30 kw backup diesel generator; (6) three backup power/battery cabinets; and, (7) rack mounted equipment including telecom cabinets and equipment enclosures. Various site improvements would also be entailed in the proposed development, including widening the gravel roadway from approximately 8 feet to 12 feet to access the proposed wireless communications facility, underground utilities within the existing roadway on the San Domenico School campus and general site improvements to implement the proposed project. The wireless communications facility would be setback at least 650 feet from all property lines.

The property is located at 1500 Butterfield Road, San Anselmo and is further identified as Assessor's Parcel 176-300-30.

2. On August 4, 2022, the Marin County Deputy Zoning Administrator approved the project with conditions.

4. On October 25, 2022, the Marin County Board of Supervisors held a duly noticed public hearing to take public testimony and consider the project.

5. The bases of appeal are insufficient to overturn the Deputy Zoning Administrator’s decision, for the reasons discussed below.

A. The appellant asserts that the project is inconsistent with Objective EMF 1 of the Marin County Telecommunications Facilities Policy Plan and expresses concern regarding electric and magnetic field exposure.

Objective EMF 1 of the Marin County Telecommunications Facilities Policy Plan (TFPP) is to avoid or minimize of community conflicts over the potential adverse health effects from telecommunication facilities by the prudent avoidance of locating such facilities in close proximity to areas where people will be exposed to pro-longed electric and magnetic fields (EMF). The applicant has provided an alternative site analysis that looked at several potential locations for the proposed wireless communications facility. The proposed location was selected based on considerations including polices within the Marin County TFPP, proximity to residences or schools and service coverage gaps. Policy EMF 1.1 under Objective EMF 1 is advisory only and is not intended to regulate the location of new facilities; deny a facility, require site modification, or otherwise replace, modify, or supplement the maximum permissible exposure levels for electric and magnetic field strength and equivalent plane-wave power density in the EMF emission guidelines adopted by the Federal Communications Commission (FCC). Additionally, Federal law prohibits cities and counties from considering radiofrequency ("RF") emissions as a basis for denying or regulating wireless facilities if (as is the case here) the applicant has demonstrated that the proposed wireless facility complies with the FCC RF emissions regulations. A study was presented by the applicant's engineer confirming that any new RF emissions would be at the FCC's established threshold and limit.

The Department of Public Works reviewed the RF emission study and confirmed the findings of the applicant’s study that the equipment would be in compliance with the FCC mandates. Given that the proposed facility would operate within the established FCC standards, the County does not have the ability to preclude the development of this facility based solely on perceived health impacts from radiofrequency emissions.

B. The appellant asserts that not all the project materials were available to the public to review, and information was missing from the project plans.

All materials submitted by the applicant are available for the public to review in the project folder. Project folders include all plans and reports and are available for the public to review in Room 308 of the Marin County Civic Center. Additionally, project materials are posted on the project webpage as a courtesy, including a noise study, photo simulations, an alternatives analysis, a title report, a natural resources report, RF reports, and a colors and materials pallet. The project plans include a facility layout on sheets A-3 and C-2 which demonstrates the antennas disguised by a fake water tower are facing northwest, southwest, and southeast.
6. The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 of the CEQA Guidelines because the telecommunications facility would not result in environmental impacts. The applicant has submitted a report prepared by Verizon Wireless, which evaluates human exposure to radio frequency electromagnetic fields from the proposed telecommunications facility. The report concludes that the facility will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not cause a significant impact to the public.

7. The project is consistent with the goals and policies of the Marin Countywide Plan (CWP) for the following reasons:

A. The CWP land use designation for the subject property is for residential uses. The proposed project would be consistent with the existing land use designation because telecommunication facilities are allowed uses under the corresponding zoning subject to the approval of a Conditional Use Permit.

B. The proposed project is compatible with the residential land use designation for the project site and would not interfere with the existing use of the site for a school. The project would involve the construction of a wireless facility that would be accessory to the current primary use. The location, size, and operating characteristics of the proposed facilities are compatible with the allowed uses in the vicinity. The design, as modified by conditions of approval herein, would also be compatible with the uses on-site as well as the adjacent uses on the surrounding properties. The on-site circulation would remain unchanged, and the proposed project will not alter parking areas.

C. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.

D. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.

E. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.

F. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.

G. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.

H. As discussed in Section 8 below, the proposed project is consistent with the goals and policies of the Marin County TFPP because the project, as modified by conditions of approval, would ensure that the siting and design of the proposed facility are compatible
with other land uses, would minimize visual impacts, and would minimize potential health risks to people.

I. Mandatory Use Permit findings can be made under Section 22.48.020 of the Marin Code to allow public utility and service uses necessary for public safety, convenience, and welfare, as discussed in Section 9 below.

J. The project would provide critical emergency communications needs to the community.

K. The project would not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or their services.

8. The project is consistent with the Marin County Telecommunications Facilities Policy Plan (TFPP) and with the criteria for wireless communication facilities contained therein, as follows:

A. The Marin County TFPP states that wireless telecommunications facilities should be sited to avoid or minimize land use conflicts. The Marin County TFPP policies establish a general preference for non-residential sites for wireless facilities. Marin County TFPP policy LU 1.4 ranks location preferences in seven categories:

1. Industrial sites
2. Commercial sites
3. Public facilities sites
4. Agricultural sites
5. Mixed use sites
6. Open space and recreational sites
7. Residential sites

There are no industrial or commercial sites in the coverage area. Given that Sleepy Hollow is primarily a residential community, which is the lowest priority for locating telecommunication facilities, the proposed property is preferred to the alternative sites within the needed coverage area.

The private property is developed with institutional buildings, dormitories, recreational fields, pathways and parking lots operated by the San Domenico School. The educational use of the property would be ranked three in priority. The majority of the property is undeveloped and also includes a network of private trails, which as open space and recreation use would be ranked sixth. Adjacent properties are open space or residential. The nearest off-site residence is approximately 750 feet away.

As discussed in more detail below, a stealth water tower is compatible with the open space character and use of the subject property and surrounding areas. The project site is served by an existing access roadway. The facility is sited to minimize the amount of grading and avoid the removal of any trees or result in other adverse environmental impacts. The project would not result in adverse visual impacts because of the stealth design, topography, and distance from the most public vantage points. The proposed equipment area would be fenced, hiding the equipment.
B. Visual and aesthetic compatibility policies VIS 1 and 2 specify that telecommunications facilities should be sited and designed to avoid or minimize adverse visual effects. The Marin County TFPP also encourages stealth design to minimize visual effects. The proposed telecommunications tower is disguised as a 30-foot-tall wooden water tower located at an elevation contour line of 355 feet. The location is approximately 1,250 feet southwest of the visually prominent ridgeline upslope that connects topographic highpoints, and well over 125 feet lower in elevation. As seen in the project plans, the top portion of the structure is square, approximately 13 feet wide by 13 feet long and 11 feet tall. This area would house the antennas. At the base of this area, the structure fans outward and at the base is 17 feet wide by 17 feet long.

The stealth water tower design originally proposed by the applicant is inconsistent with other water tank designs that exist in Marin County and the Bay Area because it does not disguise the tower well enough. To improve the stealth design to ensure the structure is disguised more effectively as a water tower, a condition of approval has been added that requires the stealth structure to be 30-foot-tall cylindrical design similar to the one presented in the alternatives analysis. However, the exterior shall have a wooden finish similar to that of the proposed water tower rather than the metal surface shown in the alternative. The cylindrical design shall be no more than 17 feet in diameter and no taller than 30 feet. Wood siding would ensure the structure would blend in with the natural environment and would not stand out or cause a distraction. As modified, this stealth design option would allow for future co-location of antennas that would not require substantial modification to the structure that could result in the structure looking less like a water tower. Additionally, the Marin County TFPP encourages co-location; therefore, this condition of approval would allow for this project and future projects to be consistent with Marin County TFPP Policy 2.1.

C. Marin County TFPP Policy LU 1.1 states that new telecommunication facilities in Ridge and Upland Greenbelt areas should be avoided unless no other technically feasible and available site exists. The Ridge and Upland Greenbelt designation is a broad swath that includes flatlands, canyons, valleys, and ridgelands, some of which are developed with single-family residences. The proposed project is located within the Ridge and Upland Greenbelt. As called for in the Marin County TFPP, the applicant has provided an alternative sites analysis indicating there are no existing sites within the area that would service their coverage gap to co-locate upon. Alternative sites on the San Domenico School campus were examined but all were located within the Ridge and Upland Greenbelt as well. While the applicant has shown that there are other technically feasible alternatives, they would not meet other requirements of the Marin County TFPP. Antennas located elsewhere would be significantly taller, and/or would not blend into the natural landscape. Those alternatives would be less consistent with telecommunication policies to protect views and meet coverage objectives. They would also be located closer to residential areas, which is the least-preferred option. The proposed structure is located well below the ridge and disguised as a water tower. The visual appearance of the structures would be softened by the use of natural colors to blend in with the hillside. Additionally, the water tower would be located near existing trees which would soften its appearance.

D. Marin County TFPP Policy LU 1.1.5 states that new telecommunication facilities shall only be permitted on properties with public easements or other restrictions in accordance with the terms of such an agreement. The undeveloped portions outside of the campus area
of the San Domenico School and areas 50 feet outwards from the top of bank from Sleepy Hollow Creek on the subject property are part of a private open space and conservation agreement that was recorded against the property in 2003 and amended in 2008. The agreement limits development on the school property by stating that a large area of the property (including the area of this project) “shall be preserved substantially in its undeveloped state” and that “[n]o new structures may be developed over the non-development area.”

The Telecommunications Act of 1996 enables the FCC to issue rules preempting state or local legal requirements that act as a barrier to entry in the telecommunications service. Section 332(c)(7)(B) preempts state and local requirements that prohibit or have the effect of prohibiting the provision of personal wireless services. In general, a local government’s denial of a wireless facility permit violates this provision of the Telecommunications Act if a significant service gap exists, and the proposed facility is the “least intrusive means” of addressing that gap.

The applicant has submitted maps showing the wireless coverage provided by the proposed project. These coverage maps indicate that the higher elevation of the proposed facility gives it a greater line of sight, and therefore broader wireless coverage to this area than lower locations that would be outside the area restricted by the open space agreement. In addition, as discussed above, the application proposes a design that is minimally intrusive given the wireless coverage gap it will address. The applicant has also submitted information showing that other location alternatives would not be less intrusive because they would not serve the coverage gap, would result in a more intrusive deployment, lack landlord interest, or would not comply with Marin County TFPP location policies. As a result, denying this applicant could, assuming the existence of a coverage gap and the lack of less intrusive alternatives, be considered inconsistent with FCC regulations and the Telecommunications Act, and the open space agreement and conservation agreement cannot supersede these authorities.

E. Marin County TFPP policy LU 2.1 states that new commercial wireless facilities should be co-located or clustered at existing or planned telecommunication sites unless requiring the proposed facility to be located at another stand-alone location would have the effect of prohibiting wireless service, or result in adverse land use effects that would otherwise be avoided or minimized to an acceptable level. As noted above, the applicant has provided maps of gaps in service that cannot be covered by co-locating on existing facilities.

F. Marin County TFPP policy LU 1.7 encourages sites in proximity to existing or proposed trails or open space lands to be sited to ensure that these public uses are not adversely affected. The proposed project is consistent with this policy because it does not interfere with public access or use, would have limited visual effects for nearby recreational trails and open space areas, meets FCC limits for public exposure, and utilizes existing roads.

G. Marin County TFPP policy OI 1 requires that telecommunications facilities be constructed, maintained and operated in a manner that does not adversely affect public safety or result in noise or traffic impacts. Noise levels associated with the operation of the facility would not exceed the ambient noise levels. With exception to routine maintenance visits by a cellular site technician, the facility would not generate other traffic trips to the property. Therefore, the proposed facility would neither generate significant levels of noise nor traffic.
H. The facility would allow Verizon Wireless to provide communications services for the Sleepy Hollow area and would allow the carrier to continue to provide a reliable source of wireless communications to residents, businesses, and emergency service providers in the County.

I. The applicant submitted a report prepared by Verizon Wireless which concludes that the existing facility would not result in any significant risks with respect to human exposure to radio frequency fields because the proposed facility would generate maximum ambient radio frequency levels that are below the applicable public exposure limit established by the FCC.

9. The project is consistent with the mandatory findings for Conditional Use Permit approval (Marin County Code Section 22.48.040).

A. The proposed use is allowed, as a conditional use, within the subject zoning district and complies with all of the applicable provisions of this Chapter.

Pursuant to Marin County Code Section 22.10.030, the construction and maintenance of telecommunication facilities, are conditionally permitted in RSP (Residential Single-Family Planned) zoning districts. Telecommunication facilities may be approved in the governing RSP zoning district by Use Permit pursuant to Section 22.48.040 of the Marin County Code when it is found to be necessary for public health, safety, convenience, or welfare. The telecommunications facility is part of the Verizon Wireless network, which provides wireless cellular and personal communication services to residents and businesses in Marin County and contributes to public safety, convenience, and welfare. Therefore, the project is consistent with this finding.

B. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

The applicant has submitted coverage maps, which show that there is low to no coverage for the surrounding area and no options for co-location to achieve the required coverage results. The proposed facility would significantly increase the wireless coverage for the surrounding area and benefit the local community and public services. As modified herein, the facility would be the least visibly intrusive means to accomplish the required coverage improvements for the area as the stealth design would conceal the antennas as a water tower, not on a ridgetop, and setback from the San Domenico School and nearby residence. See section 8, above.

C. That granting the Conditional Use Permit will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.

The project would not result in any significant, public health risks with respect to human exposure to radio frequency radiation because the facility would operate well below the exposure limits set by the FCC. Granting of the proposed Use Permit on the subject property would not be detrimental to the health, safety, comfort, or welfare of persons working or residing in the surrounding neighborhood.
10. The project is consistent with the mandatory findings for Design Review approval (Marin County Code Section 22.42.060).

A. The proposed development complies with either the Single-family or Multi-family Residential Design Guidelines, as applicable, the characteristics listed in Chapter 22.16 (Discretionary Development Standards) and any applicable standards of the special purpose combining districts provided in Chapter 22.14 of this Development Code.

The Single-family or Multi-Family Residential Design Guidelines do not apply since they apply to residential development and the proposed project is a telecommunication facility. Additionally, the project is not located in a combining district; therefore, Chapter 22.14 of the development code would not apply. The development would not be located near streams or areas that are constrained by unusual geotechnical hazards. Any excavation or grading would be minimal, and no vegetation would be removed as part of the project.

As previously discussed, the project site is located well below a ridgeline but within a Ridge and Upland Greenbelt area. While the proposed water tank would be visible from some public locations, using a stealth design would ensure the tower would not distract from the natural landscape and would not create a visual impact. Although design standards discourage development in Ridge and Upland Greenbelt areas or ridgelines, Ridge and Upland Greenbelt area development may be allowed if no other suitable location is available on the site or in the needed service area. As previously discussed, most of Sleepy Hollow is within the Ridge and Upland Greenbelt or is residentially developed. Therefore, the alternative sites analysis prepared by the applicant indicated the proposed site is the most suitable location for the project. The location of the water tower is approximately 1,250 feet southwest of the visually prominent ridgeline upslope that connects topographic highpoints, and well over 125 feet lower in elevation. Additionally, the coverage gap area is a residential area or designated Ridge and Upland Greenbelt.

B. The proposed development provides architectural design, massing, materials, and scale that are compatible with the site surroundings and the community.

The project site is located within Sleepy Hollow, which is primarily a residential area surrounded by hills. The use of a stealth design and fencing would help disguise the facility at the project site. The project, as conditioned, would be compatible in terms of architectural design, massing, materials with the site surroundings and the community. Please see Sections 5.A, B, C, D, and E above for more information.

C. The proposed development results in site layout and design that will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties.

The project would be located with adequate setbacks to adjoining properties and would not interfere with development on other properties. The project would be a stealth design that would be far enough away from residential areas that it would not result in loss of light, air, privacy, or views in the surrounding neighborhood. Please see Sections 8.A, B, C, D, and E above for more information.
D. The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.

At the closest point the equipment area is approximately 120 feet from Butterfield Road on the San Domenico School campus and approximately 5 feet from a dirt access road. The proposed structures would not adversely affect these roads because they would be enclosed behind fences and would not encroach into these areas. Additionally, the project includes underground utilities and associated equipment that would not interfere with access once construction is completed. The project would not permanently interfere with circulation on the existing sidewalk or right-of-way. Furthermore, the project would not result in substantial grading, retaining walls, tree removal, or other adverse physical effects on the environment.

E. The proposed development will provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.

The facility would maintain large setbacks to all surrounding properties and would not interfere with the existing uses on the property. The proposed facility would be located within a fenced lease area that would not be accessible to the school and other users of the private property. The water tower would be over 750 feet from the closest residence southwest and approximately 400 feet to the nearest structure on the San Domenico School campus, which is an equestrian related structure. The facility would blend in with the existing landscape due existing vegetation and the stealth design. Furthermore, the project would be reviewed during the Building Permit stage to ensure the structure meets all current fire and building code requirements.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the project described in condition of approval 1 is authorized by the Marin County Board of Supervisors and is subject to the conditions of project approval.

This decision certifies the proposed project’s conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors hereby approves the San Domenico School (Verizon) Use Permit and Design Review subject to the conditions listed below.
CDA-Planning Division

1. This Use Permit and Design Review approval authorizes a new 30-foot-tall wireless communications facility on the grounds of San Domenico School. The wireless communications facility shall be a 30-foot-tall structure disguised as a water tower. Additional facilities associated with the wireless communications facility shall be located in a 423 square foot fenced-in area. The two locations shall be connected via underground cables. The wireless communications facility shall include the following: (1) an approximately 400 square foot concrete slab; (2) a 30-foot-tall structure disguised as a water tower structure; (3) nine 8-foot-tall antennas enclosed within the water-tower portion of the structure; (4) an approximately 423 square foot area enclosed by an eight-foot-tall wooden fence; (5) a 30 kw backup diesel generator; (6) three backup power/battery cabinets; (7) rack mounted equipment including telecom cabinets and equipment enclosures. Various site improvements shall include widening the gravel roadway to 12 feet to access the proposed wireless communications facility, underground utilities within the existing roadway on the San Domenico School campus and general site improvements to implement the proposed project.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled “San Domenico,” consisting of 14 sheets prepared by Verizon Wireless, received in final form on June 30, 2022, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall modify the project to conform to the following requirements:

a. The water tower stealth design shall be cylindrical in shape, no more than 17 feet in diameter and no taller than 30 feet above surrounding grade. The exterior siding shall be a natural wood finish.

3. The project shall conform to the Planning Division’s “Uniformly Applied Conditions 2022” with respect to all of the standard conditions of approval and the following special conditions 6 and 7.

4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a copy of a safety standards plan for review and approval by the Community Development Agency, Building and Safety Division. The plan shall contain safety standards to be implemented in order to protect people working in areas that are not accessible to the general public who might be exposed to EMF levels in excess of the Maximum Permitted Exposure Level. Such standards may include restricted access to telecommunications facilities, temporarily ceasing operation of the facility for work required within specified distances of antennas, and posting safety signage in compliance with FCC requirements.

5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall enter into a standard performance agreement with the County and post a suitable security in order to guarantee removal of an abandoned facility. The facility must be dismantled and removed from the premises if it has been inoperative or abandoned for more than a two-year period unless the service provider or property owner obtains an extension from the Community Development Agency.
6. The electromagnetic field (EMF) strengths or equivalent plane-wave power densities generated by the approved facility, in combination with other existing ambient sources of EMF, shall not expose the general public to EMF levels that exceed the Maximum Permitted Exposure levels for electric and magnetic field strength and equivalent plane-wave power density in the EMF emission guidelines adopted by the FCC. In the event the FCC adopts a more restrictive Maximum Permitted Exposure Level, or the County adopts a more restrictive EMF exposure standard if allowed by future changes in Federal law, the applicant shall demonstrate compliance with the more restrictive standard unless such a requirement is preempted by State or Federal law. The applicant shall demonstrate compliance by submitting a radio frequency report to the County within 90 days of the effective date of the standard or longer period as approved by the Community Development Agency Director. The radio frequency report shall determine conformance with the updated standard by calculating the EMF power levels of the approved facility in combination with other existing ambient sources.

7. The approved facility shall operate in compliance with the noise exposure standards contained in the Marin County Code. Normal testing and maintenance activities shall occur between the hours of 7:00 a.m. and 5:00 p.m., Monday through Sunday, excluding emergency repairs. Normal testing and maintenance activities which do not involve the use or operation of telecommunications and maintenance equipment that is audible from nearby sensitive receptors may occur at all times. Back-up generators shall comply with the above-referenced noise standards, and shall only be operated during power outages, emergency occurrences, or for testing and maintenance as described above.

8. The project shall comply with the California Public Utility Commission’s latest requirements related to back-up energy sources and duration.

SECTION IV: VESTING

NOW THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within 3 years of the date of the approval, shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

SECTION V: VOTE

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin, State of California, on the 25th day of October 2022, by the following vote to wit:

AYES: SUPERVISORS

NOES:

ABSENT:
KATIE RICE, PRESIDENT
MARIN COUNTY BOARD OF SUPERVISORS

ATTEST:

Matthew H. Hymel
Clerk of the Board of Supervisors
SAN DOMENICO
1500 BUTTERFIELD RD., SAN ANSELMO, CA 94960
LOCATION CODE: 625883
PROJECT TYPE: NEW SITE BUILD

SITE INFORMATION

PROPERTY OWNER - SAN DOMENICO
ADDRESS - 1500 BUTTERFIELD RD., SAN ANSELMO, CA 94960

PROJECT TEAM

PROJECT MANAGER - [Name]
PROJECT COORDINATOR - [Name]
ARCHITECT - [Name]
ENGINEER - [Name]

ZONING DRAWING

ACCESSIBILITY NOTE

GENERAL NOTES

APPROVALS

AUTOPILOT

DRIVING DIRECTIONS

DO NOT SCALE

DZA - Attachment #11
SEQUOIA DEPLOYMENT SERVICES, INC.

ANTENNA LAYOUT @ PLATFORM LEVEL

PROPOSED ANTENNA SCHEDULE

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1. All proposed locations are subject to change, pending the completion of construction.
2. Proposed only locations are subject to change upon final completion of construction.
3. As of the time this drawing was located, the proposed equipment layout is subject to change.
PETITION FOR APPEAL

TO: THE MARIN COUNTY Planning Commission
3501 Civic Center Drive (Planning Commission or Board of Supervisors)
San Rafael, CA 94903-4157

1. The undersigned, Steven Halpern (Appellant/Petitioner), hereby files an appeal
of the decision issued by the Deputy Zoning Administrator (Director, or Deputy Zoning Administrator, or Planning Commission)
regarding the San Domenico School Verizon Wireless Use Permit and Design Review
relating to property described and located as follows:
a) Assessor's Parcel Number 176-300-30
b) Street Address 1500 Butterfield Road, San Anselmo

2. The basis of this appeal is:

please see attached page

(The pertinent facts and the basis for the appeal shall be provided to the Agency at the time the
appeal is filed, but no later than the last date established for the appeal period – usually 10 days
following the date of the decision. If more space is needed, please attach additional pages
setting forth the bases for appeal.)

FROM

Steven Halpern (Print Name)
212 Van Tassel CT (Address)
San Anselmo, CA (City/State/Zip Code)

415-455-9973 (Telephone)
Stevenhalpern@innerpeacemusic.com (Email)

P 3737
1. The required RF Compliance report was not, and still has not, been posted for Public Review.

2. The Marin County Telecommunication Policy includes a formal “Location of Wireless Communication Facilities” checklist (see p.242). A completed checklist by Verizon has not been posted for Public Review.

3. The Marin County Telecommunication Policy specifically includes language in Objective EMF 1 stating that “The County should regularly advise service providers that it is prudent to avoid siting new transmitting facilities where prolonged EMF exposure will be experienced in residential neighborhoods and other locations where persons may be immunologically compromised such as elementary schools, pre-schools, senior facilities, and hospitals.” By placing the 30’ tower with 9 antennas on the San Domenico campus with direct line of sight to classrooms and playing fields, the above Marin County guidelines have been explicitly ignored.

4. The Marin County Telecommunication Policy requires EMF levels to be measured after a new source is constructed, BEFORE permit allows it to operate IF predicted RF emissions are greater than 1/3 of the allowable standard at the point(s) the public has the closest access to the antennas. Hammett & Edison predict RF emissions as high as 36% for a person "anywhere on the ground". Can you please confirm that these measurements will be taken post-construction, pre-operation? How has the impact on classrooms and school buildings been assessed? Based on submitted documents, we are unable to determine whether the antennas are facing the San Domenico school. Since the County Telecommunication Policy specifically calls out Pruden: Avoidance when it comes to siting near schools, it seems prudent to require a schematic of antennas and their orientation for those that face the campus.

5. The Marin County Telecommunication Policy includes a formal checklist that includes the requirement for periodic RF monitoring. How often will that monitoring be conducted? How do local residents and school attendees review results?
NOTICE OF CEQA EXEMPTION

July 12, 2022

1. Project Name: San Domenico School (Verizon Wireless) Use Permit and Design Review

2. Project Location: 1500 Butterfield Road, San Anselmo [APN: 176-300-30]

3. Project Summary: The project involves construction of a telecommunications facility disguised as a water tower on the grounds of the San Domenico School for the Girl lot located in Sleepy Hollow.

4. Public Agency Approving Project: Marin County Community Development Agency

5. Project Sponsor: Verizon Wireless

6. CEQA Exemption Status: CEQA Guidelines section 15303, Class 3

7. Reasons for Exemption: The Environmental Coordinator has determined that the project is categorically exempt from CEQA review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. This exemption includes projects that involve the construction and location of limited numbers of new, small facilities or structures.

This Project consists of a Use Permit and Design Review to construct and operate a wireless cellular facility to improve the wireless coverage and capacity for both current and new customers. The proposed location is not considered environmentally sensitive. In addition, all public utilities and services will be available to the Project site. Based on staff’s review of the Project, no special circumstances exist that would create a reasonable possibility that granting a Use Permit and Design Review for this project will have a significant effect on the environment. Therefore, the proposed Project is
exempt from CEQA and no further environmental review is required.

Project Planner: Megan Alton
Planner

Reviewed by: Rachel Reid
Environmental Planning Manager

VICINITY MAP
STAFF REPORT TO THE MARIN COUNTY
DEPUTY ZONING ADMINISTRATOR
San Domenico School Use Permit and Design Review

Recommendation: Approved with Conditions
Hearing Date: August 4, 2022

Application No(s): P3436
Agenda Item: 1
Owner(s): San Domenico School for the Girls
Last Date for Action: September 1, 2022
Assessor’s Parcel No(s): 176-300-30
Property Address: 1500 Butterfield Road, San Anselmo
Project Planner: Megan Alton
Signature: Megan Alton

Countywide Plan Designation: PR (Planned Residential)
Community Plan Area: n/a
Zoning District: RMP-0.1 (Residential Multiple-family Planned)
Environmental Determination: Exempt per CEQA Guidelines section 15303, Class 3

PROJECT SUMMARY

The applicant requests Use Permit and Design Review approval to construct a new 30-foot-tall wireless communications facility on a developed property located in San Anselmo (on the grounds of San Domenico School). The wireless communications facility entails building a new 30-foot tall, structure disguised as a water tower, which would have dimensions of 17-feet by 17-feet wide at the base and 13-feet wide at the top. Additional facilities associated with the wireless communications facility would be located approximately 330 feet from the water tower in an 423 square foot fenced area. The two locations would be connected via underground cables. The wireless communications facilities would be setback at least 650 feet from all property lines.

The wireless communications facility would include the following: (1) an approximately 400 square foot concrete slab; (2) a 30-foot-tall structure disguised as a water tower; (3) nine 8-foot-tall antennas enclosed within the water-tower portion of the structure; (4) an approximately 423 square foot area enclosed by an eight-foot-tall wooden fence; (5) a 30 kw backup diesel generator; (6) three backup power/battery cabinets; (7) rack mounted equipment including telecom cabinets and equipment enclosures. Various site improvements would also be entailed in the proposed development, including widening the gravel roadway from approximately 8 feet to 12 feet to access the proposed wireless communications facility, underground utilities within the existing roadway on the San Domenico School campus and general site improvements to implement the proposed project.
Conditional Use permit approval is required for telecommunication facilities under the Marin County Code, 22.10.030; and Design Review approval is required pursuant to Marin County Code Section 22.42.010.

PROJECT SETTING

Characteristics of the site and surrounding area are summarized below:

Lot Area: 511 acres
Adjacent Land Uses: Institutional, Residential and Open Space
Topography and Slope: Project area is sloping
Existing Vegetation: Mix native and non-native grasslands
Environmental Hazards: Very High Fire Risk

The project site is a 511-acre property known as the San Domenico School. The project site is residentially zoned, and developed with institutional buildings, dormitories, recreational fields, pathways and parking lots. The project site also includes undeveloped hillsides, recreational trails and fire access roads. The project is accessible via a private drive from Butterfield Road with the San Domenico School campus. The area of proposed development is accessible via Butterfield Road and an existing dirt access road on the undeveloped hillside. The areas proposed for equipment include a mix native and non-native grasslands with oaks trees within the vicinity. No tree removal is proposed as part of the project.

The surrounding area is mostly residential. The proposed wireless communications facility disguised as a water tower would be over 750 feet from the closest residence to the southwest. The proposed tower is located at an elevation of 355 feet. The location is approximately 1,250 feet southwest of the visually prominent ridgeline upslope that connects topographic highpoints, and over 125 feet lower in elevation.

BACKGROUND

A Use Permit and Design Review application was submitted on December 8, 2021. Upon receipt, the application was transmitted to the Department of Public Works (DPW) and the Ross Valley Fire Department. On December 23, 2022, the application was deemed incomplete. On March 2, 2022, the applicant resubmitted but the application was again deemed incomplete on March 28, 2022 due to a deficient resubmittal. The application expired on May 3, 2022, but the applicant reinstated the application on June 20, 2022 by submitting all of the required information to deem the application complete.

The applicant provided the following technical reports as part of the application materials:

- Photo simulation, prepared Artistic Engineering;
- Alternative Site Analysis, prepared by Verizon Wireless;
- A map identifying existing and future Verizon Wireless facilities within 4 miles;
- Noise Compliance Report, prepared by Hammett & Edison, Inc;
- Biological Resource Assessment, prepared by AJM Ecological Solutions, LLC, dated June 27, 2022;
- Title Report;
- Project Narrative Statement; and,
• Project plans, prepared by Cellsite Concepts, dated June 28, 2022

A notice was posted on the project site on December 21, 2021, identifying the applicant and briefly describing the project and its location. A site visit was conducted on the same day the notice was posted, and a subsequent site visit on June 22, 2022, to confirm story-poles were installed and to take additional pictures of the proposed facility from off-site and on-site locations. The application was deemed complete on July 12, 2022. The Community Development Agency provided a mailed public notice on July 15, 2022, identifying the applicant, describing the project and its location, hearing date, and location in accordance with California Government Code requirements. The notice was mailed to all property owners within 600 feet of the subject property.

KEY ISSUES

The County’s discretionary authority in reviewing all applications for wireless facilities is significantly limited by State and Federal laws, specifically by the Federal Telecommunications Act of 1996 and the California Government Code Section 65850.6 and 65964.1.

The Federal Telecommunications Act limits the County’s consideration of the project under their local standards in two significant ways. First, Federal law prohibits the County from either conditioning or denying the project based on concerns stemming from the environmental or health effects of radiofrequency (RF) emissions if the proposed facility complies with federal RF standards. Second, Federal law prohibits the County from denying the project if: (a) the facility is necessary to fill a significant service gap in the applicant’s wireless network; and (b) the facility is the least intrusive means of filling the service gap. As a faux water tower, the proposed would be designed to the minimum functional height required to meet the coverage requirements and demands for the area. In addition, under Federal law, the County may not regulate wireless facilities in a manner that would “prohibit or have the effect of prohibiting” an entity from providing telecommunications service or personal wireless services.

Under California state law, if the County fails to act on an application within the timeframes established by the Federal Communications Commission, an applicant may seek relief through the courts to deem the application approved as proposed. The County may impose design requirements as long as those requirements are reasonable, technically feasible, and are reasonably directed to avoiding orremedying the intangible public harm.

Consideration of the project is also governed by the County’s Telecommunications Facilities Policy Plan (TFPP). The TFPP was first adopted in 1990 and comprehensively updated in 1998, mainly in response to the advent and deregulation of the cellular telephone market and to reflect significant legislative changes in the 1996 Act. The TFPP promotes the goal of mitigating visual impacts by reducing the number of new sites through co-location or clustering of multiple facilities and by various siting and design techniques. The Implementation section of the TFPP sets forth the various thresholds for the Planning Division’s review of wireless facilities, including design considerations.

Marin County Board of Supervisors Ordinance No. 3287, Condition of Approval 16, required that a private open space and conservation agreement be record against the subject property. The areas included in this agreement were all the areas of the property extending outside of the campus area and all areas extending from the top of banks for Sleepy Hollow Creek outwards for a distance of 50 feet. The agreement limited future development in these areas. The Telecommunications Act of 1996 enabled the Federal Communications Commission to issue rules preempting state or local legal requirements that act as a barrier to entry in the
telecommunications service. Section 332(c)(7)(B) preempts state and local requirements that prohibit or have the effect of prohibiting the provision of personal wireless services.

The applicant has submitted maps showing the wireless coverage provided by the proposed project. This coverage maps indicate that the higher elevation of the proposed facility gives it a greater line of sight, and therefore broader wireless coverage to this area than lower locations that would be outside the area restricted by the open space agreement. Denying a carrier this coverage is inconsistent with Federal Communications Commission regulations and the Telecommunications Act. Further, as noted above, the open space agreement includes a clause allowing development that protects public health and safety. The proposed location would protect public health and safety because wireless service has become a critical method of emergency communications for both first responders and the public at large. Therefore, the proposed project is consistent with the terms of the open space agreement.

PUBLIC COMMENT

Staff received over 60 public comments regarding the proposed project. The majority of the public comments received are in support of the proposed project. Supporting comments focused on the lack of cell phone coverage in the area, the lack of communication capability during power outages, public safety issues relating to lack of cell phone coverage, and emergency call accessibility. Two letters of opposition were received. Points of opposition included radio frequency radiation, development in a previously undisturbed area, and consideration given to alternative locations. All public comments received are included in Attached 10.

RECOMMENDATION

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and approve San Domenico School Use Permit and Design Review.

Attachments:

1. Recommended resolution
2. CEQA exemption
3. Photo simulations
4. Alternative Plan analysis
5. Coverage map
6. Story-poles
8. Noise Compliance Report, prepared by Hammett & Edison, Inc
9. Department of Public Works, Inter-Office Memorandum, dated March 23, 2022
10. Public Comments
11. Project plans, prepared by Verizon Wireless, dated July 11, 2022
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. ______

A RESOLUTION APPROVING THE SAN DOMENICO SCHOOL USE PERMIT AND DESIGN REVIEW
1500 Butterfield Road, San Anselmo
ASSESSOR’S PARCEL: 176-300-30

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SECTION I: FINDINGS

1. WHEREAS, Verizon Wireless, on behalf of the owners, San Domenico School for the Girls, has submitted a Use Permit and Design Review application for a new 30-foot-tall wireless communications facility on a property developed located in San Anselmo (on the grounds of San Domenico School). The wireless communications facility entails building a new 30-foot-tall structure disguised as a water tower, which would have dimensions of 17-feet by 17-feet wide at the base and 13-feet wide at the top. Additional facilities associated with the wireless communications facility would be located approximately 330 feet from the water tower structure in an 423 square foot fenced in area. The two locations would be connected via underground cables.

The wireless communications facility would include the following: (1) an approximately 400 square foot concrete slab; (2) a 30-foot-tall structure disguised as a water tower; (3) nine 8-foot-tall antennas enclosed within the water-tower; (4) an approximately 423 square foot area enclosed by an eight-foot-tall wooden fence; (5) a 30 kw backup diesel generator; (6) three backup power/battery cabinets; (7) rack mounted equipment including telecom cabinets and equipment enclosures. Various site improvements would also be entailed in the proposed development, including widening the gravel roadway from approximately 8 feet to 12 feet to access the proposed wireless communications facility, underground utilities within the existing roadway on the San Domenico School campus and general site improvements to implement the proposed project. The wireless communications facility would be setback at least 650 feet from all property lines.

The property is located at 1500 Butterfield Road, San Anselmo and is further identified as Assessor’s Parcel 176-300-30.

2. WHEREAS, on August 4, 2022, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

3. WHEREAS, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 of the CEQA Guidelines because the telecommunications facility would not result in environmental impacts. The applicant has submitted a report prepared by Verizon Wireless, which evaluates human exposure to radio frequency electromagnetic fields from the proposed telecommunications facility. The report concludes that the facility will comply will the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not cause a significant impact to the public.
4. **WHEREAS,** the project is consistent with the goals and policies of the Marin Countywide Plan for the following reasons:

A. The Countywide Plan land use designation for the subject property is for residential uses. The proposed project would be consistent with the existing land use designation because telecommunication facilities are allowed uses under the corresponding zoning subject to the approval of a Conditional Use Permit.

B. The proposed project is compatible with the residential land use designation for the project site and would not interfere with the existing use of the site (school). The project would involve the construction of a wireless facility that would be accessory to the current use. The location, size, and operating characteristics of the proposed facilities are compatible with the allowed uses in the vicinity. The design, as modified by conditions of approval herein, would also be compatible with the uses on-site as well as the adjacent uses on the surrounding properties. The on-site circulation would remain unchanged, and the proposed project will not alter parking areas.

C. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.

D. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.

E. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.

F. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.

G. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.

H. As discussed in Section 5 below, the proposed project is consistent with the goals and policies of the Marin County Telecommunications Facilities Policy Plan (TFPP) because the project, as modified by conditions of approval, would ensure that the siting and design of the proposed facility are compatible with other land uses, would minimize visual impacts, and would minimize potential health risks to people.

I. Mandatory Use Permit findings can be made under Section 22.48.020 of the Marin Code to allow public utility and service uses necessary for public safety, convenience, and welfare, as discussed in Section 6 below.
J. The project would provide critical emergency communications needs of the community.

K. The project would not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or their services.

5. **WHEREAS**, the project is consistent with the Marin County Telecommunications Facilities Policy Plan (TFPP) and with the criteria for wireless communication facilities contain therein, as follows:

A. The TFPP states that wireless telecommunications facilities should be sited to avoid or minimize land use conflicts. The TFPP policies establish a general preference for non-residential sites for wireless facilities. TFPP policy LU 1.4 ranks location preferences in seven categories:

    1. Industrial sites
    2. Commercial sites
    3. Public facilities sites
    4. Agricultural sites
    5. Mixed use sites
    6. Open space and recreational sites
    7. Residential sites

There are no industrial or commercial sites in the coverage area. Given that Sleepy Hollow is primarily a residential community, which is the lowest priority for locating telecommunication facilities, the proposed property is preferred to the alternative sites within the needed coverage area.

The private property is developed with institutional buildings, dormitories, recreational fields, pathways and parking lots operated by the San Domenico School. The educational use of the property, would be ranked three in priority. The majority of the property is undeveloped and also includes a network of private trails, which as open space and recreation use would be ranked sixth. Adjacent properties are open space or residential. The nearest off-site residence is approximately 750 feet away.

As discussed in more detail below, a stealth water tower is compatible with the open space character and use of the subject property and surrounding areas. The project site is served by an existing access roadway. The facility is sited to minimize the amount of grading and avoid the removal of any trees or result in other adverse environmental impacts. The project would not result in adverse visual impacts because of the stealth design, topography, and distance from the most public vantage points. The proposed equipment area would be fenced, hiding the equipment.

B. Visual and aesthetic compatibility policies VIS 1 and 2 specify that telecommunications facilities should be sited and designed to avoid or minimize adverse visual effects. The TFPP also encourages stealth design to minimize visual effects. The proposed telecommunications tower is disguised as a 30-foot-tall wooden water tower located elevation contour line 355 feet. The location is approximately 1,250 feet southwest of the visually prominent ridgeline upslope that connects topographic highpoints, and well over 125 feet lower in elevation. As seen in Exhibit A, the top portion of the structure is square,
approximately 13 feet wide by 13 feet long and 11 feet tall. This area would house the antennas. From the base of this area, the structure fans outward and at the base is 17 feet wide by 17 feet long.

The stealth design of the proposed structure is inconsistent with the other water tanks design that exist in Marin County and the Bay Area because it does not disguise the tower well enough. To improve the stealth design to ensure the structure is disguised more effectively as a water tower, a condition of approval has been added that requires the stealth structure to be the 30-foot-tall cylindrical design similar to the one presented in the alternatives analyses. However, the exterior shall have a wooden finish similar to that of the proposed water tower rather than the metal surface shown in the alternative. The cylindrical design shall be no more than 17 feet in diameter and no taller than 30 feet. Wood siding would ensure the structure would blend in with the natural environment and not stand out or cause a distraction. As modified, this stealth design option would allow for future co-location of antennas that would not require substantial modification to the structure that could result in the structure looking less like a water tower. Additionally, the TFPP encourages co-location; therefore, this condition of approval would allow for this project and future projects to be consistent with Policy 2.1.

C. Policy LU 1.1 states that new telecommunication facilities in Ridge and Upland Greenbelt areas should be avoided unless no other technically feasible and available site exists. The Ridge and Upland Greenbelt designation is a broad swath that includes flatlands, canyons, valleys, and ridgeland, some of which are developed with single-family residences. The proposed project is located within the Ridge and Upland Greenbelt. As called for in the TFPP, the applicant has provided an alternative sites analysis indicating there are no existing sites within the area that would serve their coverage gap to co-locate upon. Alternative sites on the San Domenico School campus were examined but all were located within the Ridge and Upland Greenbelt as well. While the applicant has shown that there are other technically feasible alternatives, they would not meet other requirements of the TFPP. Antennas located elsewhere would be significantly taller, would not blend into the natural landscape. Those alternatives would be less consistent with telecommunication policies to protect views and meet coverage objectives. They would also be located closer to residential areas, which are discouraged as the least preferred option. The proposed structure is located well below the ridge and disguised as a water tower. The visual appearance of the structures would be softened by the use of natural colors to blend in with the hillside. Additionally, the water tower would be located near existing trees which would soften its appearance.

D. Policy LU 1.1.5 states that new telecommunication facilities shall only be permitted on properties with public easements or other restrictions in accordance with the terms of such an agreement. The undeveloped portions outside of the campus area of the San Domenico school and areas 50 feet outwards from the top of bank from Sleepy Hollow Creek on the subject property are part of a private open space and conservation agreement that was recorded against the property in 2003 and amended in 2008. The agreement limits development and states, “No trees, bushes, or other botanical features shall be removed in a manner inconsistent with the Private Non-Development Agreement, except where necessary for the fire protection, to remove noxious species, to accommodate any permitted structure, or where required, to conform to local ordinances or the laws of the State of California relating to health, safety or the general welfare.”

4
San Domenico School Use Permit and Design Review
Attachment No. 1
DZA Hearing August 4, 2022
The Telecommunications Act of 1996 enabled the Federal Communications Commission to issue rules preempting state or local legal requirements that act as a barrier to entry in the telecommunications service. Section 332(c)(7)(B) preempts state and local requirements that prohibit or have the effect of prohibiting the provision of personal wireless services.

The applicant has submitted maps showing the wireless coverage provided by the proposed project. This coverage maps indicate that the higher elevation of the proposed facility gives it a greater line of sight, and therefore broader wireless coverage to this area than lower locations that would be outside the area restricted by the open space agreement. Denying a carrier this coverage is inconsistent with Federal Communications Commission regulations and the Telecommunications Act. Further, as noted above, the open space agreement includes a clause allowing development that protects public health and safety. The proposed location would protect public health and safety because wireless service has become a critical method of emergency communications for both first responders and the public at large. Therefore, the proposed project is consistent with the terms of the open space agreement.

E. The TFPP policy LU 2.1 states that new commercial wireless facilities should be co-located or clustered at existing or planned telecommunication sites unless requiring the proposed facility to be located at another stand-alone location would have the effect of prohibiting wireless service, or result in adverse land use effects that would otherwise be avoided or minimized to an acceptable level. As noted above, the applicant has provided maps of gaps in service that cannot be covered by co-locating on existing facilities. The coverage area for the proposed project is residential or open space within a Ridge and Upland Greenbelt. Residential is the lowest priority for siting a new facility. Therefore, to prevent the carrier from building within a Ridge and Upland Greenbelt would in effect prohibit the carrier from providing service, which is against Federal Communications Commission (FCC) regulations. Therefore, as presented in the alternative sites analysis, the applicant has demonstrated the most suitable location with the lowest tower height and least visibly distracting.

F. TFPP policy LU 1.7 encourages sites in proximity to existing or proposed trails or open space lands to be sited to ensure that these public uses are not adversely affected. The proposed project is consistent with this policy because it does not interfere with public access or use, would have limited visual effects for nearby recreational trails and open space areas, meets FCC limits for public exposure, and utilizes existing roads.

G. TFPP policy OI 1 requires that telecommunications facilities be constructed, maintained and operated in a manner that does not adversely affect public safety or result in noise or traffic impacts. Noise levels associated with the operation of the facility would not exceed the ambient noise levels. With exception to routine maintenance visits by a cellular site technician, the facility would not generate other traffic trips to the property. Therefore, the proposed facility would neither generate significant levels of noise nor traffic.

H. The facility would allow Verizon Wireless to provide communications services for the Sleepy Hollow area and would allow the carrier to continue to provide a reliable source of wireless communications to residents, businesses, and emergency service providers in the County.
I. The applicant submitted a report prepared by Verizon Wireless which concludes that the existing facility would not result in any significant risks with respect to human exposure to radio frequency fields because the proposed facility would generate maximum ambient radio frequency levels that are below the applicable public exposure limit established by the FCC.

6. **WHEREAS**, the project is consistent with the mandatory findings for Conditional Use Permit approval (Marin County Code Section 22.48.040).

   A. **The proposed use is allowed, as a conditional use, within the subject zoning district and complies with all of the applicable provisions of this Chapter.**

      Pursuant to Marin County Code Section 22.10.030, the construction and maintenance of Telecommunication facilities, are conditionally permitted in RSP zoning districts. Telecommunication may be approved in the governing RSP zoning district by Use Permit pursuant to Section 22.48.040 of the Marin County Code when it is found to be necessary for public health, safety, convenience, or welfare. The telecommunications facility is part of the Verizon Wireless network, which provides wireless cellular and personal communication services to residents and businesses in Marin County and contributes to public safety, convenience, and welfare. Therefore, the project is consistent with this finding.

   B. **The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.**

      The applicant has submitted coverage maps, which show that there is low to no coverage for the surrounding area and no options for co-location to achieve the required coverage results. The proposed facility would significantly increase the wireless coverage for the surrounding area and benefit the local community and public services. As modified herein, the facility would be the least visibly intrusive means to accomplish the required coverage improvements for the area as the stealth design would conceal the antennas as a water tower, not on a ridgetop, and setback from the San Domenico School and nearby residence. See section 5, above.

   C. **That granting the Conditional Use Permit will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.**

      The project would not result in any significant, public health risks with respect to human exposure to radio frequency radiation because the facility would operate well below the exposure limits set by the FCC. The grant of the proposed Use Permit on the subject property would not be detrimental to the health, safety, comfort, or welfare of persons working or residing in the surrounding neighborhood.

7. **WHEREAS**, the project is consistent with the mandatory findings for Design Review approval (Marin County Code Section 22.42.060).
A. The proposed development complies with either the Single-family or Multi-family Residential Design Guidelines, as applicable, the characteristics listed in Chapter 22.16 (Discretionary Development Standards) and any applicable standards of the special purpose combining districts provided in Chapter 22.14 of this Development Code.

The Single-family or Multi-Family Residential Design Guidelines do not apply since they apply to residential development and the proposed project is a telecommunication facility. Additionally, the project is not located in a combining district; therefore, Chapter 22.14 of the development code would not apply. The development would not be located near streams or areas that are constrained by unusual geotechnical hazards. Any excavation or grading would be minimal, and no vegetation would be removed as part of the project.

As previously discussed, the project site is located well below a ridgeline but within a Ridge and Upland Greenbelt area. While the proposed water tank would be visible from some public locations, using a stealth design would ensure the tower would not distract from the natural landscape and would not create a visual impact. Although design standards discourage development in Ridge and Upland Greenbelt areas or ridgelines, Ridge and Upland Greenbelt area development may be allowed if no other suitable location is available on the site or in the needed service area. As previously discussed, most of Sleepy Hollow is within the Ridge and Upland Greenbelt or is residentially developed. Therefore, the alternative sites analysis prepared by Verizon Wireless indicated the proposed site is the most suitable location for the project. The location of the water tower is approximately 1,250 feet southwest of the visually prominent ridgeline upslope that connects topographic highpoints, and well over 125 feet lower in elevation. Additionally, the coverage gap area is a residential area or designated Ridge and Upland Greenbelt.

B. The proposed development provides architectural design, massing, materials, and scale that are compatible with the site surroundings and the community.

As previously discussed, the project site is located within Sleepy Hollow, which is primarily a residential area surrounded by hills. The use of a stealth design and fencing would help disguise the facility at the project site. The project, as conditioned, would be compatible in terms of architectural design, massing, materials with the site surroundings and the community. Please see Sections 5.A, B, C, D, and E above for more information.

C. The proposed development results in site layout and design that will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties.

The project would be located with adequate setbacks to adjoining properties and would not interfere with development on other properties. The project would be a stealth design that would be far enough away from residential areas that it would not result in loss of light, air, privacy, or views in the surrounding neighborhood. Please see Sections 5.A, B, C, D, and E above for more information.
D. The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.

At the closest point the equipment area is approximately 120 feet from Butterfield Road on the San Domenico School Campus and approximately 5 feet from a dirt access road. The proposed structures would not adversely affect these roads because they would be enclosed behind fences and would not encroach into these areas. Additionally, the project includes underground utilities and associated equipment that would not interfere with access once construction is completed. The project would not permanently interfere with circulation on the existing sidewalk or right-of-way. Furthermore, the project would not result in substantial grading, retaining walls, tree removal, or other adverse physical effects on the environment.

E. The proposed development will provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.

The facility would maintain large setbacks to all surrounding properties and would not interfere with the existing uses on the property. The proposed facility would be located within a fenced lease area that would not accessible to the school and other users of the private property. The water tower would be over 750 feet from the closest residence southwest and approximately 400 feet to the nearest structure on the San Domenico School Campus, which is an equestrian related structure. The facility would blend in with the existing landscape due existing vegetation and the stealth design. Furthermore, the project would be reviewed during the Building Permit stage to ensure the structure meets all current fire and building code requirements.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the project described in condition of approval 1 is authorized by the Marin County Deputy Zoning Administrator and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the San Domenico School Use Permit and Design Review subject to the conditions as specified below:
CDA-Planning Division

1. This Use Permit and Design Review approval authorizes a new 30-foot-tall wireless communications facility on the grounds of San Domenico School. The wireless communications facility shall be a 30-foot-tall structure disguised as a water tower. Additional facilities associated with the wireless communications facility shall be located in an 423 square foot fenced in area. The two locations shall be connected via underground cables. The wireless communications facility shall include the following: (1) an approximately 400 square foot concrete slab; (2) a 30-foot-tall structure disguised as a water tower structure; (3) nine 8-foot-tall antennas enclosed within the water-tower portion of the structure; (4) an approximately 423 square foot area enclosed by an eight-foot-tall wooden fence; (5) a 30 kw backup diesel generator; (6) three backup power/battery cabinets; (7) rack mounted equipment including telecom cabinets and equipment enclosures. Various site improvements shall include widening the gravel roadway to 12 feet to access the proposed wireless communications facility, underground utilities within the existing roadway on the San Domenico School campus and general site improvements to implement the proposed project.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled “San Domenico,” consisting of 14 sheets prepared by Verizon Wireless, received in final form on July 11, 2022, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall modify the project to conform to the following requirements:

a. The water tower stealth design shall be cylindrical in shape, no more than 17 feet in diameter and no taller than 30 feet above surrounding grade. The exterior siding shall be a natural wood finish.

3. The project shall conform to the Planning Division’s “Uniformly Applied Conditions 2022” with respect to all of the standard conditions of approval and the following special conditions: 6 and 7.

4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a copy of a safety standards plan for review and approval by the Community Development Agency, Building and Safety Division. The plan shall contain safety standards to be implemented in order to protect people working in areas that are not accessible to the general public who might be exposed to EMF levels in excess of the Maximum Permitted Exposure Level. Such standards may include restricted access to telecommunications facilities, temporarily ceasing operation of the facility for work required within specified distances of antennas, and posting safety signage in compliance with FCC requirements.

5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall enter into a standard performance agreement with the County and post a suitable security in order to guarantee removal of an abandoned facility. The facility must be dismantled and removed from the premises if it has been inoperative or abandoned for more than a two-year period unless the service provider or property owner obtains an extension from the Community Development Agency.
6. The electromagnetic field (EMF) strengths or equivalent plane-wave power densities generated by the approved facility, in combination with other existing ambient sources of EMF, shall not expose the general public to EMF levels that exceed the Maximum Permitted Exposure levels for electric and magnetic field strength and equivalent plane-wave power density in the EMF emission guidelines adopted by the FCC. In the event the FCC adopts a more restrictive Maximum Permitted Exposure Level, or the County adopts a more restrictive EMF exposure standard if allowed by future changes in Federal law, the applicant shall demonstrate compliance with the more restrictive standard unless such a requirement is preempted by State or Federal law. The applicant shall demonstrate compliance by submitting a radio frequency report to the County within 90 days of the effective date of the standard or longer period as approved by the Community Development Agency Director. The radio frequency report shall determine conformance with the updated standard by calculating the EMF power levels of the approved facility in combination with other existing ambient sources.

7. The approved facility shall operate in compliance with the noise exposure standards contained in the Marin County Code. Normal testing and maintenance activities shall occur between the hours of 7:00 a.m. and 5:00 p.m., Monday through Sunday, excluding emergency repairs. Normal testing and maintenance activities which do not involve the use or operation of telecommunications and maintenance equipment that is audible from nearby sensitive receptors may occur at all times. Back-up generators shall comply with the above-referenced noise standards, and shall only be operated during power outages, emergency occurrences, or for testing and maintenance as described above.

SECTION IV: VESTING

NOW THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

SECTION V: APPEAL RIGHTS

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision (August 16, 2022).

SECTION VI: ADOPTION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 4th day of August 2022.
Attest:

Michelle Reed
DZA Recording Secretary
MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS

2022

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.

2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin, and shall cooperate fully in the defense.

3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.

4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California’s Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.

2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.
3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.

4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.

5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the “Disclosure Statement Concerning Agricultural Activities,” as required by Section 23.03.050 of the Marin County Code.

6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.

7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.

8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A
report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.

10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.

11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building’s finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.

12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in “Exhibit A” unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.

13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.

14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California’s Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.

15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.

16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.

17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and
compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant’s control.

2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant’s control.

3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant’s control.
NOTICE OF CEQA EXEMPTION

July 12, 2022

1. Project Name: San Domenico School (Verizon Wireless) Use Permit and Design Review

2. Project Location: 1500 Butterfield Road, San Anselmo [APN: 176-300-30]

3. Project Summary: The project involves construction of a telecommunications facility disguised as a water tower on the grounds of the San Domenico School for the Girl lot located in Sleepy Hollow.

4. Public Agency Approving Project: Marin County Community Development Agency

5. Project Sponsor: Verizon Wireless

6. CEQA Exemption Status: CEQA Guidelines section 15303, Class 3

7. Reasons for Exemption: The Environmental Coordinator has determined that the project is categorically exempt from CEQA review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. This exemption includes projects that involve the construction and location of limited numbers of new, small facilities or structures.

This Project consists of a Use Permit and Design Review to construct and operate a wireless cellular facility to improve the wireless coverage and capacity for both current and new customers. The proposed location is not considered environmentally sensitive. In addition, all public utilities and services will be available to the Project site. Based on staff’s review of the Project, no special circumstances exist that would create a reasonable possibility that granting a Use Permit and Design Review for this project will have a significant effect on the environment. Therefore, the proposed Project is
exempt from CEQA and no further environmental review is required.

Project Planner:  Reviewed by:

Megan Alton  
Megan Alton  
Planner  

Rachel Reid  
Environmental Planning Manager  

VICINITY MAP
View 1

**Location**

Existing Looking northeast from Butterfield Road

Proposed

View 1

- **Proposed Faux Water Tank**
- **Proposed Equipment Enclosure**

Accuracy of photo simulation based upon information provided by project applicant.

DZA - Attachment #3
San Domenico
1500 Butterfield Road San Anselmo CA 94960

Location

Existing

Looking east from Butterfield Road

Proposed faux water tank

Proposed

Looking east from Butterfield Road

Accuracy of photo simulation based upon information provided by project applicant.
SAN DOMENICO
1500 BUTTERFIELD ROAD  SAN ANSELMO  CA  94960

Location

Existing

Looking northeast from baseball field

Proposed

View 3

PROPOSED FAUX WATER TANK

PROPOSED EQUIPMENT ENCLOSURE

Accuracy of photo simulation based upon information provided by project applicant.
San Domenico

1500 Butterfield Road  San Anselmo  CA  94960

Accuracy of photo simulation based upon information provided by project applicant.

Location

Existing

Looking north from Butterfield Road

Proposed

View 4

PROPOSED FAUX WATER TANK
San Domenico
1500 Butterfield Road San Anselmo CA 94960

Location

Existing

Looking southwest from trail

Proposed faux water tank

Proposed

Looking southwest from trail

Accuracy of photo simulation based upon information provided by project applicant.
San Domenico
1500 Butterfield Road  San Anselmo  CA  94960

Location
Existing

Looking west from trail

Proposed
Proposed faux water tank

Accuracy of photo simulation based upon information provided by project applicant.
San Domenico
1500 Butterfield Road San Anselmo CA 94960

View 7

Location

Existing

Proposed

Looking southeast from trail

Accuracy of photo simulation based upon information provided by project applicant.
SAN DOMENICO
1500 Butterfield Road  San Anselmo  CA  94960

Existing
Looking east from trail

Proposed faux water tank

Proposed
Looking east from trail
SAN DOMENICO
1500 BUTTERFIELD ROAD  SAN ANSELMO  CA  94960

Accuracy of photo simulation based upon information provided by project applicant.

Location
Existing

Looking north from Wilder Drive

Proposed
Proposed faux water tank

PROPOSED FAUX WATER TANK
San Domenico
1500 Butterfield Road  San Anselmo  CA  94960

Location
Existing

Looking northeast from 35 Mather

Proposed
Proposed faux water tank

Accuracy of photo simulation based upon information provided by project applicant.
San Domenico
1500 Butterfield Road  San Anselmo  CA  94960

Location

Existing

Proposed  Looking northeast from 166 Crane

Accuracy of photo simulation based upon information provided by project applicant.
Alternatives Analysis

San Domenico

1500 Butterfield Road, Sleepy Hollow
Marin County

Revised
July 7, 2022

Summary of Site Evaluations
Conducted by Verizon Wireless
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Map of Alternatives

### REVISIONS

This revised analysis includes new information regarding facility design options for Alternatives 7 and 8, as requested by Marin County Planning Division staff after submittal of the original analysis dated March 10, 2022.
I. Executive Summary

In Spring 2018, the Sleepy Hollow Homes Association (“SHHA”), through the County, asked Verizon Wireless to investigate the gap in its local service coverage, based on concerns raised after recent devastating fires in similar single-access communities in Northern California. To fill the significant gap in service in the Sleepy Hollow area of Marin County, Verizon Wireless has reviewed 10 specific alternatives and a small cell network, as set forth in the following analysis. Verizon Wireless believes that placing a new facility camouflaged as a 30-foot water tower on a hillside (the “Proposed Facility”) constitutes the least intrusive feasible alternative to serve the identified gap in network service based on the values expressed in the 1998 Marin County Telecommunications Facilities Policy Plan (the “TFPP”).

II. Significant Gap

There is a significant gap in Verizon Wireless network service in the Sleepy Hollow area. Reliable in-building and in-vehicle coverage is entirely lacking in the residential neighborhoods along the valley floor, with only limited in-vehicle coverage on hillside slopes where roads have little traffic (Collectively, the “Significant Gap”).

To remedy the Significant Gap, Verizon Wireless must place a new facility to ensure reliable network service. The Proposed Facility will provide new, reliable in-building coverage where lacking in a broad residential area of Sleepy Hollow west of Sleepy Hollow Drive, including residential neighborhoods around Butterfield Road, Van Winkle Drive and Irving Drive, and stretching south to upslope residential areas around Raven Road and Ledger Road. It also will provide new in-vehicle coverage in a larger area, including along Butterfield Road extending east to Deer Hollow Road. Coverage maps showing the existing and proposed coverage are provided on Page 15. The Significant Gap and Proposed Facility coverage are more fully described in the Statement of Verizon Wireless Radio Frequency Design Engineer Ravijot Randhawa (the “RF Engineer’s Statement”).

III. Methodology

Once a significant gap has been determined, Verizon Wireless seeks to identify a location and design that will provide required network service through the “least intrusive means” based upon the values expressed by local regulations. In addition to seeking the least intrusive alternative, sites proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the available height, equipment space, radio frequency propagation, proximity to end users, access, terrain, environmental impacts and other factors such as a willing landlord in completing its site analysis.

TFPP Requirements

The TFPP was adopted in July 1998 and includes policies addressing location and visual impacts for wireless facilities.
Preference for co-location. The TFPP requires that new wireless facilities be co-located or clustered at an existing or planned telecommunication site, unless that is infeasible, would have the effect of prohibiting wireless service, or would result in more adverse land use effects. TFPP Program LU 1.4.4, Policy LU 2.1.

Discouragement in ridge and upland greenbelt areas. The TFPP discourages new facilities in the County’s designated ridge and upland greenbelt areas if there are available and technically feasible sites outside that area, or available capacity at existing sites. TFPP Programs LU 1.1.1, LU 1.1.4.

Limitations on ridgetops, visually prominent ridgelines. The TFPP distinguishes “ridgetop” locations from “hillsides” and “upland areas.” TFPP Program VIS 2.1.2, Introduction Page I-5. New facilities are discouraged on ridgetops, unless no other technically feasible site is available to provide adequate coverage. TFPP Program LU 1.1.1. Notably, the TFPP encourages siting below “visually prominent ridgelines” to the extent feasible. TFPP Program VIS 2.1.1. “Visually prominent ridgeline” is defined as “A line connecting the topographic highpoints within the Countywide Plan’s Ridge and Upland Greenbelt along a ridge that separates watersheds and is visible from public viewpoints from open space areas, parks, trailheads, highways, arterial roads, the bay and other waterbodies.” Marin County Municipal Code § 22.130.030(V).

Site location preferences. The TFPP lists seven location preferences for new wireless facilities, in order: 1) Industrial sites, 2) Commercial sites, 3) Public facilities sites, 4) Agricultural sites, 5) Mixed use sites (e.g., commercial and residential area), 6) Open space and recreational sites, and 7) Residential sites. An applicant may use a less-preferred site if there are no higher-priority sites within a coverage area, or if requiring a priority site would prohibit or have the effect of prohibiting wireless service or result in more adverse land use effects. TFPP Program LU 1.4.2.

Design. Towers should be the minimum height required. TFPP Program VIS 2.2.5. Facilities should visually blend with surrounding natural and built environments. TFPP Policy VIS 2.2.1. Placement of facilities within a particular site should avoid or minimize impacts on scenic views and adverse visual effects, as viewed from adjacent residential development or public viewpoints. TFPP Program VIS 2.2.8.
Coverage Map Explanation

Coverage maps are provided to illustrate why certain alternatives cannot serve the Significant Gap. Coverage maps depict the anticipated level of signal, and therefore the projected LTE coverage provided by a wireless facility at a given location. The coverage maps in this analysis have been prepared using the 700 MHz frequency band. 700 MHz frequencies travel farther than higher-frequency bands and provide the broadest coverage.

Referenced signal receive power (RSRP) is a measurement of signal level in decibel milliwatts (dBm), which is a negative number that decreases due to distance and other factors.

The RSRP coverage thresholds are:

- **In-building** $\geq -85$ dBm. Green depicts good coverage that meets or exceeds thresholds for reliable network coverage in homes and in vehicles.
- **In-vehicle** $\geq -95$ dBm. Yellow depicts reliable in-vehicle coverage only.
- **Outdoor** $\geq -105$ dBm. Red depicts reliable outdoor service only.

Unshaded areas do not receive reliable service levels.
IV. Analysis

Summary

Verizon Wireless first sought to collocate or cluster with existing wireless facilities, but found no existing wireless carrier facilities within the Sleepy Hollow valley.

Next, Verizon Wireless reviewed the area on the valley floor outside the local ridge and upland greenbelt areas, seeking properties not in residential use. Within that area, there are no preferred industrial or commercial sites, but Verizon Wireless identified three properties in use as public facilities (a church, community center and public school), where a new facility could not serve the gap or would be more intrusive than the Proposed Facility.

Next, Verizon Wireless reviewed locations within the ridge and upland greenbelt areas, but below ridgetops, readily identifying three locations on the San Domenico School property. While zoned residential, the San Domenico school property is primarily an educational facility, and student housing occupies only a small area 0.3 miles west of the Proposed Facility. Most of the property is hillside open space. Verizon Wireless and the school agreed on an open space location where a facility only 30 feet tall can serve the Significant Gap with minimal visual impact.

Elsewhere in the ridge and upland greenbelt area, Verizon Wireless reviewed three ridgetop water tank properties and one private property site, but these are on visually prominent ridgelines, and so less-preferred under County regulations. Water tanks are utility uses, and in many jurisdictions, including Marin County, water tank properties are used for placement of wireless facilities due to their elevated locations.

Verizon Wireless also considered a network of small cells to serve the Significant Gap, but the location restrictions of the County’s 2019 Small Cell Policy render this alternative to be more intrusive.
Collocation Review

Verizon Wireless first searched for existing wireless facilities within the Sleepy Hollow area and on the surrounding ridges where a new facility could be collocated or clustered, but found no existing wireless carrier facilities.

The closest existing wireless facility identified is a short Sprint tower 1.4 miles northeast of the Proposed Facility on the water tank property at 999 Old Lucas Valley Road, with an elevation of 330 feet. Signal from a tower at that location would be blocked from reaching the gap area southwest by the steep topography in between, Terra Linda Ridge, which rises to 650 feet.
**Locations outside Ridge and Upland Greenbelt Area**

Lacking a feasible collocation or clustering opportunity, Verizon Wireless next reviewed locations in Sleepy Hollow outside the County’s designated ridge and upland greenbelt areas that surround the valley floor. While zoning on the valley floor is entirely residential, Verizon Wireless sought to avoid properties in residential use, identifying the following three public facilities.

### 1. Sleepy Hollow Presbyterian Church
- Address: 100 Tarry Road
- APN: 176-251-55
- Zoning: R1-BD—Residential Single Family
- Elevation: 240-280 Feet

Verizon Wireless reviewed this church property 0.5 miles southwest of the Proposed Facility with a varying elevation 75 to 115 feet lower. Verizon Wireless engineers determined that a facility at this location at the far west end of the valley could not serve the Significant Gap, even with a 50-foot antenna centerline (twice the height of the Proposed Facility centerline). As shown in the following coverage map, in-building coverage would be lacking in residential areas around Katrina Lane and Legend Road, as well as much of the San Domenico School property, and in-vehicle service would be lacking along Butterfield Road east of Legend Road. This is not a feasible alternative to the Proposed Facility.
Verizon Wireless reviewed this property owned by the SHHA, 0.4 miles south of the Proposed Facility and 160 feet lower in elevation. Though this location is near the center of the gap area, Verizon Wireless engineers determined that due to much lower elevation, a minimum functional antenna centerline of 120 feet would be required to serve the gap as well as the Proposed Facility. Such a tall tower facility on this narrow parcel directly adjacent to residential properties would pose significant technical challenges for construction and effective stealth design, and it would not visually blend with the surrounding residential neighborhood. In contrast, the Proposed Facility is only 30 feet tall, fully concealed as a water tower, and distant from residences. This is neither a feasible nor a less intrusive alternative to the Proposed Facility.
<table>
<thead>
<tr>
<th>3. Hidden Valley Elementary School</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 46 Green Valley Court</td>
</tr>
<tr>
<td>APN: 177-031-01, 177-031-02, 177-011-13</td>
</tr>
<tr>
<td>Zoning: PF-RSP-2–Residential Single Family Planned</td>
</tr>
<tr>
<td>Elevation: 150-180 Feet</td>
</tr>
</tbody>
</table>

Verizon Wireless reviewed this public school property 0.9 miles southeast of the Proposed Facility with a varying elevation 175 to 205 feet lower. Verizon Wireless engineers determined that a facility at this location near the east end of the valley could not serve the Significant Gap, even with a 50-foot antenna centerline (twice the height of the Proposed Facility centerline). As shown in the following coverage map, in-building coverage would be lacking in a broad area west of Sleepy Hollow Drive, including the residential neighborhoods along Irving Drive and Van Winkle Drive and the San Domenico School property. Some of these areas would lack in-vehicle coverage. This is not a feasible alternative to the Proposed Facility.
Coverage from Facility at Heavenly Valley Elementary School
50-foot Antenna Centerline
Locations within Ridge and Upland Greenbelt Area, but Not on Ridgetops

With no feasible or less intrusive alternative outside the ridge and upland greenbelt area, Verizon Wireless next looked for locations within, readily identifying the 512-acre San Domenico School property with an elevation varying from 215 to 1,120 feet. On this large property, a new wireless facility could be placed on a hillside well below the ridgetop to the north, and away from residences. Verizon Wireless worked with San Domenico School administration to identify three potential locations on the property, described below.

4. Proposed Facility – San Domenico School Location 1
   Address: 1500 Butterfield Road
   APN: 176-300-30
   Zoning: RMP–Residential Multiple Planned
   Elevation: 355 Feet

The Proposed Facility has been thoughtfully designed to minimize any impact to the adjacent community. Verizon Wireless proposes to conceal its antennas within a 30-foot facility disguised as a water tower, placed next to an existing access road with a backdrop of established trees. The square faux tank structure will be covered with gray slats, fully concealing antennas and the underlying structure. Associated network equipment will be placed within a 425-square foot equipment area located 310 feet downslope and 110 feet lower in elevation, also next to the access road. The equipment area will contain network cabinets and a generator to provide continued service during power outages and emergencies. It will be surrounded by an eight-foot wood fence.

The Proposed Facility water tower will be over 750 feet from the closest residence southwest. The location is approximately 1,250 feet southwest of the visually prominent ridgeline upslope that connects topographic highpoints, and well over 125 feet lower in elevation.
With panel antennas placed at this elevated location, the Proposed Facility will provide new, reliable Verizon Wireless service to the Significant Gap, as shown in the coverage maps below. This is Verizon Wireless’s preferred location and design for the Proposed Facility.

Verizon Wireless offered three water tower designs, and received input from the school administration and the SHHA. All parties agreed on the square water tower design of the Proposed Facility shown above. The other two designs not chosen are shown in the following photosimulations.

*Cylindrical Water Tower Design*

*Water Tower with Logo Design*
Verizon Wireless and the San Domenico School also considered this location for the tower that is 135 feet north of the Proposed Facility and 20 feet greater in elevation, slightly uphill and next to the same access road. However, the school administration ultimately chose the Proposed Facility site due to superior coverage to the school property from the Proposed Facility location.
Verizon Wireless and the San Domenico School also considered this hilltop location on the “South Ridge” across the school’s main access road, 0.4 miles west of the Proposed Facility and 40 feet greater in elevation. However, this location is much closer to numerous residences, with homes as close as 280 feet. A facility here would pose more visual effect as viewed from adjacent residential development than the Proposed Facility, which is located well below a ridgeline and 750 feet from any homes. This is not a less intrusive alternative to the Proposed Facility.
Ridgetop/Visually Prominent Ridgeline Locations

Verizon Wireless also examined locations upslope within the ridge and upland greenbelt area, identifying three Marin Municipal Water District (“MMWD”) water tank properties and a private property, all on ridgetops, as follows.

### 7. Smith Saddle Water Tanks
- Address: Smith Ridge Fire Road
- APN: 174-070-15
- Zoning: OA–Open Area
- Elevation: 490 Feet

Verizon Wireless reviewed this small water tank property 1.1 miles southwest of the Proposed Facility and 135 feet greater in elevation. The TFPP disfavors a new wireless facility at this ridgetop site because the Proposed Facility is a technically feasible non-ridge option to serve the coverage gap. Further, a facility here would be located on a visually prominent ridgeline between topographic highpoints, which the TFPP discourages because the Proposed Facility is a feasible alternative well below a visually prominent ridgeline.

Verizon Wireless engineers determined that a facility at this location beyond the west end of the valley cannot serve the Significant Gap, even with a 50-foot antenna centerline (twice the height of the Proposed Facility centerline). These water tanks are located at the bottom of a saddle along the ridgetop, with steep topography rising over 100 feet due west and east, which would obstruct signal and limit effective antenna orientation. As
shown in the following coverage map, in-building coverage would be lacking in almost the entire valley, including residential areas south of Van Winkle Drive and broad residential areas around Butterfield Road. In-vehicle coverage would be lacking in much of this area, including Butterfield Road east of Irving Drive. Further, a ridgetop site here would be a source of interference for Verizon Wireless’s existing Fairfax facility located at a higher elevation 1.1 miles southwest.

Consequently, placement of antennas at 50 feet on a new tower or on the shorter water tanks at this property would be infeasible to serve the Significant Gap. This is neither a feasible nor less intrusive alternative to the Proposed Facility.

Coverage from Facility at Smith Saddle Road Water Tanks
50-foot Antenna Centerline
Verizon Wireless reviewed this small water tank property 0.9 miles southwest of the Proposed Facility and 210 feet greater in elevation. The TFPP disfavors a new wireless facility at this ridgetop site because the Proposed Facility is a technically feasible non-ridge option to serve the coverage gap. A facility here would be located near a visually prominent ridgeline between topographic highpoints, which the TFPP discourages because the Proposed Facility is a feasible alternative well below a visually prominent ridgeline. Further, this location is much closer to residences, with homes as close as 250 feet southeast, posing more visual effect as viewed from adjacent residential development than the Proposed Facility, which is located 750 feet from any homes.

Verizon Wireless engineers determined that a facility at this location near the west end of the valley cannot serve the Significant Gap, even with a 50-foot antenna centerline (twice the height of the Proposed Facility centerline). Hilly topography to the north and northeast would obstruct signal from reaching the valley floor beyond. As shown in the following coverage map, in-building coverage would be lacking in most of the valley, including some of the residential area south of Van Winkle Drive and broad residential areas around much of Butterfield Road. In-vehicle coverage would be lacking in much of
this area, including Butterfield Road east of Irving Drive. Further, a ridgetop site here would be a source of interference for Verizon Wireless’s existing Fairfax facility located at a higher elevation 1.25 miles southwest.

Consequently, placement of antennas at 50 feet on a new tower or on the shorter water tanks at this property would be infeasible to serve the Significant Gap. This is neither a feasible nor less intrusive alternative to the Proposed Facility.

*Coverage from Facility at Oak Manor Road Water Tank*

*50-foot Antenna Centerline*
Verizon Wireless reviewed this small water tank property 1.0 mile south of the Proposed Facility and 355 feet greater in elevation. The TFPP disfavors a new wireless facility at this ridgetop site because the Proposed Facility is a technically feasible non-ridge option to serve the coverage gap. A facility here would be located on top of a visually prominent ridgeline, which the TFPP discourages because the Proposed Facility is a feasible alternative well below a visually prominent ridgeline. Further, this location is much closer to residences, with homes as close as 240 feet southeast, posing more visual effect as viewed from adjacent residential development than the Proposed Facility, which is located 750 feet from any homes.

Verizon Wireless engineers determined that a facility on this ridgetop cannot serve the Significant Gap, as described under Alternative 10 below regarding the immediately adjacent site due west. This is neither a feasible nor less intrusive alternative to the Proposed Facility.
10. **Cappe Property**
   Address: 41 Wilder Road
   APN: APN 174-190-07
   Zoning: RSP—Residential Single Family Planned
   Elevation: 710 Feet

Verizon Wireless reviewed placement of a new facility on the northeast corner of this 60.6-acre parcel, 1.0 mile south of the Proposed Facility and 355 feet greater in elevation. At this location, which is due west of the water tank on the adjacent MMWD property (Alternative 9), there is an abandoned telecommunications facility. While the 1998 TFPP listed this as a clustered location, it is not, because the TFPP also confirmed that the two 1997 applications for this site were “withdrawn.” The Viacom/TCI dish antenna located on the tower in 1997 was abandoned. Presently, there are no antennas on the short lattice tower, only abandoned pipe mounts. Because the tower is not used by any service provider for telecommunications, this abandoned facility is not a wireless communications facility as defined in the TFPP, nor could it qualify as clustering or colocation as defined. See TFPP Glossary.

The TFPP disfavors a new wireless facility at this ridgetop site because the Proposed Facility is a technically feasible non-ridge option to serve the coverage gap. A facility here would be located on top of a visually prominent ridgeline, which the TFPP discourages because the Proposed Facility is a feasible alternative well below a visually prominent ridgeline. Further, this location is much closer to residences, with homes as
close as 300 feet southeast, posing more visual effect as viewed from adjacent residential development than the Proposed Facility, which is located 750 feet from any homes.

Verizon Wireless engineers determined that a facility at this location cannot serve the Significant Gap. As shown in the following coverage map, in-building coverage would be lacking in residential areas along the western stretch of Van Winkle Drive and Dutch Valley Lane, as well as around Raven Road. Further, a ridgetop site here would be a source of interference for Verizon Wireless’s existing Fairfax facility located at a higher elevation 1.6 miles southwest. This is neither a feasible nor less intrusive alternative to the Proposed Facility.

Coverage from Facility at 41 Wilder Road Ridgetop Site
25-foot Antenna Centerline
Small Cells in the Right-of-Way

Verizon Wireless also considered placement of small cell wireless facilities in Sleepy Hollow rights-of-way to serve the Significant Gap. In 2018, RF engineers commenced work designing a small cell network to serve the area. However, in 2019, the County adopted a new policy for small cells in the right-of-way with several restrictions that render a small cell network to be infeasible in Sleepy Hollow. See Small Cell Wireless Facilities policy (the “Small Cell Policy”).

The Small Cell Policy prefers rights-of-way in industrial, commercial, public facilities and agricultural sites. Less-preferred are rights-of-way within residential zones, adjacent to mixed-use sites, or within 1,500 feet of a day care or school. Small Cell Policy § 6.1(a). In fact, the policy prohibits facilities within a 1,500-foot setback of any school. Small Cell Policy § 7.1(g). The policy allows small cells only on steel streetlight poles, steel utility poles, and steel traffic light poles. Small Cell Policy § 7.5(a). The policy does not allow siting on wood utility poles. Id. Small cells must be separated by 1,000 feet. Small Cell Policy § 7.1(f).

A 1,500-foot setback around the two school properties in Sleepy Hollow (Hidden Valley Elementary School and San Domenico School) would exclude most rights-of-way within the gap area. In the remaining areas outside those setbacks, small cells would need to be separated at least 1,000 feet, further reducing siting options.

Within Sleepy Hollow, the only poles in the right-of-way are wood utility poles, except for six metal streetlight poles within a small area along Katrina Lane and Catskill Court south of the SHAA Community Center, shown on the map of alternatives at the end of this analysis. A small cell on one of these metal streetlights could not provide the broad coverage required to serve the Significant Gap. The highest-elevation streetlight pole at the end of Katrina Lane is at only 195 feet, which is 160 feet lower than the Proposed Facility, and small cells have a limited coverage footprint.

All of the other existing poles along other Sleepy Hollow rights-of-way are wood utility poles, where wireless facilities are not allowed per the Small Cell Policy. Some rights-of-way lack any poles, such as a long stretch of Butterfield Road east of Katrina Lane.

Due to several restrictions of the County Small Cell Policy, a small cell network in Sleepy Hollow would be more intrusive than the Proposed Facility under applicable County regulations. Note, the Small Cell Policy is preempted by federal and state law.
V. Conclusion

Verizon Wireless has considered 10 specific alternatives and a small cell network to fill the Significant Gap in service in the Sleepy Hollow area of Marin County. Based upon the values expressed in Marin County regulations, the Proposed Facility clearly constitutes the least intrusive feasible location for Verizon Wireless’s new facility.
San Domenico RF Coverage Maps

8/11/21
Coverage Map of Existing On-Air Sites

Legend

- On-Air Sites (Existing)
- LTE: RSRP
- In Building Service
- In Car Service
- Outdoor Service

Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.
Coverage Map of Existing On-Air Sites + San Domenico
Verizon Wireless Site San Domenico
June 10, 2022 Story Pole Photos

Equipment Enclosure
Tower
March 7, 2022

To: County of Marin

From: Ravijot Randhawa, Radio Frequency Design Engineer
       Verizon Wireless Network Engineering Department

Subject: Statement in Support of Verizon Wireless’s Proposed Facility
         1500 Butterfield Road, Sleepy Hollow

Executive Summary

Verizon Wireless has identified a significant gap in service in the Sleepy Hollow
area of Marin County. This area currently receives inadequate service coverage
from the existing Skywalker Ranch facility 3.8 miles northwest of the proposed
facility, the Fairfax facility 2.1 miles southwest, and the Butterfield facility 2.2
miles southeast. Existing facilities east along Highway 101 cannot serve the
area due to distance and the high-elevation terrain in between along Terra Linda
Ridge.

Due to the distance from existing facilities and a lack of strong dominant signal,
there is a gap in reliable service coverage and poor signal quality in the Sleepy
Hollow area.

In this area of Marin County, 40 percent of Verizon Wireless’s bandwidth currently
in use is in the low-band 700 MHz and 850 MHz frequencies. 60 percent is in the
mid-band PCS (1900 MHz) and AWS (2100 MHz) frequencies. The low-band
frequencies travel farther and are essential for providing reliable coverage to a
target service area to ensure that customers can access the network. Mid-band
frequencies supplement coverage and provide additional data capacity. Reliable
low- and mid-band service is important for residents, visitors, workers, customers
in transit, and contact with emergency response personnel.

Verizon Wireless is also deploying C-Band frequencies (3700-4000 MHz) recently
licensed from the FCC. However, with higher frequencies than currently used, C-
Band has a limited range, and if deployed on nearby facilities it could not expand
their coverage to serve the gap in Sleepy Hollow.

I describe below the significant gap in coverage that Verizon Wireless seeks to
remedy (the “Significant Gap”). To provide reliable coverage and strong
dominant signal in the Sleepy Hollow area, the Significant Gap must be remedied
through construction of a new facility camouflaged as a water tank (the
“Proposed Facility”).
Verizon Wireless Bandwidth by Frequency Band – Sleepy Hollow Area, Marin County

<table>
<thead>
<tr>
<th>Band</th>
<th>FCC Designation</th>
<th>Frequency Band</th>
<th>Bandwidth</th>
</tr>
</thead>
<tbody>
<tr>
<td>700 MHz</td>
<td>UHF Low Band</td>
<td>700 MHz</td>
<td>10 MHz</td>
</tr>
<tr>
<td>850 MHz</td>
<td>Cellular</td>
<td>850 MHz</td>
<td>10 MHz</td>
</tr>
<tr>
<td>PCS</td>
<td>Personal Communications Service</td>
<td>1900 MHz</td>
<td>10 MHz</td>
</tr>
<tr>
<td>AWS</td>
<td>Advanced Wireless Service</td>
<td>2100 MHz</td>
<td>20 MHz</td>
</tr>
<tr>
<td>C-Band</td>
<td>C-Band</td>
<td>3700 MHz</td>
<td>60 MHz</td>
</tr>
</tbody>
</table>

**Verizon Wireless Services**

Verizon Wireless provides personal wireless services, a category of “telecommunications services,” which include voice services that allow users of mobile, handheld telephones to place and receive calls to other mobile and landline telephone users through the national, switched telephone network using conventional telephone numbers. This includes the ability of such users to connect to emergency personnel by dialing 911. Verizon Wireless’s network also provides information services through its wireless facilities, which will include the Proposed Facility. These information services include wireless broadband, mobile data networks, and connection to the internet, which Verizon Wireless provides using the same infrastructure as its personal wireless services.

**Coverage Gap**

Verizon Wireless is experiencing a gap in its service coverage in the Sleepy Hollow area. Reliable in-building and in-vehicle coverage is entirely lacking in the residential neighborhoods along the valley floor, with only limited in-vehicle coverage on hillside slopes.

To remedy the Significant Gap, Verizon Wireless must place a new facility to ensure reliable network service. The Proposed Facility will provide new, reliable in-building coverage where lacking in a broad residential area of Sleepy Hollow west of Sleepy Hollow Drive, including residential neighborhoods around Butterfield Road, Van Winkle Drive and Irving Drive, and stretching south to upslope residential areas around Raven Road and Ledger Road. The Proposed Facility will provide reliable in-building coverage to an area of 1.95 square miles with a population of 1,690. It also will provide new in-vehicle coverage in a larger area, including along Butterfield Road extending east to Deer Hollow Road.
A graphic description of the coverage gap is shown on the following coverage map, followed by a map showing the improved coverage to be provided by the Proposed Facility. Maps have been prepared for the 700 MHz frequency band, which provides the broadest coverage. With similar frequencies, the 700 MHz and 850 MHz bands have similar propagation characteristics.

Referenced signal receive power (RSRP) is a measurement of signal level in decibels (dBm), which is a negative number that decreases due to distance and other factors. The RSRP coverage thresholds are:

- **In-building** >= -85 dBm. Green depicts good coverage that meets or exceeds thresholds for reliable network coverage in homes and vehicles.
- **In-vehicle** >= -95 dBm. Yellow depicts reliable in-vehicle coverage only.
- **Outdoor** >= -105 dBm. Red depicts reliable outdoor service only.

Unshaded areas do not receive reliable service levels.
Existing Coverage

Coverage with Proposed Facility, 25-foot Antenna Centerline
Dominant Signal

As described above, the identified gap area receives inadequate service from distant Verizon Wireless facilities that provide only weak dominant signal to the area. Dominant signal is the strongest signal from a particular Verizon Wireless facility that is received by a user’s wireless device in area. This is apparent in the following best server maps, which depict the areas of dominant signal from each facility. Signal from each antenna sector of these facilities is shown in a different color. The maps are prepared using the 700 MHz frequency band.

Although dominant, the signal from distant Verizon Wireless facilities is weak in the gap area. The northeast-facing antenna sector of the Fairfax facility (shown in yellow), at a high elevation 2.1 miles southwest of the Proposed Facility, is the primary server for a very large area including much of Sleepy Hollow. The north-facing antenna sector of the Butterfield facility (shown in blue), located on a building 2.2 miles southeast, serves a small area in east Sleepy Hollow.

At times of high traffic volume, the coverage area of the surrounding Verizon Wireless facilities shrinks to accommodate an increasing number of mobile devices closer to each facility. As a result, the coverage gap area expands and is exacerbated during times of high customer usage. The contraction of coverage during times of high usage has become more relevant as the demand for wireless services has increased rapidly over time. According to CTIA’s 2021 Annual Survey Highlights, mobile wireless data traffic more than doubled since 2016.

The lack of strong, reliable dominant signal degrades network performance, resulting in unreliable service, particularly during busy hours. This affects the reliability of Verizon Wireless service for residents, workers and visitors as well as for critical communications with emergency service personnel. According to the National Emergency Number Association, there are an estimated 240 million 911 calls each year nationwide, with 80 percent or more from wireless devices in many areas. In emergencies, first responder agencies increasingly rely on dependable Verizon Wireless service.

As shown on the second best server map, the Proposed Facility is strategically located to provide strong, new dominant signal to the gap area (shown in shades of brown and purple). This will relieve the demand on the distant facilities so they can devote their resources to customers closer to their locations. This also will improve signal quality and overall network performance in the greater vicinity.
Current 700 MHz Best Server Map

700 MHz Best Server Map with Proposed Facility
Signal Level and Quality

The following map shows the average RSRP of Verizon Wireless signal received by user devices within the Sleepy Hollow area between 7 a.m. and 5 p.m. from February 14-16, 2022. The devices report the RSRP to the network, and Verizon Wireless uses its TrueCall tool to analyze this data and optimize system performance.

In this case, dark red squares indicate service levels as low as -105.5 dBm, the lowest threshold for reliable outdoor-level service, but those are the minority of results and scattered throughout the area. The orange, yellow, green and blue squares indicate unreliable service levels and are predominant in the area, with numerous green and blue squares showing very poor signal levels, particularly in the northern area of the gap near the Proposed Facility.
The following chart shows the RSRP of individual connections reported by user devices within the Sleepy Hollow area between 7 a.m. and 5 p.m. from February 14-16, 2022. The chart shows both the percentage and total results in one-decibel increments. Only 5.01 percent of the user data reported indicated service levels at or above -105 dBm, the lowest threshold for reliable outdoor-level service.
The following map shows the average referenced signal receive quality (RSRQ) reported by the same user devices between 7 a.m. and 5 p.m. from February 14-16, 2022. This reflects the ratio of the signal level from existing Verizon Wireless facilities compared to interfering signal levels. As with RSRP, this measurement of signal quality is a negative number. The higher the number, the less interference, indicating better signal quality, connectivity and network performance. Lower numbers approaching -20 dB indicate poor signal quality, which results in connectivity issues. This data assists the network in assigning customer handsets to particular facilities.

The numerous yellow, green and blue squares indicate generally poor signal quality throughout the gap area. The Proposed Facility will provide strong new signal to improve signal quality and connectivity for users.

RSRQ Average Signal Quality Reported by User Devices
7 a.m.–5 p.m., February 14-16, 2022
Conclusion

As the Verizon Wireless network matures, the network must be supplemented with more sites closer to customers, in large measure due to the increase in usage of the network. New wireless technology requires facilities closer to customers, and this service cannot be provided adequately by the existing facilities that provide only weak signal to the gap area. These network challenges have led to the Significant Gap in Verizon Wireless coverage in the Sleepy Hollow area. Verizon Wireless must deploy the Proposed Facility to provide reliable service to customers, and to avoid further degradation of its network in the area of the Significant Gap.

Please feel free to contact me with any questions or comments regarding Verizon Wireless's proposed facilities.

Respectfully submitted,

Ravijot Randhawa
RF Design Engineer
Network Engineering Department
Verizon Wireless

My responsibilities include planning, design and implementation of improvements to network infrastructure to provide reliable service. I have over 10 years of experience in the wireless telecommunications industry. I received my degree in electronics and communication engineering from Guru Nanak Dev University in Amritsar, India.
Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 625883 “San Domenico”) proposed to be located at 1500 Butterfield Road near San Anselmo, California, for compliance with appropriate guidelines limiting sound levels from the installation.

Executive Summary

Verizon proposes to install antennas and equipment at the San Domenico School located at 1500 Butterfield Road near San Anselmo, in Marin County. Noise levels from the equipment operations will comply with the County’s permitted limits.

Prevailing Standard

The proposed site is in unincorporated Marin County about 1½ miles outside the City of San Anselmo. The County regulates noise in its Countywide Plan, adopted November 6, 2007. Figure 3-43 lists the following allowable noise levels at the property lines of the receiving land use:

<table>
<thead>
<tr>
<th></th>
<th>Daytime</th>
<th>Nighttime</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7 am to 10 pm</td>
<td>10 pm to 7 am</td>
</tr>
<tr>
<td>Hourly Average</td>
<td>50 dBA</td>
<td>45 dBA</td>
</tr>
<tr>
<td>Maximum Level</td>
<td>70</td>
<td>65</td>
</tr>
</tbody>
</table>

Nighttime standards apply only when the receiving land use operates or is occupied at night. The allowable noise level is tightened by 5 dB if the measured existing ambient hourly average is at least 10 dB lower than the pertinent noise limit above. Goal NO-1.a states that these standards shall apply for any new stationary noise-generating developments proposed near existing residential or other noise-sensitive land uses.

Figure 1 attached describes the calculation methodology used to determine applicable noise levels for evaluation against the prevailing standard.

General Facility Requirements

Wireless telecommunications facilities (“cell sites”) typically consist of two distinct parts: the electronic base transceiver stations (“BTS” or “cabinets”) that are connected to traditional wired telephone lines, and the antennas that send wireless signals created by the BTS out to be received by individual subscriber units. The BTS are often located outdoors at ground level and are connected to the antennas by coaxial cables. The BTS typically require environmental units to cool the electronics inside. Such cooling is often integrated into the BTS, although external air conditioning may be installed, especially when the BTS are housed within a larger enclosure.
Most cell sites have back-up battery power available, to run the base station for some number of hours in the event of a power outage. Many sites have back-up power generators installed, to run the station during an extended power outage.

**Site & Facility Description**

Based upon information provided by Verizon, including zoning drawings by Cellsite Concepts, dated August 27, 2020, that carrier proposes to install three equipment cabinets and a 30 kW back-up diesel generator – assumed to be three Ericsson Model 6160 and a Generac Model RD030, respectively, for the limited purpose of this study – within a new fenced enclosure on the northeast side of Butterfield Road, on the southeast area of the San Domenico School at 1500 Butterfield Road, whose main campus is about 1,300 feet to the northwest. The nearest edge of that property is about 500 feet from the proposed equipment to the west.

Verizon also proposes to install nine antennas and six radios within a 30-foot tall structure, configured to resemble a water tank, to be constructed about 350 feet to the northeast of the equipment. The antennas are passive, generating no noise, and due to the distance and terrain between the sites, any noise from the radios would not contribute significantly to cumulative noise levels at the equipment enclosure or at property lines farther away.

**Study Results**

The manufacturers report the following maximum noise levels from their equipment:

<table>
<thead>
<tr>
<th>Equipment</th>
<th>Maximum Noise Level</th>
<th>Reference Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>6160 cabinet</td>
<td>64.3 dBA</td>
<td>5 ft</td>
</tr>
<tr>
<td>RD030 generator</td>
<td>65</td>
<td>23</td>
</tr>
</tbody>
</table>

The maximum calculated noise level at the nearest property line, for the everyday, simultaneous operation of all three equipment cabinets, is 29.1 dBA, well below the County’s most restrictive, nighttime limit of 40 dBA (45 dBA nighttime limit minus the potential 5 dBA penalty). When the generator is exercised for testing or during its continuous operation in the event of an extended outage of commercial power, the noise level at that location is calculated to rise to 38.8 dBA, still meeting the County’s limit. Noise levels at property lines farther away would be lower.
Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that the operation of the Verizon Wireless base station proposed to be located at 1500 Butterfield Road near San Anselmo, California, will comply with that County’s requirements for limiting acoustic noise emission levels.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2023. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

February 22, 2022
Noise Level Calculation Methodology

Most municipalities and other agencies specify noise limits in units of dBA, which is intended to mimic the reduced receptivity of the human ear to Sound Pressure ("L_p") at particularly low or high frequencies. This frequency-sensitive filter shape, shown in the graph to the right as defined in the International Electrotechnical Commission Standard No. 179, the American National Standards Institute Standard No. 5.1, and various other standards, is also incorporated into most calibrated field test equipment for measuring noise levels.

<table>
<thead>
<tr>
<th>30 dBA</th>
<th>library</th>
</tr>
</thead>
<tbody>
<tr>
<td>40 dBA</td>
<td>rural background</td>
</tr>
<tr>
<td>50 dBA</td>
<td>office space</td>
</tr>
<tr>
<td>60 dBA</td>
<td>conversation</td>
</tr>
<tr>
<td>70 dBA</td>
<td>car radio</td>
</tr>
<tr>
<td>80 dBA</td>
<td>traffic corner</td>
</tr>
<tr>
<td>90 dBA</td>
<td>lawnmower</td>
</tr>
</tbody>
</table>

The dBA units of measure are referenced to a pressure of 20 μPa (micropascals), which is the threshold of normal hearing. Although noise levels vary greatly by location and noise source, representative levels are shown in the box to the left.

Manufacturers of many types of equipment, such as air conditioners, generators, and telecommunications devices, often test their products in various configurations to determine the acoustical emissions at certain distances. This data, normally expressed in dBA at a known reference distance, can be used to determine the corresponding sound pressure level at any particular distance, such as at a nearby building or property line. The sound pressure drops as the square of the increase in distance, according to the formula:

\[ L_p = L_K + 20 \log\left(\frac{D_K}{D_p}\right), \]

where \( L_p \) is the sound pressure level at distance \( D_p \) and \( L_K \) is the known sound pressure level at distance \( D_K \).

Individual sound pressure levels at a particular point from several different noise sources cannot be combined directly in units of dBA. Rather, the units need to be converted to scalar sound intensity units in order to be added together, then converted back to decibel units, according to the formula:

\[ L_T = 10 \log \left(10^{L_1/10} + 10^{L_2/10} + \ldots\right), \]

where \( L_T \) is the total sound pressure level and \( L_1, L_2, \) etc are individual sound pressure levels.

Certain equipment installations may include the placement of barriers and/or absorptive materials to reduce transmission of noise beyond the site. Noise Reduction Coefficients ("NRC") are published for many different materials, expressed as unitless power factors, with 0 being perfect reflection and 1 being perfect absorption. Unpainted concrete block, for instance, can have an NRC as high as 0.35. However, a barrier’s effectiveness depends on its specific configuration, as well as the materials used and their surface treatment.
INTER-OFFICE MEMORANDUM
DEPARTMENT OF PUBLIC WORKS
Second Transmittal

DATE: March 23, 2022
DUE: March 28, 2022

TO: Megan Alton
FROM: Cara E. Zichelli
APPROVED: [Signature]
RE: San Domenico School, P3436

ADDRESS: 1500 Butterfield Road, San Anselmo
AP#: 176-300-30

TYPE OF DOCUMENT
X DESIGN REVIEW
__ LAND DIVISION
X USE PERMIT
VARIANCE
__ LOT LINE ADJUSTMENT
__ COASTAL PERMIT
__ ENVIRONMENTAL REV.
__ OTHER:

Department of Public Works Land Use Division has reviewed this application for content and:

X Find it COMPLETE
___ Find it INCOMPLETE, please submit items listed below
___ Find it ACCEPTABLE as presented
___ Greater than 1-Acre site disturbance

Comments Included (Inc.) or Attached (Att.) from other DPW Divisions:
___ Traffic
___ Flood Control
___ Water Conservation
___ Other: __________________________

MERIT COMMENTS:
Prior to Issuance of Building Permit:
1. Easements benefiting Verizon to be recorded. Document numbers to be provided on plans.
2. Geotechnical review and approval.
   a. Provide a soils report, prepared by a Registered Civil Engineer with soils engineering expertise or a Registered Geotechnical Engineer. The report must attest to the suitability and geological feasibility of placing a tower on the site, and identify any drainage or soils problems that the design of the project must accommodate. Include recommendations for trenching up the hillside.
   b. The plans shall be reviewed and approved by Registered Civil Engineer with soils engineering expertise or a Registered Geotechnical Engineer. Certification shall be either by the engineer's stamp and signature on the plans, or by stamp and signed letter.
3. Grading & Drainage Plans: Provide a drainage and grading plan prepared by a licensed professional engineer or by a registered architect:
   a. Plan shall provide existing and proposed topographic contours, or a sufficient number of spot elevations, to describe drainage patterns. The proposed project shall maintain existing drainage patterns.
   b. Plan shall show and label all existing and proposed drainage features and improvements (foundation drains).
   c. The plan shall tabulate the existing and proposed areas of impervious surface for the property, and demonstrate that there will be no net increase in run off from the developed site compared to pre-existing development.
   d. Plan shall show and label the limit of disturbance, including utility trenching. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. Indicate to where off haul will be taken.
   e. Indicate means of restoring all disturbed areas.
f. Add a note on the plans indicating that the Design Engineer/Architect shall certify to the County in writing upon the completion of work that all grading and drainage improvements were installed in accordance with the approved plans and field direction. Be aware that a DPW Engineer will need to inspect and accept work after receipt of certification letter. Certification letters shall reference building permit number or numbers for specific work being certified, the address of the property and the Assessor’s Parcel Number (APN), and shall be signed and stamped by the certifying professional.

END
I have been a resident of Sleepy Hollow for over 30 years and the frustration of having very limited cell phone service especially during times it is imperative to have a working system has gone on now for far too long. With the issues all of us have to tolerate with PG&E shutting off our power system which in effect makes our land line based phone systems inoperable as well as any cell phone service we may have unworkable, it is time to move forward in a positive direction to protect the residents of Sleepy Hollow.

You only need to look at what happened a few years ago when a resident lost her life because no one could communicate with the fire department about a house fire. I feel as if we have stepped back into a world that existed 30-40 years ago. Technology has brightened our lives and helps keep us safe.

Please, allow the majority of residents who want this service not to be outspoken by a few naysayers.

Thank-you,
George Carewe
36 Martling Road
San Anselmo, CA, 94960
415-453-4922
We are residents of Sleepy Hollow and are in favor of a cell phone tower in our area. We do not have cell service during power outages (which are quite frequent lately) and therefore have no way to contact emergency services if needed. Please keep us in the loop regarding meetings on this matter.

Cynthia & Dan Clark
15 Whiteplains Court
San Anselmo, CA 94960
415-457-8971
cbclark@aol.com
Megan,

We are emailing to express our strong support for the cell phone tower expansion of mobile telecommunications in Sleepy Hollow.

My wife Debbie and I are Sleepy Hollow residents in our mid sixties, and we have lived in Sleepy Hollow since the mid nineties.

I am a physician and pathologist at Marin Health Medical Center, and have practiced here since 1987.

We have never had cell phone service in Sleepy Hollow.

In the past we had old fashioned land line phone service, but that no longer works when the power is out.

In 2019, Debbie had cancer treatments resulting in neutropic sepsis. I came home and she needed emergent care, and I was able to call 911 from home for an ambulance to take her to MHMC, and after 2 weeks in the hospital, she was able to recover and now she is doing well. If the power was out and there was no phone service, she might have died.

Also, as I assume you are aware, there was a fire up the street at the end of Dutch Valley Road, and the power was out which delayed the response to the fire, which could have catastrophic.

On a personal note, I have risk factors for cardiovascular disease such as a heart attack or stroke, and if the power is out, I would not get timely medical attention which could be deadly.

This really applies to everyone in Sleepy Hollow.

Despite what you might hear from opponents who live outside of Sleepy Hollow and oppose this on a political basis, we think that this is a life and death issue for us and the residents of Sleepy Hollow.

For the health and safety of Sleepy Hollow residents, we strongly support the cell phone tower expansion of mobile telecommunications in Sleepy Hollow be installed as soon as possible.

Fred and Debbie Kretzschmar.
We residents of Sleepy Hollow urgently need a nearer cell phone tower to better carry out our lives, our work, and our social interactions. Please!

Darrell Salomon
Definitely in support of having a cell phone tower in sleepy hollow, Richard Wagner

Sent from my iPad
Ms Alton

I am a long time resident of Sleepy Hollow and a former President of the Homes Association. There was a time when we all had land lines with the phone company and power outages were no bid deal as to public safety. Times have changed, there are hardly any land lines remaining and we have moved into the digital age. We either rely up cell service that is linked to our internet service or have some other means of internet phone service. The problem is with a power outage we are without any means of communication. While there are now a few satellite phones in the neighborhood, I am not sure that everyone knows where they are and that is not a good solution in case of an emergency. If someone falls down and hurts themselves, they aren’t capable of going down the street to call 911. To make this situation worse, I have learned that the computers on the fire truck rely upon internet service. If the power is down they are without their computer.

Before we lose another life here in Sleepy Hollow, I encourage you to support this public safety necessity and make every effort to move this along a quickly as possible.

Thank you,
John Parente
3 Irving Drive
San Anselmo.
Dear Megan - As twenty-one year residents of Sleepy Hollow, my husband and I FULLY support a cell tower in the SH area in order to be able to use our mobile phones anywhere in SH. This is a serious omission not to have cell service. Many residents are older and if the landlines go down (as ours has 3x over last 2.5 weeks!!), it is imperative to be able to call out to whomever should there be an emergency.

Again, two votes from us for cell towers - NOW. Frankly, this should have happened years ago. Let's get SH up to the 21st century.

Thank you!
Catherine Vacca and Jim Wandrey, Lisa Drive.
Hi Megan,

Thank you for your time.

Please accept this email as a token of support for Cell Service/ a Cell Tower on the San Domenico campus. As a current resident of Sleepy Hollow, a cell tower is necessary for mobile calling; especially during an emergency or natural disaster.

Should you require additional information or have any questions, please feel free to reply to this message.

Many thanks,
Jennifer Adams
415.305.3879
Dear Megan,

I am writing to express my support for a cell tower on the San Domenico property in Sleepy Hollow.

Diane Fiddyment
Hi Megan,

I live in Sleepy Hollow. In my neighborhood we have had 3 blackouts in about 2 weeks. We had no updates from PGE on the cause or duration of blackouts. The last 2 there was no cell service. (The first one there was for awhile.) It is frightening to be isolated in the dark with no ability to communicate with others.

I support cell service in Sleepy Hollow.

Sherrill Miller
3 White Plains Court
San Anselmo, CA 94960
We are writing to voice our total support to finally bring Cell Service to Sleepy Hollow. My husband and I have lived on Estates Drive for 37 years. Good, reliable, Cell Service is long over due to help keep our community safe, not to mention moving up to the 21st Century. Thank you in advance for your help in moving this important issue forward.

Roger and Lucia Pancoska
Hi Megan,

As a resident of Sleepy Hollow, in San Anselmo, I am in full support of bringing cell service and whatever that might require in our neighborhood. I understand there may be a planning commission hearing in August. Where can I find information about the meeting or any updates about the proposed project?

Thank you,

Jeanette Molineaux
Hi Megan

I'm a long-time Sleepy Hollow resident and I wanted to let you know that I'm in full support of bringing cell services to this area. It's long overdue and desperately needed to ensure the safety of this community. Please do everything you can to expedite the approval and construction of the cell tower.

Thank you,

Spencer

--
Spencer Adams

415-378-3365
Megan,

I've noted the cell tower story poles on the San Domenico property recently, and wanted to share my FULL SUPPORT of bringing cell service to Sleepy Hollow.

I've lived around the corner from San Domenico for 25 years on Van Winkle Drive. As a past two-term President of the Sleepy Hollow Homes Association, current co-President of the Sleepy Hollow Tennis Club (we use/play on the tennis courts at San Domenico), and member of the Sleepy Hollow Presbyterian Church, I've heard from many, many residents about their frustration with lack of cell service in the Hollow.

I'm also currently a Block Captain for the Sleepy Hollow Fire Protection District and maintain a satellite phone in my home to make sure we can communicate with the fire department in case of a fire in our neighborhood, so having cell service would not only be a convenience but a safety issue for all residents.

Thank you in advance for listening,

Carolyn

--
Carolyn Goodman
103 Van Winkle Drive
San Anselmo
E: carolyn@goodmanmarketing.com
P: 415.250.6264
I think it is very important that we improve the cell service in sleepy Hollow. I am an 82-year-old widow who has poor cell phone coverage when Uber or Lyft are trying to locate me. Thank you very much for your consideration in this matter. Judith Keith

Judy Keith
Sent from my iPhone
Hi there!

I live at 35 Dutch Valley Lane with my husband, Ron. I want you to know that we are in favor of the tower at San Domenico and support its construction.

Thank you,
Victoria Granucci
It is of vital importance to those of us living in Sleepy Hollow that cell phone coverage is established to serve as much of our community as possible. We are encouraged that Verizon is willing to move ahead with a project that will give us connection. Our need is particularly critical during power shutdowns, which are frequent. Please move this project forward as quickly as possible. Various members of our community have been working for years to get the project to this point.

Steve Knox
14 Martling Road
San Anselmo, Ca.
Ms Malton,

I urge you to approve whatever needs to be done to make cell phone service in Sleepy Hollow reliable. The risk to the health and safety of residents of Sleepy Hollow of poor or non-existent cell service has become intolerable.

This is particularly true for our block on Green Valley Court.

Currently, Green Valley is a cell dead zone for all the service providers, and will remain so without construction of new towers on the San Domenico campus.

- When power is shut off to the block, as it was for two weeks during the last major PGE Planned Power Shutoff, the neighborhood becomes completely cut off from communications out and in.
- That the shutoffs are triggered by spikes in wildfire risk make them particularly dangerous to us.
- Moreover, calls for medical help from people on our block are likely to become more frequent as we skew older. This makes it even more essential that our cell phones operate reliably in our homes.

To illustrate with a real example.

- A few days before the last big Power Shutdown, one of our neighbors suffered a medical event that left him immobile on the floor.
- If it happened just 2 days later, he wouldn't have been able to call for help during the shutdown -- and would likely have spent a week in agonizing pain before dying.

While I understand that some residents are fearful of exposure to electromagnetic radiation from cell towers, the scientific data makes clear that the risk to public safety, health, and economics of cell dead zones is VASTLY greater than the claimed adverse effects of proximity to such towers.

Sincerely,

Steven Freedman

Steven Freedman, MD, MBA
70 Green Valley Court, San Anselmo, CA 94960
415-496-6622
Hello

I am writing in support of the cell tower project at San Domenico School in Sleepy Hollow. I have seen the story poles and walk my dogs near there every day. The towers will be VERY unintrusive and I cannot believe people are complaining about it. We need cell service in Sleepy Hollow without having to rely on home boosters or WiFi calling.

It's a safety issue in case of fire or other emergency. We need to be able to contact the outside world without relying on electricity in the homes - especially with all the PGE outages recently. Our PGE service goes out first and is ALWAYS the last to come back on.

Thanks.

Mark Jackson
2 Catskill Ct
San Anselmo, CA 94960
415.302.2526
I would like to voice my very strong support for the cell tower. I am a long term Sleepy Hollow resident and Type 1 Diabetic. It is crucial that I have the ability to reach out to medical care in the event of a power outage.

Thank you for your work on this important issue.

Linda Fowler

Sent from my iPhone
We are definitely interested in having a cell tower in the hollow. Carole wagner Sent from my iPad
Hi Megan
Diane Fiddyment asked that I reach out confirming we are in favor of the cell tower on San Domenico.
Thanks for all your efforts to make this happen.
I know it’s been in the works for a very long time so it’s great it’s finally going to be set up.
We’ll notify other friends as well to email you.

Best
Jamie Staskus

Sent from my iPhone
Megan Alton

I’m writing to show my support for having the cell towers installed in Sleepy Hollow so we can get better service. Safest is an important factor especially when we have so many power outages.

Thanks for your attention

Be Well, Andy Alpine

404 Oakcrest Rd, San Anselmo, Ca 94960

--

ANDY ALPINE
415-459-4333
Cell: 415-298-1644

"Love accomplishes its work when it spreads its wings and veils man's self from his own eyes."

- Inayat Khan
Alton, Megan

From: Ronald Granucci <rong5@comcast.net>
Sent: Sunday, July 24, 2022 3:51 PM
To: Alton, Megan
Subject: Cell towers

[You don't often get email from rong5@comcast.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

I strongly support a need for a cell tower in Sleepy Hollow. Again, a power outage yesterday and no service. Do we have to wait until another person dies due to no cell service before you put up the tower.
Ron Granucci.

Sent from my iPhone
Dear Ms. Alton,

We wholeheartedly support the cell towers on the San Domenico campus. All cell reception in the Hollow is substandard. We live on Forrest Court and use AT&T. It is virtually impossible to get a cell phone signal at our house. It is embarrassing. Evidently a small minority of Fairfax residents object to a cell tower on the ridge near the former Santana residence.

Tom and Lilka Areton

Tom Areton
Executive Director
Cultural Homestay International
San Rafael, CA 94901-2655, USA
Phone: 415-459-5397, ext. 0
Fax: 415-453-9445
To Whom it May Concern:
I am writing to lend my full support to the Verizon cell tower project at the San Domenico School in San Anselmo.

As a safety issue and the rising need to communicate during wildfire season, please move forward on this project.

A year ago, my next-door neighbor slipped and fell while walking on a trail and tumbled into the creek. When found, she had suffered head wounds and lacerations from the fall. The couple who found her was unable to call 911 due to poor cell reception. My neighbor is now in an assisted care center.

We need to feel safe in our community and know that technology helps to make that possible.
In the past, I was hiking in the Colorado mountains near the continental divide. Imagine my surprise when I could get cell reception there in the middle of the wilderness, but not in my own backyard in the Bay area, home to the most technologically sophisticated regions in the world!

Regards,
Patti Vance
3 Catskill Ct.
San Anselmo, Ca 94960
415-457-3624
Hi Megan,

Happy Monday! Another letter of support for San Domenico cell tower... thanks!

Nancy Vernon | Aide
Office of Supervisor Katie Rice
(415) 473.7351

-----Original Message-----
From: Rice, Katie <KRice@marincounty.org>
Sent: Sunday, July 24, 2022 7:23 PM
To: Angie Taube <angietaube@me.com>
Cc: Vernon, Nancy <NVernon@marincounty.org>; Martinez, Crystal <cmartinez@marincounty.org>
Subject: RE: Cell Tower in Sleepy Hollow

Hi Angie,
Thank you for reaching out. My office will forward your email on to the planning department staff working on this issue so that it can be included in the record. We will also keep in touch with the SHHA board re when the item will be coming to the Planning commission and/or the BOS, with information on how to provide public comment at the hearing.
Best,
Katie

Katie Rice | District 2
Marin County Board of Supervisors
3501 Civic Center Drive, Suite 329
San Rafael, CA 94903
(415) 473.7825

Sign up for my E-newsletter to receive regular updates from my office Click here to view live or archived Board of Supervisor meetings

Website
Newsletter
Facebook
@SupervisorRice
Hello Supervisor Rice,
I am a resident of Sleepy Hollow and am very happy to hear about the upcoming hearing to approve the new cell tower at San Domenico. Is there anything more we can do to show our support? Is it helpful if we attend the hearing on August 4th?

Thank You,
Angie Diaz Taube
Hi Megan - just wanted to let you know that we, Greg Simpson & Marina van Overbeek, at 140 Van Winkle Drive support this!
Thank you,
Greg

---------- Forwarded message ----------
From: Diane Fiddyment <diane.fiddyment@gmail.com>
Date: Fri, Jul 8, 2022 at 7:47 PM
Subject: Cell Service in Sleepy Hollow
To: Diane Fiddyment <diane.fiddyment@gmail.com>

Hi all,

As you may know, the story poles for the Verizon project are up on the San Domenico property. There will be a Planning Commission hearing sometime in August to discuss the prospect of bringing cell service to the Hollow. I will let you know when there is a date. It will be important for proponents of the project to show up in person and advocate for the project.

In the meantime, it would be great if you, and anyone else you know in favor of the project, email Megan Alton (malton@marincounty.org) and express your support. There will be a larger solicitation for community support going out soon but I wanted to let people in my circle know ahead of time.

Best regards,
Diane
Hi,

I believe this is for you but as Mrs. Sherman says, she is not good with the computer.

Best,

Pete

Sent from my iPhone

Begin forwarded message:

From: Doris Sherman <doriesherm@comcast.net>
Date: July 9, 2022 at 7:32:36 AM PDT
To: Pete Mayer <shhapresident@gmail.com>
Subject: Re: Cell Service in the Hollow NEEDS YOUR SUPPORT

Hi, I am really excited about the possibility of having a cell tower. I live alone and would like to know I can contact help if needed. Not possible to get life alert for help without cell. Let me know when meeting. Not good with computer. Dorie Sherman. doriesherm@comcast.net.

On Jul 8, 2022, at 11:48 AM, Pete Mayer <shhapresident@gmail.com> wrote:

Friends and neighbors,

Greetings from the Sleepy Hollow Homes Association! You are receiving this email due to your earlier support for the expansion of expanded mobile telecommunications in Sleepy Hollow. As you may have noticed, story poles marking the cell tower site location went up on the San Domenico campus about a month ago. Verizon has re-submitted its application to Marin County and expects a hearing date to be set sometime in August.

While I will request your in-person advocacy for the project at the upcoming Planning Commission meeting, it would be immensely helpful if in the meantime you would take a few minutes to express via email your ongoing support for the installation. The County contact, Megan Alton (malton@marincounty.org) has already heard from some opponents to the project and our community must act as a counterweight. Please let your voice be heard!

Best regards,

Pete Mayer

Pete Mayer, President
Sleepy Hollow Homes Association
Your neighbor at 110 Legend Road
shhapresident@gmail.com

Not a member yet? Please join here to support your community!

<image001(1).jpg><image002(1).jpg>
Hello Megan-

I am very impassioned about fire safety in our neighborhood. We live in the Sleepy Hollow neighborhood near the San Domenico School. I understand that there is debate about putting up a tower on the campus for Verizon service. This service would be invaluable in bringing a signal that reaches us during a power outage and alerts us to vacate before we are trapped. We are very much in support of the Verizon project, thanks, Lisa and Andy Bane, 51 Martling Rd, San Anselmo, CA 94960
Hello Ms. Alton,
My name is Lita Collins and I live at 44 Legend Road in Sleepy Hollow. I support the installation of the cell tower on San Dominico property in Sleepy Hollow, San Anselmo. It would make life more convenient and more SAFE!
Thank you,
Lita

Lita Collins
Coldwell Banker
DRE 01890947
415•515•5006
LCollins@CBNorCal.com
Ms. Alton:

As a 10+ year resident of Sleepy Hollow, the day that reliable cell service comes to Sleepy Hollow will hopefully not be a day too late. It is a public safety must and to treat it any differently than that is irresponsible. Sleepy Hollow already suffers from limited access with Butterfield Road as the main in and out access. Throw some smoke in the picture, fire, the pitch dark of night, power outage, sirens, people in automobiles or on bicycles or on foot in a fleeting panic, and you have an instant life threatening disaster on your hands. With reliable cell service you will improve communications on such emergencies and lessen the potential for disastrous consequences. Living through the power outages you quickly realize the isolation of not having any real means of communicating with the outside world, Even the reliable hardline phone service has gone away so that stop gap is no longer available.

Sure cell towers are not attractive but so are many things that provide safety. Of course there will be opponents. However, if the opposition is due to aesthetics, then please start removing telephone poles, street lights and stop signs. If it is about the harmful effects of a cell tower, there is no reliable science confirming that unless you are living in the cell tower. However the harmful effects of fire, smoke and panic during an emergency are well documented, and, frankly and sadly, more common.

Please, please provide your support for the installation of a cell tower on the San Domenico campus.

Sincerely,

Rob Osier
50 Van Tassel Ct, San Anselmo CA
I, my daughter, and others in Sleepy Hollow have backup power. My batteries were keeping the house powered just fine, and we still had Comcast Internet and the VOIP Comcast line, plus the Google Fi service (only over the internet - no cell signal). We were enjoying a movie on Netflix when suddenly Comcast went dark just a few hours into the 2020 PSPS.

With that, even though we had backup power keeping the house powered, we lost communication with the outside: TV, VOIP phone, WiFi phone, text, email, news - everything we depend on Comcast for. Apparently, they did not yet have backup power for the station that serves Sleepy Hollow, despite legislation requiring it and the critical need. As reported in the Marin IJ, their blackout during the PG&E outage may have contributed to the fatality and injury of a house fire. My daughter saw the smoke a few houses away but could not report the fire, causing great stress and anxiety for her and her family, as well as us, since she could not text or phone a warning to evacuate. She had to drive to our house to alert us to the danger. If the house fire had spread to the dry vegetation during the PSPS, a serious wildfire could have erupted and caused many more fatalities and property damage, especially since with no cell phone signal, 911, VOIP, and many landlines did not work so the fire department could not be notified.

I would like to emphasize the seriousness of the lack of cellphone coverage. It is actually a matter of life and death, not only for power outages, but also for emergency situations (eg. falls, heart attacks, strokes, animal attacks, assault, etc.) while outdoors away from WiFi. It's time for the objections to cellphone towers to be overridden by the safety of the community.

Thank you
Stan Hutchings
45 Estated Drive, Sleepy Hollow, San Anselmo
Mr. Mayor,

Thank you for the opportunity to be heard regarding this critical safety issue. It is unconscionable that in 2022, in an area such as Sleepy Hollow, that we do not have reliable access to adequate cell service, if for no other reason than the safety of ALL residents.

I understand that there are some who are against this project, but at the risk of their neighbor’s lives lost if they are not able to make or receive calls in an emergency? Really? Have we not learned after the tragedy on Dutch Hollow a few years back? Would they feel differently if a young person had died? Are any lives worth sacrificing because some object to the proposed cell towers? I have no legal expertise, but might there not be a lawsuit waiting to happen against those few who object if loss of life occurs? Objecting to the new clubhouse was an expensive and time consuming irritation, but there was no potential loss of life involved. This is an entirely different situation.

With the ongoing fire risk, especially in an area with only one means of egress for all residents, we should all be able to call 911. Or another scenario - in the event of cardiac arrest, we need to be able to call 911 for advanced life support. Even for those with a block captain (none on our street), the time it would take to run to the block captain to make the call, that time delay would result in irreversible brain death for the person requiring assistance. There are older people in the Hollow who could require some sort of emergency assistance. The families with young children less so, but accidents happen to anyone. It seems self evident that having cell service available to all is a basic safety issue.

Less important, but of interest to everyone, wouldn’t the availability of adequate cell service be important to new homebuyers and possibly impact home values? I’m guessing that some who have purchased homes for several or more millions of dollars recently are not too pleased when they realize they have spotty or no cell coverage. I don’t work from home, but I get negligible cell service on a good day, and that would seem to be a detriment for anyone who works from home. As much as I appreciate the beauty and community of Sleepy Hollow, I’d never buy here again with such inconsistent cell service, particularly as it relates to the fire danger and other emergency situations. The general inconvenience of inadequate cell service is it’s own issue, but the safety factor is absolutely critical.

Clearly, I feel very strongly that the cell tower is essential for everyone who lives in Sleepy Hollow, and I am most appreciative for the efforts being made on our behalf.

Thank you, Nancy Carewe
On Jul 8, 2022, at 12:19 PM, GEORGE CAREWE <gcarewe@sbcglobal.net> wrote:

Yes.

On Jul 8, 2022, at 12:15 PM, Nancy Carewe <ncarewe@sbcglobal.net> wrote:

did you also get this?

Begin forwarded message:

**From:** Pete Mayer <shhapresident@gmail.com>  
**Subject:** Cell Service in the Hollow NEEDS YOUR SUPPORT  
**Date:** July 8, 2022 at 11:48:09 AM PDT  
**To:** Jan Blackford <shhapresident@gmail.com>

Friends and neighbors,

Greetings from the Sleepy Hollow Homes Association! You are receiving this email due to your earlier support for the expansion of expanded mobile telecommunications in Sleepy Hollow. As you may have noticed, story poles marking the cell tower site location went up on the San Domenico campus about a month ago. Verizon has re-submitted its application to Marin County and expects a hearing date to be set sometime in August.

While I will request your in-person advocacy for the project at the upcoming Planning Commission meeting, it would be immensely helpful if in the meantime you would take a few minutes to express via email your ongoing support for the installation. The County contact, Megan Alton (malton@marincounty.org) has already heard from some opponents to the project and our community must act as a counterweight. Please let your voice be heard!

Best regards,
Pete Mayer

Pete Mayer, President
Sleepy Hollow Homes Association
Your neighbor at 110 Legend Road
shhapresident@gmail.com

Not a member yet? Please join here to support your community!
Hello,

Thank you for your email. I will include it in the record.

Thank you,

Megan Alton
PLANNER

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6235 T
415 473 7880 F
malton@marincounty.org

-----Original Message-----
From: Judith Keith <judyakeith@comcast.net>
Sent: Friday, July 8, 2022 2:38 PM
To: Alton, Megan <MALton@marincounty.org>
Subject: Cell service on deer Hollow Road in sleepy hollow

I think it is very important that we improve the cell service in sleepy Hollow. I am an 82-year-old widow who has poor cell phone coverage when Uber or Lyft are trying to locate me. Thank you very much for your consideration in this matter. Judith Keith

Judy Keith
Sent from my iPhone
This is a big mistake. Before you do this, read what Dr Joel Moskowitz has to say about radio frequency radiation and health. https://publichealth.berkeley.edu/news-media/video-room/joel-m-moskowitz-radio-frequency-radiation-health-risks-implications-for-5g/
Many people will suffer from this major installation.

A cautionary message from someone who suffers from radio frequency exposure (and other electrically sensitive frequencies) and has researched causes for the past 12 years.

Maggi Garloff

Maggi Garloff  
415 295 7785  
maggi@maggigarloff.com

On Dec 9, 2021, at 1:45 PM, Alton, Megan <MAlton@marincounty.org> wrote:

Hello,

This emails is to inform you of a new application received by the Marin County Planning Division.

The applicant requests Use Permit and Design Review approval to construct a new 30-foot-tall wireless communications facility (WCF) on an 400 square foot concrete slab on a lot located in San Anselmo (on the grounds of San Domenico School). The WCF entails building a new 30-foot tall, 17-foot by 17-foot wide at the base and 13-foot wide at the top structures disguised as a water tower structure. Additional facilities associated with the WCF would be located approximately 330 feet from the water tower structure in an 423 square foot fenced area. The two location would be connected via underground cables. The WFC would be setback at least 650 feet from all property lines.

The WCF would include the following: (1) approximately 400 square foot concrete slab; (2) 30-foot-tall structure disguised as a water tower structure; (3) nine 8-foot-tall antennas enclosed within the water-tower portion of the structure; (4) an approximately 423 square feet area enclosed by an eight-foot-tall wood fence; (5) 30 kw backup diesel generator; (6) three backup power/battery cabinets; (7) rack mounted equipment which includes telecom cabinets and equipment enclosures. Various site improvements would also be entailed in the proposed development, including widen the gravel roadway to 12 feet to access the proposed WCF, and general site improvements to implement the proposed project.
Conditional Use permit approval is required for telecommunication facilities under the Marin County Code, 22.10.030; and Design Review approval is required pursuant to Marin County Code Section 22.42.010.

Attached are the project plans. Additional information will be made available within the coming days on the project webpage which will be located within the “Sleepy Hollow” geographical location at this link: https://www.marincounty.org/depts/cd/divisions/planning/projects

Thank you,

Megan Alton
PLANNER

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6235 T
415 473 7880 F
malton@marincounty.org

Email Disclaimer: https://www.marincounty.org/main/disclaimers <San Domenico 20210616 ZD.pdf>
Dear Ms. Megan Alton

I understand the San Domenico cell tower project will be coming up for consideration.

Simply stated, the project is a major public welfare and public safety project for the school as well as the surrounding community that will be able to access the tower. Communications during a power outage – due to whatever circumstances – are non-existent for the usual homeowner as cell phones do not work reliably, if at all, in major portions of the Sleepy Hollow Valley. Lives have been lost and lives continue to be at risk.

Please expedite the review process and approve the request for construction. Another fire season is upon us and we have no resolution to a communication shortcoming and problem that was defined by a death.

STEPHEN P. McGEE

Mailing addresses:
P.O. Box 1174, Fairfax, CA 94978 or
773 Center Blvd. #1174, Fairfax, CA 94978
Tel: (415) 256-2855
Fax: (415) 256-2852
E-Mail: spm@lospm.com
Web Page: www.lospm.com
Ms. Alton

I would like to register my opposition to the San Domenico Use Permit for the wireless facility on their property. This would create a cell tower in an area of the San Domenico that is outside of any current development. Per the County’s telecommunications facility policy plan, other wireless facilities are likely to follow, and would require a taller tower or some other ‘stealth’ adaptation if they are even stealth. I understand the need for improved cellular service in the Sleepy Hollow area. Have alternative locations been carefully studied? Specifically, instead of a fake water tower in a heretofore undeveloped open space area, the existing Marin Water water tower to the west of the top of Oak Springs would provide equal or better wireless coverage for not only upper Sleepy Hollow but the lower Butterfield Road area and San Anselmo. At a minimum this alternative location should be fully vetted before any decision is made on the proposed project.

By the way, I attempted to send this email via the project page, and received an error message. Not a good way to encourage public participation in the planning process.

Ben Berto
Hi,

It is essential to the safety of our community that a Cell Tower be place in San Domenico. Many of us have been without any cell reception during the wild fires and also during the PG&E planned and unplanned power shutdowns/outages. It is very scary. There is no way to call for help in emergencies (if you need paramedic or fire department). Thank heavens that someone on the hilltop called when the house was on-fire at the end of Dutch Valley Lane. Tragic that a woman lost her life but it could have been an entire community of houses that caught fire if not for the man with cell reception on top of the hill.

I can’t imagine what objections people have to a Tower at San Domenico. Loss of life has got to matter more than not liking the idea of a cell tower! It is overall an elderly population that lives in Sleepy Hollow and having access to cell service when the power is out is a critical necessity.

I can’t imagine you and the others who are busy running the county will not endorse cell service in Sleepy Hollow when it is essential to the safety & well-being of residents.

Thank you for your efforts to push this along.

Patty Jackson
Hi Megan,

My wife and I are in full support of the Sleepy Hollow cell service project with Verizon and San Domenico.

Thank you.
Chuck & Kelly Alberton
1321 Butterfield Road
San Anselmo, CA 94960

Sent from Mail for Windows
Dear Ms. Alton,
We cannot be more emphatic in urging you to support the Verizon installation of cell service in Sleepy Hollow. Our family's life is in danger due to no cell service in our community.
Certainly you are aware of the death of a neighbor on my street (Dutch Valley Ln) from a residential fire when cell service was not available and first responders were inordinately delayed.
Please do everything in your power to advance the installation of cell service in our community.
IT IS LITERALLY A MATTER OF LIFE AND DEATH!

Sincerely,
Peter and Virginia Jozwik
20 Dutch Valley Ln
San Anselmo (Sleepy Hollow)
Hello Megan -

I am reaching out on behalf of our family, who has lived at 980 Butterfield Road in Sleepy Hollow for over 45 years. The ongoing issue with no cellular service in this area is of great concern to me and the other Hollow residents.

First, and foremost, it is a safety issue. Many people do not have regular phones anymore today, and if there is any issue with Wifi going out, then people are literally stranded in their homes with no ability to communicate in an emergency. When people are out walking or hiking in the neighborhood, they have no cell service or means to reach anyone in an emergency.

My mother is 84 and needs to have reliable cell service so that if she walks outside of her Wifi range, she could still have access to cell service which is what is used for her safety devices. It’s an incredible stress to not have this VERY BASIC service available in her area, and I know there are many other elderly people in the Hollow as well whom it is a concern for.

I hope you are supportive of providing Hollow residents with the safety and security they need and quickly ensure that the new tower built in San Domenico becomes active immediately, and not just for Verizon, but for ATT and other service providers as well.

Although I will not be able to attend the live Planning Commission meeting, I thank you very much for your attention to this important matter, and hope you assist with making residents’ needs be heard.

Stephanie Plattner
scplattner@gmail.com
Hi Megan,
We are so pleased the project is moving forward. We saw the story poles - very exciting! This project is so important to our family and community. We have 2 young girls and 2 elderly parents who live in Sleepy Hollow as well. Having cell service will be SUCH a relief, not only during a state of emergency but day to day life as well. Thanks!

--
Aya Andrews
650.814.3013
Megan Alton,

The first call I made after moving (back) to Marin and onto Butterfield was to Supervisor Rice's office. Despite growing up in Marin I did not know that my newly purchased first home had zero cell service coverage. It was honestly the biggest issue to overcome for my husband (who is from Southern California. Moving mid pandemic we both needed to be able to work from home and the cell coverage continues to be the main issue especially with the 4th power outage in less than 2 months.

That issue inspired my engagement with and joining the Sleepy Hollow Homeowners Association board. I STRONGLY support adding cell coverage to the area. It is an economic (work from home) and safety (without power / wifi many neighbors have no ability to call for help in an emergency) priority.

The SHHA Board concocted a community survey shortly before I joined and our neighbors voted resoundingly in support of cell coverage.

I appreciate you and your staff's time on this and urge you to expedite the process as summer continues to heat up and the safety issue increases.

Thank you,

Caroline Vance Bruister
1101 Butterfield Rd.
San Anselmo CA 94960

415.590.9601
Dear Megan:

We would like to express our strong support for the Verizon wireless tower on the grounds of San Domenico in Sleepy Hollow. We have lived in Sleepy Hollow for 30 years and my wife also grew up and went to school in the Hollow so we are intimately aware of the communication issues in Sleepy Hollow. Mobile phone service in the Hollow should be our utmost priority. I’m sure you’re aware of the house fire during the PG&E PSP outage which killed one woman and burned another resident of the house. Only a miracle saved this fire from spreading to Triple C ranch and beyond and creating an even larger tragedy.

As I mentioned, we are long time residents of the Hollow and have done just about everything to maximize our ability to communicate from our home. We have an AT&T land line, Verizon Wireless service with a network extender that routes our calls and service through our Comcast cable internet service and finally, we have installed solar panels with a battery to provide electricity to those services when (not if) PG&E shuts off our power. Even with all that preparation and redundancy, when the fire occurred during the PSP, we still had lost all of our communication services. This is just a completely unacceptable situation which can mostly mitigated with the installation of the proposed Verizon tower. Please move forward with quick approval of its construction.

Agi and John Meier  
3 Greensburgh Lane  
San Anselmo
Hi Megan,

I know you've received a few messages so far, but just wanted to add another vote of support for the project. I think it adds a lot of value from a safety standpoint to our small community.

Best,

Bryant Bedwell
Hello Megan,
We strongly support the cell tower at San Domineco School.
We have lived in Sleepy Hollow since 1990 and believe cell coverage is very important to our safety with increasing fire threats and power outages.
Thank you,
Jody Brockett and Karl Schmetz
181 Deer Hollow Rd.
San Anselmo
Hi Megan,

I am writing to support the cell phone tower project at San Domenico. We live at 18 Dutch Valley Ln and have no cell phone service. When the power is out, our landline does not work so we have no way to get emergency calls or updates.

With the potential need to quickly evacuate and the frequency of power outages we are strongly in favor of adding cell phone service to the area. This is especially important given the limited ways to exit Sleepy Hollow (basically Butterfield).

Thank you for your work on this project.

Sean Maloney
18 Dutch Valley Ln.
San Anselmo, CA
415.760.3539
Hey Megan,

I support a cell tower that would provide residents of Sleepy Hollow with coverage. We’ve been without for too long, and especially when the power goes out, life is not fun.

Thanks.

N
220 Van Winkle
94960
Good evening,

I live at 39 Dutch Valley Lane, just two houses from the tragic fire that killed my neighbor here in Sleepy Hollow. We were evacuated later that night when the fire reignited and didn’t have cell service to reach our neighbors. During the blackouts, our area was impacted longer than others throughout all of Marin. Without cell service, we didn’t know whether our children’s school was affected or what all was open. I had to drive to Fairfax each day to use my cellphone to check the status of work and school. I learned the importance of cell service in an emergency and for routine power shut offs.

My husband and I are sending this email to support the cell tower at San Dominico. We would like to thank you for bringing this critical service to our area. We’ve been hoping for this solution and also want to honor Ben and Paige’s mother who passed in the fire. The family asked for a cell tower so this tragedy never hurt anyone else.

Thank you,
Juliet Schiller
Hi Ms. Alton,

I'm a Sleepy Hollow homeowner at 44 Legend Road. I strongly support the installation of the Cell Tower for multiple reasons, most importantly being emergency call accessibility and fire response. It's inexcusable in this day and age to not have cell service in an area so heavily populated with families and elderly who may require emergency assistance at any time but have to rely upon wifi calling or landlines.

Thanks for your time.

Sincerely,

Clay Kuzma
As a resident of Sleepy Hollow for almost forty-nine years I am writing to you in support of the Verizon Project in Sleepy Hollow. As we approach the very dangerous months of fire danger, this project is of particular importance.

Thank you,

Very best wishes,

Eileen Ormiston
38 Dutch Valley Lane
San Anselmo, CA  94960
Megan,

I wanted to take a minute to drop you a line in regards the proposed cell tower for Sleepy Hollow at San Domenico. Being a resident, an increase in cell service is very much needed in our community area. In our home we depend completely on WIFI based calling via our internet connection as the cell service is little to none (IE walking around outside hunting for 1-2 bars at best, sometimes drawing a blank). During times of no power (PSPS or other) we are at a severe risk if an emergency where to arise. Given our remote location in Sleepy Hollow every second during an emergency could be the difference between life and death.

Being a 4th generation contractor with a family history of over 100 years of business in Marin County, I have seen and know how much our county has changed over the years. The growth and change is unbelievable. So much is to the positive side but with large growth comes change and sometimes that change is less than desirable (larger roads, more sidewalks, bigger homes, increased housing, more business, loss of small town feel, etc) which is very hard for many people. I respect the opinions of the projects opponents in regards to issues with the "eyesore" of a cell tower and other concerns. While I always desire to keep the aesthetics of our community, safety should always be the top priority. For my industry nothing is more paramount than safety and in regards to this tower, I think that is the main issue. It will provide the large number of residents in sleepy hollow with an large increase in ability to reach out during an emergency, especially when the power is out, like for instance during a PSPS when fire risk (a very real thing in our area) is a severe concern. We live in a world where cell service is the most common method of phone connection and if this tower saves 1 life or stops 1 fire from getting out hand because a resident was able to make a call from home, or perhaps from one of the beautiful trails all around the Hollow, then in my eyes, its worth it.

I appreciate your time on this matter and I am available to discuss further if needed. Thank you and have a wonderful weekend.

Regards.
SG
--
Scott Ghilotti
VP / Owner

Maggiora & Ghilotti Inc
555 Dubois St.
San Rafael, CA 94901

Office 415-459-8640
Fax 415-459-2065
Cell 415-847-1484
www.maggiora-ghilotti.com
Alton, Megan

From: Priscilla Pittiglio <ppittiglio@gmail.com>
Sent: Friday, July 8, 2022 3:02 PM
To: Alton, Megan
Subject: The cell tower project for Sleepy Hollow

I wish to express my support for the Cell Tower project. I have waited so impatiently to get out of the dead zone, especially during fire time. It has been tough in so many ways. I am often in the school parking lot to get service. I even call it the phone box.

Thank you for helping us feel safer in our lovely development.

Priscilla Pittiglio
7 Dutch Valley Lane
Alton, Megan

From: Theodore Reich <ted@theoreich.com>
Sent: Friday, July 8, 2022 6:48 PM
To: Alton, Megan
Subject: tower.

We need cell phone reception in Sleepy Hollow. This is the 21st Century...

Theodore Reich
Ted@TheoReich.com
mobile 415.515.9990
Dear Ms. Alton:

I am writing to express my strong support for the swift approval of the proposed Verizon Wireless / San Domenico project to provide much-needed telecommunications access to Sleepy Hollow and surrounding areas. My wife, our three children, and I have owned a home in the neighborhood for nearly five years and while we love this community, we have grown weary of the persistent public safety concerns that arise from having no cellular service in the neighborhood. The fact that our community only has one way in / one way out which is serviced by a two-lane road (Butterfield) brings into sharp relief the need to have immediate access to emergency services by phone. When coupled with the rising prevalence of power outages (planned and unplanned) and the fact that residents can no longer reliably purchase plain old telephone service (POTS) lines that do not require electricity to function, we are quite literally stranded during some of the most dangerous emergency situations we are likely to face (e.g. wildland or structure fires that correspond with power outages). There is zero practical or technical rationale for this situation to persist any longer, and we urge Marin County to act quickly to support the parties willing to step up to fund the solution.

Because the public safety imperative is so compelling on its own, I hesitate to complicate the message, but it should also be mentioned that the dramatic rise in work-from-home arrangements (driven by the COVID-19 pandemic but with clear staying power beyond early lockdowns) is also a major factor in this discussion. My wife and I both work full time from home and need to be able to count on our cellular devices to do our jobs effectively. Most of our friends in the area are in the same boat.

The problem is obvious, the solution is simple, and the two parties with a direct financial stake in the matter are aligned. Again, I urge Marin County to become part of the solution as quickly as possible.

Respectfully,

Jason Winship
30 Green Valley Court
San Anselmo, CA 94960
Hello,

I am writing to you as a resident of Sleepy Hollow in San Anselmo. I wanted to express our strong support of the cell tower installation on the San Domenico property. We have experienced many power outages, due to storms or PGE power shut offs. During those times, my family and I are entirely off the grid with no way to communicate to others in case of emergency.

Two years ago my husband was home alone with our young child during a power outage. I had the car and received the alert of a nearby fire, I had absolutely no way to contact my husband and alert him of the emergency situation and to be on alert to potentially evacuate. Since he had no power and no cell coverage, he did not receive the alert and had no clue they were in danger. We are not in a so far remote area that we should have to worry about such things.

As I’m sure you are well aware, a life was lost in our community due to the delay in being able to contact 911 during the same outage I mentioned above. Power outages are not going away, and the risk of wildfires is only increasing. It is a concern that is often on my families mind. Having cell coverage in our community would give us the peace of mind that we would be able to receive vital, life saving news/alerts and be able to contact emergency services if we were the ones in need of help.

It makes me wonder if the opponents of this project live in an area, such as ours, that has absolutely zero cell coverage and have dealt with the numerous and lengthy power outages. I have to imagine if they experienced the panic of not being able to reach 911 or warn a loved one of danger, they would not be opposing this project.

I hope you will do what you can to help the people of our area and work to get the cell tower installed. It would be a true tragedy if another life was lost that we had the ability to prevent.

Sincerely,
Aly Benson
Resident at 22 Van Winkle Dr, San Anselmo, CA 94960
513-550-0420
Hello Megan:

I am a resident of Sleepy Hollow and am writing to you in support of the installation of a cell tower on the San Domenico campus. I moved up to Marin from Los Angeles 3 years ago and was very surprised to find out there will still parts of California with relatively dense population without basic cell service. This has proven to be a huge inconvenience to me and my family and our guests who visit. Seems to me the location of the tower is perfect as it doesn't affect anyone's private property. I look forward to having the basic 21st century service being installed in our community. Thanks so much for taking the time to read my email.

Chris Higgins
4 Tappan Ct
San Anselmo, CA. 94960
206-849-4981
Greetings Megan,

I am just writing to give an enthusiastic thumbs UP for the proposed Verizon cell tower(s) in Sleepy Hollow/San Anselmo. I've lived on Deer Hollow Road in Sleepy Hollow for almost 15 years and I can't tell you how many times I have felt in danger due to not having cell reception here. When the power goes down here, we are rather isolated in terms of receiving information from the outside world or connecting with people outside our household. Our cell phones don't work, WiFi doesn't work, and only satellite phones - which never work for me and seem to have minimal use or benefit - are our only hope. If there's an emergency of some sort happening during a power outage, we don't know about it unless we leave our homes and drive somewhere that has power and cell service.

Anyhow, I do hope this project is successfully moving forward and I 100% support it. I look forward to feeling safer and being able to receive cell phone calls at my house!

Thank so much & take care,

Nicole Heslip
Hi there,

Just expressing support for cell service in Sleepy Hollow. Such a dire need for public safety.

Best, Jeanne Block

Sent from my iPhone
Dear Megan,

I want to inform you that I am extremely supportive of the cell tower being considered for construction at the San Domenico school in Sleepy Hollow. I am a 43 year resident of Sleepy Hollow and have had multiple episodes in which I have attempted, without success, to contact either the fire department or sheriff department via my cell phone in cases of emergency. Several years ago, I was walking my dog, during a psp event, and upon returning home witnessed my neighbor's home across the street from my home was ablaze. I attempted on several occasions to phone the fire department with no success. My neighbor perished in the fire because of the significant delay in contacting the appropriate agency. A gardner who was working on an adjacent property literally had to climb up the hill in order to make contact with the fire department. There is absolutely no excuse in 2022 for not having adequate cell service in the community of over 750 homes and thousands of citizens. I strongly support immediate approval to the project of installing a cell tower (whatever design) on the San Domenico schools property.

Sincerely,
Richard Stess
36 Dutch Valley Lane
San Anselmo
I have lived in Sleepy Hollow 48 years next month.  
I am 80.5 years old.  
WHEN THE POWER GOES OUT WE HAVE NOTHING!!!:: NO LANDLINE, NO CELL, ETC. (We also have Comcast, and when they are ‘down,’ we are down!)  
Should my husband or I have a medical emergency, we are doomed.

I have been an AT&T customer forever. BUT I WILL SWITCH TO VERIZON IF THAT CELL TOWER IS INSTALLED.

PLEASE!! ASAP!

We need this to save lives!!!

Marlene Knox  
14 Martling Road  
415-459-1427
Please install towers to make cell phone available on a daily basis and also in an emergency. Reception is poor to non-existent sometimes. Thank you for your attention to this. Bonnie Hoag
Hi Megan,

I know my husband already wrote on our family behalf, but I also wanted to write to indicate my extremely strong and urgent support for this project. I hope that Marin County can quickly work with the parties to make this happen so that we can live in a safer community.

Thank you,
Annie Winship
Megan,

I'm writing to you on behalf of the Sleepy Hollow Homes Association regarding the proposed telecom infrastructure to be built on the San Domenico campus. While I believe you will be hearing from many of our constituents soon, and have already heard from Katie Rice's office, I feel it's necessary to be in touch and let you know that the support within the Sleepy Hollow is simply massive.

How massive? In early 2021 we conducted a mail-in survey to all 833 homes in the Sleepy Hollow fire protection district, most of which have no reliable phone coverage especially during power shutoffs when VOIP phones go offline. We received 460 responses, a 55% rate. Of those responses, 98.7% were in favor of a cell tower on the San Domenico campus. My strong suspicion is that, were we to do another survey today, that number would be higher as many new families have moved into the area in the last 18 months.

Anecdotally, as president, I can tell you that the vast majority of the public inquiries we receive from residents are around cell service and better public telecom infrastructure. As we head into fire season, and living in an area where the power routinely goes off for a day at a time, it is absolutely a top of mind, first priority item.

Finally- as you receive inbound complaints regarding the project, I would ask that you consider where these objectors live. There is a reason residents of Terra Linda to our east and Fairfax to our west have cell service and we in Sleepy Hollow do not- the topography does not allow for far reaching transmission. If these objectors do not live in Sleepy Hollow, they simply will not be affected by the construction of a tower here, the transmission reach of which (based on maps prepared by Verizon and its contractors) is limited to the Butterfield corridor. I believe their opinions should be discounted accordingly.

I am happy to share the survey results with you any time. Please be in touch at 415-870-9157 at your convenience and thank you for your time.

Best,
Pete

Pete Mayer, President
Sleepy Hollow Homes Association
Your neighbor at 110 Legend Road
shhapresident@gmail.com
SAN DOMENICO
1500 BUTTERFIELD RD., SAN ANSELMO, CA 94960
LOCATION CODE: 625883
PROJECT TYPE: NEW SITE BUILD

Do not scale drawings

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digalert.org
MEMORANDUM

TO: Marin County Deputy Zoning Administrator

DATE: August 3, 2022

FROM: Megan Alton, Planner

SUBJECT: San Domenico School Use Permit and Design Review
1500 Butterfield Road, San Anselmo
Assessor's Parcel 176-300-30
Project ID P3436

The purpose of this memorandum is to provide additional correspondences to the Deputy Zoning Administrator. Attached, please find the letters from member of the public.

ATTACHMENTS:
1. Public Comments
Megan:

What happened to public participation and due process for those affected by the outcome of this meeting? I have received no prior notice from the county at all despite being a subscriber to county processes. I will be working at the time of this meeting and am therefore, unable to attend in person.

However, as a person with Electromagnetic Hypersensitivity (EHS), the effects of cell tower installation: radiofrequency radiation, and expanded electromagnetic fields of wireless communication, make me ill. Therefore, I oppose any such installations near my home.

I will resist vigorously any enforced hazard-inducing activity that interferes with the safe, peaceful enjoyment of my property. I believe the county and Verizon are well aware of the consequences of such opposition.

The alternative is Fiber-optic-to-the-premises which provides faster, more reliable service, and is a less damaging alternative providing safety and convenience to the community. I would support it.

Garril Page
Fawn Drive
San Anselmo 94960
Hi there, I am a sleepy Hollow resident and also run non profit Good Fairy Marin - which was set up to enable neighbors to help each other during the pandemic. My home is not affected by lack of cell coverage It was v troubling and not a little confusing to discover just a vast pocket of homes cut off from cell phone usage when I started trying to work in the community to help those in need of support. The real danger during outages is clear but the more constant daily fear esp for seniors and those with disabilities is also v real and harder to see. And the missed opportunities for bringing people comfort and contact are also very real. And it also makes far more difficult to communicate with the helpers in the community so again they get left out.

If fixable please do fix it. And if it puts the property prices up I hope those who don't need that will make a donation to a no. Profit like mine 😊.

Www.goodfairy marin.org
Penny Macphail
We need this. It’s been a long time coming!
We are unable to attend the meeting tomorrow where the subject of cell service in Sleepy Hollow will be discussed. We want to lend our support to this effort.

As we learned a short time ago, this is a matter of life and death. People died because of the lack of cell service. Please allow this crucial service to be installed in this community.

Arlin and Esther Timberlake,
40 Martling Road,
Sleepy Hollow.
I can’t attend the meeting so I am writing you to show my support for the project
Be Well, Andy Alpine
404 Oakcrest Rd, San Anselmo, Ca 94960
--
ANDY ALPINE
415-459-4333
Cell: 415-298-1644

"Love accomplishes its work when it spreads its wings and veils man's self from his own eyes."
- Inayat Khan
Hello Megan

I just wanted to reach out to say how important we think cell phone service is for the Sleepy Hollow community. We feel like it’s a real safety concern.

Please work on our behalf to bring this much needed service to our community.

Jessica Stielau
990 Butterfield Rd, San Anselmo, CA 94960
Dear Ms. Alton,

I have been a resident of Sleepy Hollow for almost twenty years.

I am disabled and cannot attend the meeting tomorrow at the Civic Center but do want to voice my profound concern that here in Sleepy Hollow, if the power goes out, my husband and I lose cell coverage, as do many of our neighbors. Because of technology changes over time, it is virtually impossible to get a land line these days that does not depend on electricity or wifi connection.

My husband once had a serious accident at the house and I thank God I could call 911 and an ambulance could come to help us. Les is 76 and I am 58. Between my disability, and his age, we feel very concerned and vulnerable about being unable to reach 911 in case of emergency during a loss of power. We also live up a long driveway and do not have neighbors close by. It would be virtually impossible for me to run to a neighbor in case of emergency.

Thank you for doing what you can to rectify the issue of improved cell coverage in our area. I can’t think of anything more important for the safety or our community.

Sara Nesson
Alton, Megan

From: Susan Herman <susanherman01@gmail.com>
Sent: Wednesday, August 3, 2022 9:17 AM
To: Alton, Megan
Subject: Cell service in Sleepy Hollow

[You don't often get email from susanherman01@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

I just became aware that there is a hearing on August 4, 2022 regarding cell service in Sleepy Hollow. I would very much like to attend, but I am providing childcare for my young grandchildren tomorrow.

I fully support the project to improve cell service by adding the cell towers at San Domenico. It is absolutely essential to a safe community.

Thank you,

Sue Herman
185 Van Winkle Drive
San Anselmo, Ca 94960
415-602-4595

Sent from my iPhone
Greetings,

Unfortunately I will be working tomorrow during the hearing but it is absolutely important to know that my family of four is in total support of the cell tower in Sleepy Hollow. I need you to know that this issue isn’t one of just convenience as much as it is of safety. We have seen as a community firsthand the dangers of not having cell service and the delayed response times it can cause, which have life and death implications.

Over 95% of our community supports this initiative. We have surveyed everyone in Sleepy Hollow. This is not an issue we are undecided about. Please move this project through with top priority and as expediently as possible.

If the hearing were outside of working hours I would absolutely be present to represent my community and our interests in building this tower in the affirmative.

Please let me know if there is anything else I may do to help move this project along to success and completion.

Many thanks,
Aaron Shedrick
155 DeBurgh drive
San Anselmo CA 94960
415-828-6486

Sent from my iPhone
Dear Megan,

Unfortunately my wife and I cannot attend the meeting on cell service for Sleepy Hollow. This email is to let you know that we fully support the expansion of cell service to include Verizon and other carriers in this area.

The cell service is urgently needed as we are unable to use our cell phones in this area which would be deadly in an emergency. Most of our visitors and most of the service and delivery vehicles are also affected. Like most of our neighbors, we rely on WIFI service to make phone calls which means that any power outage or other issue with WIFI removes our ability to communicate with anyone including emergency responders. This is both unsafe and outrageous that this situation exists and that it has not been corrected already.

We urge you to speedily permit the installation of cell service in our area.

Frank Rosenberg and Beatrice Salaverry
20 Van Tassel Court
San Anselmo, Ca. 94060
415 407 9400
frank@salaverry.com
Hello,  
I am out of the country right now and thus cannot attend tomorrow’s meeting. I am strongly in favor of bringing cell phone service to Sleepy Hollow! As I age, the inability to communicate during power outages becomes increasingly frightening and dangerous! I’m 75 and have lived in my home for 36+ years. Please help our community correct this situation! 
Thank you,  
Helen Konowitz

Sent from the all new AOL app for iOS
Ms. Alton,

I just want to raise my hand - high - in favor of cell service in Sleepy Hollow. I, honestly, do not know what the opponents to this could be using to support their view. Perhaps I'll understand more after attending tomorrow's meeting. Until then, I simply want to say that the risk to life is clear when power is out and emergency services cannot be contacted. I have maintained a landline solely for use in this circumstance, but do not believe it should be upon each individual to do so. Additionally, the safety found in the accessibility that a cell phone provides in an emergency clearly far exceeds that of a landline.

I look forward to this issue being settled and our community's safety being restored to a level competitive with other neighborhoods.

Your help to support us in this effort is greatly appreciated.

Sincerely,

Susan Krausz
126 Van Tassel Ct.
Megan
I'm writing to express my support for the cell Tower at San Domenico. we truely need the cell coverage out there.

Michael & Jodi Yandle
8 greensburgh Lane (25 years)
San Anselmo, Ca.
Hi Megan,

Since I am unable to attend the community meeting tomorrow to discuss this initiative, I am sending this message to voice my support for the project to install cellular towers at the San Domenico School.

As Sleepy Hollow residents with 3 small children, safety is our primary concern. Without reliable cellular service, we are all at risk - especially in the event of an emergency, power outage or wildfire. Even walking to school I often worry about how we would call for help if someone got hurt, as there is absolutely no reception along the Butterfield corridor until you reach Brookside - over a mile away.

I understand there are several outspoken opponents to this plan, but these people do not live in our community. Sleepy Hollow is overwhelmingly in support of this public safety initiative.

Thank you for your time and attention in this matter,

Sincerely,

Jeff, Megan, James (8), Charles (4), and Thomas (2) McFarland
225 Stuyvesant Drive
San Anselmo, CA 94960
Dear Ms. Alton,

As a native Marin resident, now a Sleepy Hollow homeowner, and a longtime Search and Rescue volunteer, I beseech you to support bringing reliable cell service into Sleepy Hollow. We have seen the very real and very serious ramifications of not having cell service - there have been emergencies that have been reported later than they should have been due to people's inability to place a reliable 911 call around our neighborhood. Additionally, for all the folks that hike, bike and enjoy the surrounding hills around Sleepy Hollow, I urge you to support the installation of cell service.

Thank you for your support of safety in our community!

Best regards,
Michael Skaff
400 Oakcrest Rd, San Anselmo, CA 94960
(925)330-0709

Sleepy Hollow community members,

The Sleepy Hollow Homes Association has for years been working to bring wireless telecommunications to the neighborhood. It was my first priority when I joined the board five years ago and I am glad to have had tremendous community support- 98.7% of residents in favor, according to our survey which all residents received in the mail- and the partnership of the San Domenico School along the way. As all Sleepy Hollow residents know, the lack of reliable cell communication is not merely an inconvenience but at times- when the power is out and the fire risk is high- potentially a matter of life or death, especially for our most vulnerable neighbors.
Now, we have reached the final hurdle- a public hearing TOMORROW, AUGUST 4, AT 10 A.M. in rooms 328/330 of the Civic Center Administration Building located at 3501 Civic Center Drive (click the link above for more information). This is the culmination of years of effort- site visits, survey designs and tabulations, conference calls, zoom meetings, contract negotiations- by our Board and others and now we are asking for your support. It is very important that our community attends this meeting to let the Zoning Administrator and the Board of Supervisors know that this is a top priority for our neighborhood.

This may be our one and only opportunity to bring reliable wireless telecom to the Hollow. So, humbly, I beseech you to attend the meeting at the Civic Center- Verizon staff and the County itself have said there is no substitute for in-person attendance, and opponents of the project will certainly be present. It is critical that our unified voice be louder than theirs. If you cannot attend, please email the County planner Megan Alton (malton@marincounty.org) and express your support for this critical piece of safety infrastructure. But mostly, attend! Your neighborhood, and the safety of our neighborhood, needs you.

Yours in community,

Pete Mayer

SHHA President

Your neighbor at 110 Legend Road
Good morning. I just received the email below about the Sleepy Hollow self-service meeting on August 4th. I live next door to the fatal fire that destroyed the property and took one life during a four-day power outage on October 26th 2020. I’m the mother of two young children and not having reliable services not only incredibly unsafe It is a huge financial hardship for me professionally and extremely isolating socially.

I am unable to attend tomorrow that I did want to offer my emphatic support of this critical issue.

Thank you very much for your service.

---------- Forwarded message ----------
From: Sleepy Hollow Homes Association <SHHA31@wildapricot.org>
Date: Wed, Aug 3, 2022, 7:37 AM
Subject: URGENT- Cell Service in Sleepy Hollow Hearing TOMORROW
To: E. Imbimbo <kellylittlejohn@gmail.com>
Zoning Administrator and the Board of Supervisors know that this is a top priority for our neighborhood.

This may be our one and only opportunity to bring reliable wireless telecom to the Hollow. So, humbly, I beseech you to attend the meeting at the Civic Center- Verizon staff and the County itself have said there is no substitute for in-person attendance, and opponents of the project will certainly be present. It is critical that our unified voice be louder than theirs. If you cannot attend, please email the County planner Megan Alton (malton@marincounty.org) and express your support for this critical piece of safety infrastructure. But mostly, attend! Your neighborhood, and the safety of our neighborhood, needs you.

Yours in community,

Pete Mayer

SHHA President

Your neighbor at 110 Legend Road
Hi Megan,

I am writing in support of the proposed cell tower at San Dominico School. This community is way overdue for more reliable cell service communication. This is a public safety issue as the frequent power outages in our area often leaves us with no means of communication. We have a backup landline phone for emergency service. But we discovered two years ago when we had three days with no power, that even these land lines now require electricity. They have a limited back up battery, so our only way to have a working phone was to go a half mile down Butterfield Road to the Brookside school area. This schools parking lot has become a communication hub where Sleepy Hollow residents gather to get a cell signal during outages.

This cell tower is a critical infrastructure project for our neighborhood. I urge passage of this so we waste no more time in getting improved communication service.

Thank You,
Onju

-----

Onju Updegrave, Architect
Email: onju@onju.net
Ph : 415-457-7788
Fax: 415-457-7747
110 Deer Hollow Road
San Anselmo, CA 94960
Houzz Web Site
www.onju.net
Alton, Megan

From: Mary Jane DeWolf-Smith <mjdswellness@gmail.com>
Sent: Wednesday, August 3, 2022 8:08 AM
To: Alton, Megan
Subject: Please Support WI-Fi in Sleepy Hollow

Re: Safe living

My husband is 86 years old, dealing with cancer. He is at high risk when our cell service drops.

There have had terrifying days when we have had no power and we dread not being able to reach out for help.

We have purchased back up batteries for cell phones, but we would have to hike to the top of a hill to get service if power is down.

Without power our cell phones cannot work. We do not have a landline and are told that land lines are no longer installed in homes.

I’m addition, I serve fragile adults via Telehealth, which requires computer functionality. When power fails my patients are emotionally stranded without knowledge of my absence.
(I keep close track of planned power outage notices.)

Without house power I must leave my husband to drive two miles to Brookside School where there is wi/fi access. In inclement weather this poses additional risks.

It is emotionally and physically essential for us and my patients to have a cell tower which allows emergency communication and response.

Thank you for your support in keeping vulnerable people safe.

Mary Jane Smith, RN, MA, PHN, LMFT

5 Luzanne Circle
San Anselmo, CA 94960

Lifelong Wellness
415-827-2974
Mjdswellness.com

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using, delivering, distributing, printing, copying, or disclosing the messages or content to others and must delete the message from your computer. If you have received this message in error, please notify the sender by return email.
Michael London would like information about:

Dear Ms. Alton: I live at 157 Van Tassel Ct, Sleepy Hollow immediately adjacent to San Domenico. I want to register my objection to San Domenico's proposed fake water tower. This is totally out of character with the hillside environment, and would be a significant eyesore. There are other ways to mitigate the visual effect of the cell tower such as fake trees. There does not seem to be any proposed alternatives for consideration which is troubling. There has not been any public outreach by San Domenico which is also arrogant and troubling. I ask that this plan be tabled until other alternatives are explored.

Mike London
Thank you, Ms. Alton.

Sara Nesson

> On Aug 3, 2022, at 9:50 AM, Alton, Megan <MAlton@marincounty.org> wrote:
> 
> Hello,
> 
> Thank you for your email. I will include it in the record.
> 
> Thank you,
> 
> Megan Alton
> PLANNER
> 
> County of Marin
> Community Development Agency
> 3501 Civic Center Drive, Suite 308
> San Rafael, CA 94903
> 415 473 6235 T
> 415 473 7880 F
> malton@marincounty.org
> 
> -----Original Message-----
> From: Sara Nesson <sfnesson@comcast.net>
> Sent: Wednesday, August 3, 2022 8:19 AM
> To: Alton, Megan <MAlton@marincounty.org>
> Subject: Cell service in Sleepy Hollow
> 
> [You don't often get email from sfnesson@comcast.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]
> 
> Dear Ms. Alton,
> 
> I have been a resident of Sleepy Hollow for almost twenty years.
> 
> I am disabled and cannot attend the meeting tomorrow at the Civic Center but do want to voice my profound concern that here in Sleepy Hollow, if the power goes out, my husband and I lose cell coverage, as do many of our neighbors. Because of technology changes over time, it is virtually impossible to get a land line these days that does not depend on electricity or wifi connection.
My husband once had a serious accident at the house and I thank God I could call 911 and an ambulance could come to help us. Les is 76 and I am 58. Between my disability, and his age, we feel very concerned and vulnerable about being unable to reach 911 in case of emergency during a loss of power. We also live up a long driveway and do not have neighbors close by. It would be virtually impossible for me to run to a neighbor in case of emergency.

Thank you for doing what you can to rectify the issue of improved cell coverage in our area. I can't think of anything more important for the safety or our community.

Sara Nesson

Email Disclaimer: https://www.marincounty.org/main/disclaimers
Thanks Megan.

I will call in a minute.

I was taken aback that that plans and documents submitted did identify the Dutch Valley and Van Winkle corridor (the plans call it Van Wrinkle), but not Van Tassel Court or Irving which are affected by this location. My daughter rode for years at the barn, I am familiar with all the trails, and behind the barn up that hill is a better location, or a ridgetop adjacent to an existing watertank. There is also a flat area behind San Domenico School where cut logs have been stored, to the west side, on a knoll.

Another thing that bothered me was the failure to state upfront that this site is preferred due to access for construction and cost, as next to the fire road.

A third bother and important is the use of this phrase in the feasibility study as if a factual explanation, its repeated a bunch, and drilled down, just says, we prefer this site to the others, without real pro’s and con’s.

“The TFPP disfavors a new wireless facility at this ridgetop site because the Proposed Facility is a technically feasible non-ridge option to serve the coverage gap.”

That just says TFPP prefers a non ridgetop site. It does not state why this location among non ridgetop sites is preferred, or is their a site where not so very prominent in view. A windmill or faux watertank is cute enough, but it can be placed in many other locations where its visual impact is near zero except to a hiker from above. Its as if the faux watertank concept is a substitute for visual impact analysis at all. My Van Tassel and Irving neighborhoods are not mentioned in the analysis.

To be clear, I am in favor of improved cell reception and hence an added cell tower. Just not in this intrusive location. Please pass this along as well.
From: Alton, Megan <MALton@marincounty.org>  
Sent: Monday, August 1, 2022 1:45 PM  
To: markjrice@msrwlaw.com  
Subject: RE: San Domenico Faux Water Tank - Project P3436

Hello Mark,

I will include your letter in the record and also send it to the Hearing Officer. Please note the alternative analysis is available on the project website.


Thank you,

Megan Alton  
PLANNER

County of Marin  
Community Development Agency  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903  
415 473 6235 T  
415 473 7880 F

From: markjrice@msrwlaw.com <markjrice@msrwlaw.com>  
Sent: Sunday, July 31, 2022 8:50 PM  
To: Alton, Megan <MALton@marincounty.org>  
Subject: San Domenico Faux Water Tank - Project P3436

Mr. MARK RICE would like information about:  
Ms. Alton - I wrote the following to the applicant - will call:  
Dear Mr. Shubin,

I live at 151 Van Tassel Court, which is located adjacent to San Domenico, on the East side entrance where the tall Eucalyptus Trees are located. I walk the fire road where the planned faux water tower/cell tower is planned near the big oak. My daughter rode horses growing up at the SD stable, and I hike that trail, and the location to me would cloud what is now open and without man-made items. Having walked the hills, the better visual value is up behind the horse stable where the cell tower will achieve its purpose but not be visible.

I would like to have you meet at my home if possible before hearing. I am not one to raise issues. its SD property I appreciate its generous open space access to reach the County Open Space above. I just was not consulted or I suppose,
considered. I am hoping an alternative site will be considered deeper into SD property, recognizing there are better sites at SD.

Email Disclaimer: https://www.marincounty.org/main/disclaimers
Megan,

One of the method flaws of the Verizon study is that it relies on drone or satellite photos above possible sites to assess view impacts. The view impact standard in Marin and elsewhere is to grab vantage points photographs from potentially affected views from homesites and key gathering spots. It was not done. So the Irving- Van Tassel impact is not measured, considered or addressed. As if a watertank as camouflage makes it quaint and ok even if a major impact.

Other spots are far better. But process wise photos from backyards and windows upward to each location in comparison is needed.

Mark J. Rice, Esq.
MCNEIL, SILVEIRA, RICE & WILEY
55 Professional Center Parkway, Suite A, San Rafael, CA 94903
Phone: 415-472-3434 | Fax: 415-472-1298
Blog: markjrice.com | LinkedIn: Mark J. Rice
markjrice@msrwlaw.com | www.msrwlaw.com
Michael London would like information about:
One more point I would like to make. I never received formal notice of a hearing, and only learned of this through a neighbor. Seems like a violation of due process unless they can prove delivery of public hearing notice.
Mr. MARK RICE would like information about:
Ms. Alton - I wrote the following to the applicant - will call:
Dear Mr. Shubin,

I live at 151 Van Tassel Court, which is located adjacent to San Domenico, on the East side entrance where the tall Eucalyptus Trees are located. I walk the fire road where the planned faux water tower/cell tower is planned near the big oak. My daughter rode horses growing up at the SD stable, and I hike that trial, and the location to me would cloud what is now open and without man-made items. Having walked the hills, the better visual value is up behind the horse stable where the cell tower will achieve its purpose but not be visible.

I would like to have you meet at my home if possible before hearing. I am not one to raise issues. its SD property I appreciate its generous open space access to reach the County Open Space above. I just was not consulted or I suppose, considered. I am hoping an alternative site will be considered deeper into SD property, recognizing there are better sites at SD.
Megan:

The round cell tower architecture cover structure is a BAD recommendation.

Who made this decision? Not a Structural Engineer.

I am a Structural Engineer with 30 years of MMWD, EBMUD, and SFPUC water storage tank seismic retrofit experience.

Round water tanks make sense for hydrostatic pressure and ring tension rings for internal water pressure. Not for buildings.

It makes NO STRUCTURE SENSE for a fake building enclosure.

It will be very difficult and expensive to include a seismic force resisting system? It will require a building inside the round fake facade.

I strongly recommend you reconsider this subjective,, non-engineering, Planners recommendation.

The applicant's tower concept is MUCH BETTER.

Reinhard Ludke, S.E 2545
Ms. Alton,

I'm writing in support of the proposed new cell tower at San Domenico. As a Sleepy Hollow resident, lack of reliable cell service is an issue. There is no reason we should not have reliable cell service in the area. While at times it is just an inconvenience, it is a life safety issue with California's "new" fire season. Reliable and immediate communication is a necessity.

Thank you,

Matt Weisberg
[You don't often get email from melissa.li@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

My address is 1435 Butterfield Road, San Anselmo. CA 94960

Unfortunately, I’m traveling and can’t attend the meeting in person about the Verizon cell tower for Sleepy Hollow. Please know that I support this import issue and can not stress enough how critical it is for our community to have better wireless coverage in our area. Our elderly parents visit often and we need to have access not only for their health in case we need to call 911 but for the extreme fire risk we have in the area.

I hope that the issue is approved so that the wireless improves. I see no issue with the look, height or location of the proposed tower and I support it 100%.

Thank you,
Melissa Li
I’m writing to show my strong support for cell phone service in Sleepy Hollow. I am an 80 year old man, living on my own, and feel that cell phone service is vital for public safety in Sleepy Hollow.

Thank you
Michael Lydon
39 Legend Road
Hello

We cannot attend the meeting in person but we are in full support of a cell tower being installed in Sleepy Hollow.

Thank you

Samantha and Gareth Jelley
33 Raven Rd
To County of Marin-

This note is in support of adding communication towers at San Domenico to provide improved cell service for our community. It is vital for the safety of our residents. I live with my wife at 140 Sleepy Hollow Drive and my son and his family live at 101 Legend Road. We would be attending the meeting if we were not at a family vacation in the Sierra gold country.

Don Briggs
202 South Street #13
Sausalito, CA 94965-2558
(415) 944-8754 (telephone)
(415) 730-5400 (cell phone)
dbriggsjr@yahoo.com
[You don't often get email from alex@afarnum.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

Hello,
My name is Alex Farnum. I’m a resident and a business owner in Sleepy Hollow, Marin. I am writing to express my strong support for cell service in Sleepy Hollow. The fact that it’s not possible to make a call especially in an emergency is scary to us as a family. When the power goes out (which it often does) we have no way at all to communicate with the outside world. No internet and no cell.

I know there is a hearing tomorrow on the matter and I’m unfortunately am out of town for work, so I am writing you now to pledge my support and approve a cell tower in Sleepy Hollow.

Thank you.
Alex

ALEX FARNUM
Photographer // Director
Cell: 415 806 9989
https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.afarnum.com%2F&amp;data=05%7C01%7Cmalton%40marincounty.org%7C298423a2dfe34c6a3f7d08da75629b92%7Cd272712e54ee458485b3934c194eeb6d%7C0%7C0%7C637951364066876007%7CUnknown%7C7WFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2lhdGNoIiwiZiI6MTc2NDEwNTQzMywiZ2l0aW9ucyI6eyJfIjoiIiwiaWQiOiJiIiwic2l6ZSI6IiI7fQ%3D%3D%3D&data=stUZwaF%2FK8fQthYzyJGslgCIYp9JticJMNXqFXSDw%3D&amp;reserved=0
IG: @afarnum
Dear Ms. Alton,

I write today as a resident of Sleepy Hollow expressing my support for the cell tower here to enable communication when power is out and wifi is unavailable. I am not able to attend the meeting tomorrow, August 4, in person so wanted to be sure that my opinion on this matter was known to the community, the Zoning Administration and the Board of Supervisors. We need this basic piece of infrastructure for the safety of all of our Sleepy Hollow residents.

Thank you for your consideration,

Victoria Peet
731 Butterfield Road
San Anselmo, CA
415-990-7514
Dear Ms. Alton:

I write in support of the Sleepy Hollow Homes Association in advance of the hearing tomorrow regarding Cell Service.

I am a resident of Sleepy Hollow, where I live with my husband and two young sons. For several months of the year, my elderly mother lives with us as well. She cannot drive, and when she is alone at our home, I worry about her ability to access important and, at times, critical resources due to the lack of reliable cell service. Moreover, there have been many times when I have to drive to the Brookside School parking lot in order to make an important phone call. I know I am not alone in this, as I see many of my neighbors in the same parking lot. The lack of cell service typically means visitors, including people making critical deliveries of food and medications, get lost and roam the neighborhood, often times distracted and creating a safety hazard. Finally, and most importantly, I like most of my neighbors, am concerned about the impact this situation will have when/if a fire threatens Sleepy Hollow.

Cell service in Sleepy Hollow is not a luxury, it's a necessity. I urge the County to take whatever steps are necessary to ensure our neighborhood receives everything it needs in order to ensure cell service for all. Thank you.

Sarah Leger
340 Stuyvesant Dr.
Dear Megan Alton,

Due to my continued employment I am unable to attend this critical meeting in support of installing improved cellular service to Sleepy Hollow. My wife and I support the plan and are grateful to San Domenico School, our neighbors, for their integral support and potential location of a cell tower facility.

Oct. 26, 2020 there was a fatal house fire on Dutch Valley Lane. Ross Fire Dept. and neighbors could not reach emergency services due to total lack of cell services by any carrier and a power outage, a frequent occurrence in Sleepy Hollow. At the time of the fire and power outage, Marin County was undergoing rising COVID 19 cases. Simultaneously, AT&T analog phone service stopped due to poor emergency planning by the utility due to transitioning to non-centralized power distribution to analog services. We had no phone service, a fatal fire, power outage and COVID19.

My wife, Christine and I thank San Domenico School and Marin County efforts to bring cellular service to Sleepy Hollow.

Cheers,
Steve Paine
95 Garden Rock Rd.
San Anselmo, CA 94960

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stevepain@gmail.com
415-819-2149 Cell
Good morning, Megan,

My wife and I would like to voice our strong support for adding a cell tower at San Domenico to serve Sleepy Hollow. This is a life safety issue! With most landline phone service requiring power now, in the frequent power outages we are left with now phone service. The cell tower would greatly help with this and is vitally necessary for the safety of the Sleepy Hollow community.

Thank you for listening and approving this addition, Chris and Maria Kimball
415-203-4904
941 Butterfield Road
San Anselmo
Hello -
This email is to express my desire to move forward with installing a cell tower in the sleepy hollow neighborhood. For both convenience and safety, it is a top priority for my family.

Thank you,
Betsy Gozzi
971 Butterfield Rd, San Anselmo
Hi

We are writing to support the cell tower proposed in Sleepy Hollow. This is of critical importance, both for safety and basic convenience. As you probably know, a woman died last year in a fire because she couldn't call 911.

Cheers,

Victor & Marie-Helene Yalom
84 Irving Drive
San Anselmo, CA 94960
(415) 956-2226

You don’t often get email from vyalom@gmail.com. Learn why this is important
Dear Ms. Alton,

I have been informed that tomorrow, August 4, there will be a meeting to discuss the installation of a cell phone tower to bring desperately needed reliable cell phone service to Sleepy Hollow.

Health issues prevent my attendance at this VERY IMPORTANT meeting, but I STRONGLY PLEAD that is is approved. I have emailed you before in support and mentioned that I am 80 years old, and when cell phone service stops due to frequent power outages in Sleepy Hollow, particularly during fire season, I am panicked that my husband and I are stranded without access to help in medical emergencies.

So my absence at this meeting is not apathy; I HOPE THAT THIS VITAL NEED IS MET.

Thank you,
Marlene Knox
14 Martling Road
415-459-1427
San Anselmo(Sleepy Hollow)
I am a ten year resident of Sleepy Hollow neighborhood, and I am aware that there is a Zoning Board meeting tomorrow August 4th to discuss the addition of a cell tower on the San Domenico School property. I cannot attend the meeting in person, but I would like to add my FULL support for this project. Cell service is extremely spotty in Sleepy Hollow, and like many others, I completely rely on my own wifi to make and receive cell calls. When the power (and internet) is out, we have no service and need to drive to get updates about the cause of the power loss. Given the drought and increasing fire risk in the neighborhood, having a cell tower with battery backup is needed to protect the health and safety of the residents of Sleepy Hollow. Please vote to allow the cell tower to be constructed and operated without further delay.

Sincerely,

Jodene Isaacs

508 Fawn Drive, S.A. 94960
Ms/Mrs Alton,

I wanted to attend tomorrow's public hearing regarding the Cell Tower in Sleepy Hollow, however, I have prior family commitments that keep me from doing so. I wanted to extend another message to you in favor of my support of the project. I am a resident at 66 Fawn Dr and despite only being at this address for just under 2 years, I can attest to the need for this cell tower. Any infrastructure that can reduce emergency response and increase the ability to call out is a definite need. Whether it be a home emergency, trail emergency or god forbid a fire, any time savings to start emergency response could be the matter between life and death. I have yet to meet a neighbor who opposes this project.

I always try to look at things like this from both sides. I can understand and respect the positions of the opponents of the project but in this case, I feel that any increase to public safety and emergency response far outweighs and takes priority over any issue from the opposition. Regardless of any stance, this project will benefit everyone if an emergency arises.

Thank you for your time on this matter and I am confident that you and the county will approve this project for safety of the Residents of Sleepy Hollow. Again, I apologize for not being present tomorrow to have my voice heard.

Respectfully
Scott Ghilotti
66 Fawn Drive,
San Anselmo, CA

--
Scott Ghilotti
VP / Owner

Maggiora & Ghilotti Inc
555 Dubois St.
San Rafael, CA 94901

Office 415-459-8640
Fax 415-459-2065
Cell 415-847-1484
www.maggiora-ghilotti.com
Hello Megan,

I am out of town otherwise would be attending the cell tower review mtg. As a long term resident, it is essential for the community to have this tower. Clearly the emergency needs speak for themselves, especially with fire dangers everywhere. In addition, communication within family’s, and visitors is also essential these days. Towers are everywhere else (worldwide) and no harm has been proven. The dangers of not having cell service far exceeds that of any potential unproven risk.

I urge you to support this effort on behalf of the community.

Thank you,
Jonathan Sonett
271 Fawn Dr.
Dear Ms. Alton,

I cannot attend tomorrow’s public hearing, but I wanted to share my opinion that Sleepy Hollow needs to have reliable wireless telecommunications.

Thank you,
Mat and Ana Johnson
49 Oak Knoll Dr.
San Anselmo
Hi Megan,

I am unable to attend tomorrow’s hearing on bringing cell service to Sleepy Hollow on such short notice but wanted to let you know we are 100% behind this initiative and happy to sign anything that brings this much needed service to Sleepy Hollow. There are already story poles at San Domenico and I had assumed this was a sign that things were moving forward in building a cell tower. I hope tomorrow is the last hurdle to make this happen.

Sincerely,

Matt Haligman
10 Ichabod Court
San Anselmo, CA 94960
(415) 350-4898

Sent from my iPhone
Hi Megan - unless there are any environmental or health hazards associated with putting in telecommunications in Sleepy Hollow - then I’m all for it as a resident - 145 De Burgh Dr.

Thank you, Jennifer Langfield/Evan Thrush
Dear Ms. Alton,

We have been Sleepy Hollow residents for almost 20 years and support the installation of a reliable wireless cell service. It is not only a necessary addition to the Hollow but in times of wildfire and emergencies, a life saving service. We implore you, the Zoning Administrator, and Board of Supervisors to make this vital change.

Thank you,
Lisa and Michael Imperiale
94 Legend Road
San Anselmo, Ca 94960
(415) 454-3365
Dear Ms. Alton,

I won’t be able to attend tomorrow’s public hearing, so I am emailing you instead to voice my support for the Verizon project in Sleepy Hollow to enhance cell service in the area.

Obviously there is the significant convenience factor for residents and visitors. But much more important is safety.

A good friend of mine was the first bystander to come across the fire on Dutch Valley Lane a few years ago. He was unable to get cell service and had to ask a stranger to drive to a higher elevation to call 911 as he tried to see if he could enter the house to help. Sadly he was unsuccessful. This was a stark reminder that in an emergency every minute counts.

Without adequate cell service anyone in Sleepy Hollow needing to report a fire or a medical emergency can lose critical, potentially life saving, time just trying to make a simple phone call.

Please approve this essential project.

Thank you,

Andy Popell
Hello Megan,
I am writing to express my support for cell service in Sleepy Hollow. I, along with my husband Eric Hill cannot attend tomorrow’s meeting in person as we are out of town.

We are in complete support of this project. We live on one of the many ridges that are high risk for fire. Last summer we saw from our street a fire burning in Lucas Valley. Fires have become all too common. The thought of not having the ability to warn our neighbors and dearest friends who live deeper in the valley is terrifying.

For me, this is the most important reason to establish wireless telecommunications in our neighborhood. People deserve to be warned and alerted when they are in danger. We should not be at the mercy of PG&E’s power shut offs.

Thank you for reading and considering our plea.

Best,
Erin & Eric Hill

Sent from my iPhone
I cannot make the in-person meeting but wanted to reach out in support of the cell tower for Sleepy Hollow. I view it as a critical safety issue to our community and we need this now more than ever as we approach another fire season.

Thank you,
Sandy Pfaff
265 Van Winkle Drive
Hello Megan,

I'm a resident of the Sleepy Hollow community in San Anselmo. Since I cannot make the public hearing tomorrow to discuss the proposed plan for bringing wireless telecommunication to our neighborhood, I wanted to do the next best thing and reach out to you directly to express my family's support for this project.

Although not having reliable cell phone service in Sleepy Hollow is an inconvenience, it is more a matter of public safety, especially for our most vulnerable neighbors. With fire season coming up, PGE often shuts off power in our neighborhood, sometimes for days at a time. Without cell phone service, this means no communication/internet access for our residents during these times, and I know this specifically played a part in loss of life in the neighborhood when a resident couldn't call 911 in an emergency during a power outage.

We are a strong, safe, and high tax paying community, and we are overdue to enter the 21st century of wireless telecommunications.

Thank you for your service to Marin.

Regards,
Mike Krilich
110 Van Winkle Dr.
San Anselmo, CA
Dear Megan Alton,

I’m reaching out to you to express my support for the Verizon cell phone tower in Sleepy Hollow. My wife and I are senior citizens and have lived in Sleepy Hollow for 32 years. The lack of communication services when the power goes out is a serious public health and safety issue and serious personal risk for us as residents. This problem has been ignored by Marin County and phone companies for far too long!

Furthermore, proposed project is a simple technological solution that will be well camouflaged in the community. The proposed location is clearly the best choice among the alternatives.

I strongly support approval of the proposed project.

Fred Lurmann
6 Crane Dr
San Anselmo, CA
415-203-6900 (cell)
To Megan Alton:
I am a homeowner, resident, and member of the Sleepy Hollow Home Association in San Anselmo. I will not be able to physically attend the public hearing TOMORROW, AUGUST 4, AT 10 A.M, in rooms 328/330 of the Civic Center Administration Building located at 3501 Civic Center Drive. However, I want to express my support for stronger cell service for these reasons:

- **Dangerous** - I am a parent of a 17-month-old daughter and primary caregiver to elderly relatives in Fairfax. It is deeply concerning when our cell phones are inoperable due to poor service and I cannot reach the necessary services or family members in case of an emergency. In one instance, I was unable to contact our pediatrician via phone when my daughter needed medical assistance causing a lot of anxiety and confusion. I had to physically drive to Butterfield to get cell reception to make the call.

- **Livelihood** - Both my husband and I work from home 100% of the time. The lack of reliable cell phone service is not only dangerous but may impact our livelihood if it was unavailable. On another occasion, a tree fell on the cell phone towers last spring and our neighborhood lost cell service for over a week. It validated how crucial reliable cell service was to our careers and ability to work.

Our cell phones are our primary telecommunication because we do not have a landline. We have tried to look for alternative cell options to ensure access continuity. PG&E informed us that our access issue would not be improved with a landline because the lines now run on the same cellular network.

Thank you.
--

Jaclyn Ziccardi
340 Fawn Drive
San Anselmo, CA 949460
Hello - unfortunately I can’t attend the hearing tomorrow but this is a matter of life and death - especially for those of us who are extremely wildfire exposed (we live on 4 acres at the very end of butterfield adjacent to open space). Not having cell signal means we can’t call for emergency assistance during power outages which are a persistent challenge in CA. This existential danger far outweighs opposing views on the subject.

Thanks for your consideration.

Stephanie Schrandt Boone
226 Van Tassel Ct
San Anselmo, CA 94960
Charles Leone <charlesaleone@gmail.com>
Wednesday, August 3, 2022 10:38 AM
Alton, Megan
We support the installation of cell service

[You don't often get email from charlesaleone@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

Chuck and Liz Leone
35 Tarry Rd

Sent from my iPhone
Dear Megan,

I just want to send a short note to say that I support cell phone coverage for Sleepy Hollow. This is critical infrastructure that is needed and is supported by the majority of residents. I reside in Fairfax, but we use the Sleepy Hollow pool for swim lessons and my kids go to school at Brookside on Butterfield Rd.

Thank you for the consideration of my comments.

Best,
Ashley

Sent from the iPhone of Ashley Eagle-Gibbs
This letter is to support the proposed Verizon cell phone tower at San Dominico that will provide cell phone service in the Hollow. At this time, cell service is spotty at best in the Hollow, and is worse to nonexistent in times of electrical outages, giving us no coverage in times of potential emergencies. Electrical outages can also affect our landline services. The proposed Cell tower would resolve this problem. As a result, we strongly support the proposal for a cell phone tower that will provide coverage to the Sleepy Hollow area.

Sincerely,

Peter and Marie Behr
320 Hidden Valley Lane
San Anselmo, CA 94960
415-453-4321
[You don't often get email from athomas01@mindspring.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Totally in support of the tower in the sleepy Hollow area.
Alex & Lucinda Thomas

Sent from my iPhone
Hello Megan,

I wanted express my opinion that my family is opposed to bringing 5G cell service to Sleepy Hollow.

We live at 115 Tarry Road in Sleepy Hollow. I just received an e-mail from the Sleepy Hollow Homes Association which gives the impression almost every resident supports getting 5G. While I assume that the statistic of survey respondents is accurately cited, I wanted to make sure you knew that there are definitely families who do not support this.

My wife and I absolutely love the fact that cell service is weak in our area. We are not happy about the potential and untested health effects of 5G in particular, and have no desire to bring it closer to where we live and sleep.

Sadly, I cannot be at the meeting tomorrow as we are visiting family in Prague.

Warm regards,
Wallace Mann
Hello

As a resident of Sleepy Hollow.............we support our neighbors and Marin County to install a modern day cell service.............This service is available throughout Marin County but not in Sleepy Hollow.............we are both over 70 years in age and we understand the benefit of quality cell service ..........specifically when its an urgent need like fire - sickness & life threatening issues.............We look forward to a favorable solution sooner than later and we thank you for supporting this life saving support

Best Regards

Dennis & Elaine Crow

215 Van Winkle Dr

Sleepy Hollow - San Anselmo, Ca 94960

415-925-1191
Dear Ms. Malton:

Literally being a lifetime resident of Sleepy Hollow (living here for all but about 7 of my 69 years) I can attest to the communication channels, particularly those associated with emergency services, that have existed in Sleepy Hollow during those years. Over the course of those years, we experienced many fires, either immediately adjacent to our residence or in the Sleepy Hollow Valley. We also had numerous other emergency situations which, during the early times, were not immediately responded to with the level of EMT and ambulance service currently available. I cannot recall a single instance when we could not pick up the phone and immediately make contact with the fire department or emergency services. All that changed with the technology upgrades in communication systems and, as is well known, communications with the fire department were, for all practical purposes, impossible at the time of the fatal October 2020 fire. Unfortunately, as technology has advanced, emergency communications have gone back to levels worse than ever experienced from 1955 through 2019.

The approval of the application for the San Domenico cell tower is a life safety matter. Cell phone communications in Sleepy Hollow are spotty at best in certain locations and when there are power outages coverage is nonexistent until someone travels within about a quarter-mile of Sir Francis Drake Boulevard. In this day and age, this level of technological abandonment and isolation is unacceptable.

A cell tower on the sand medical property will benefit many individuals in the Sleepy Hollow valley. The extent of that benefit – the people actually able to access the tower due to geographical constraints – has yet to be established but any improvement over what currently does not exist is a positive step forward.

Please approve the cell tower application. Please expedite the entire process as it is very frightening to be entering yet another fire season where one needs to be concerned with not only a potential fire disaster, but the inability to communicate immediately before, during or after such an event.

Thank you for your consideration and prompt action.
Dear Sir/Madam:  This email is to lend my support to the approval of the cell tower for the community of Sleepy Hollow. Due to health concerns I am unable to attend the meeting personally.

I have been a resident of Sleepy Hollow since 1973. For years we had reliable telephone service with our hard wired land lines. In the past few years however that reliability has been diminished by the telephone company switching hard wired lines to voice over internet protocol lines that do not operate during a power outage. There has been great progress made in the last couple of years by the telephone company to ensure that those formerly hard wired lines do function properly during a power outage. Unfortunately nothing was done about this until an elderly resident lost her life in a house fire during a power outage due to the telephone company not having sufficient back up for their phone lines and the fact that there are no cell towers that Sleepy Hollow residents can utilize. To say that contacting emergency services to save that woman's life was challenging would be a exaggeration. There simply was no telephone service, period.

The homeowners on the West side of Butterfield Road experience a significant number of power outages as compared to the residents East of Butterfield Road because our power evidently comes from the Woodacre Substation or perhaps some other source. In the last 4 to 5 weeks we have experienced 4 or 5 power outages. While they usually only last a few hours, it only takes a wildfire a couple of minutes to engulf and destroy a neighborhood and everything in it. My understanding is that PG&E is well aware of our unreliable power situation and are working to correct the problem.

The ability to leave Sleepy Hollow during an emergency such as fire is challenging. We have only one road to rely on for entry and exit. The sooner an alarm can be sounded, the sooner Sleepy Hollow residents can act to protect themselves.

It is imperative that the residents of Sleepy Hollow have access to reliable telephone service and I respectfully ask that the county approve its application for a cell tower.

Thank you,

Ardith M. Osborn
62 Estates Drive
San Anselmo, CA  94960
415-456-6613
Megan

As a resident of upper Sleepy Hollow I fully endorse the need for cell service in our neighborhood. If there is an emergency in our, fire, flooding, we will lose service if we lose power to our Verizon cell phone wifi calling. We need to be connected to the emergency notification system. Please vote in favor of this important infrastructure improvement.

Thanks
Kim Marks
1341 Butterfield Road
San Anselmo, Ca.
94960
From: Eric Riemer <eric_riemer@comcast.net>
Sent: Wednesday, August 3, 2022 12:31 PM
To: Alton, Megan
Subject: Sleepy Hollow Cell Tower

[You don't often get email from eric_riemer@comcast.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification ]

Hello -

I wanted to let you know that I support the cell tower in Sleepy Hollow.

Thank you,

Eric Riemer
991 Butterfield Rd

Sent from my iPhone
I will be out of town Aug. 4 and can not attend the hearing to consider the desperately needed tower to provide cell coverage for Sleepy Hollow. Please add my name to the long list of senior citizens in Sleepy Hollow who are currently exposed to complete inability to communicate with health and safety officials in the event of a power outage. We need cell phone service and this is the culmination of a long effort to develop a project that will provide it.

Steve Knox
14 Martling Road
San Anselmo, Ca. 94960
stevekno@comcast.net
Megan Alton

In regard to the critical piece of safety infrastructure. The people of Sleepy Hollow are in great need of the cell tower. Since most of us no longer have a land line when we lose power, it is imperative that we have a way to communicate with the world at large. Many of us are elderly and it seems everyone is suppose to use cell phones, wether we like it or not. My husband and I support the cell tower 100%.

Sincerely,
Ed & Mary Ellen Majoulet
VIA EMAIL

President Katie Rice
Vice President Stephanie Moulton-Peters
Supervisors Damon Connolly,
    Dennis Rodoni and Judy Arnold
Board of Supervisors
County of Marin
3501 Civic Center Drive
San Rafael, California 94903

Re: Verizon Wireless Response to Appeal, Application No. P3436
Telecommunications Facility, 1500 Butterfield Road, Sleepy Hollow
Board Agenda October 25, 2022

Dear President Rice, Vice President Moulton-Peters and Supervisors:

We write on behalf of Verizon Wireless to urge you to uphold the Deputy Zoning Administrator’s approval of a proposed wireless facility camouflaged as a water tank (the “Approved Facility”), and to deny the appeal filed by Steven Halpern (“Appellant”). Since 2018, Verizon Wireless has worked closely with the Sleepy Hollow Homes Association and the San Domenico School to design a facility that will serve a pronounced coverage gap in the Sleepy Hollow area. The Approved Facility satisfies all applicable requirements of the Marin County Municipal Code (the “Code”) and the County’s Telecommunications Facilities Policy Plan (the “TFPP”).

A denial of the Approved Facility would violate the federal Telecommunications Act because Appellant does not present any substantial evidence to warrant denial, his objections are based on a preempted concern over radio frequency (“RF”) emissions, and the Approved Facility is the least intrusive alternative to fill a significant gap in Verizon Wireless service. We urge the Board to reject the appeal and approve the Approved Facility.

I. The Project

The Approved Facility has been thoughtfully designed to minimize any impact to the adjacent community. Verizon Wireless proposes to conceal its panel antennas within a 30-foot tall facility camouflaged as a cylindrical water tank with a wooden finish. The
water tank will be placed low on a hillside next to an existing access road. At a separate location 330 feet downslope along the road, Verizon Wireless will place associated equipment in a 423-square foot leased area, including network cabinets and a diesel generator to provide continued service during emergencies. This equipment area will be surrounded by an 8 foot 4 inch wooden fence. Utility lines connecting the equipment area to the water tank and the local utility infrastructure will be placed underground.

Photosimulations of the Approved Facility are attached as Exhibit A. The photosimulations depict the water tank with a color selected to match the natural surroundings, and the color may be modified at the County’s discretion. An RF exposure report by Hammett & Edison, Inc., Consulting Engineers, attached as Exhibit B, verifies that the Approved Facility will comply with Federal Communications Commission (“FCC”) exposure guidelines.

II. The Approved Facility Satisfies All Requirements for Approval.

As confirmed by the Deputy Zoning Administrator, the Approved Facility satisfies all TFPP design and location standards. At only 30 feet tall, the Approved Facility is the minimum height required to serve the Sleepy Hollow area, and it can accommodate collocation by another wireless carrier. TFPP Programs LU 2.1.1, VIS 2.2.5. The water tank design is appropriate because there are existing water tanks in the vicinity, and it is less obtrusive than an uncamouflaged monopole. TFPP Program 2.2.10.

While the Approved Facility will be placed within a ridge and upland greenbelt, its low-elevation location is favored over ridgetop sites in the greenbelt such as existing water tanks, as described in the Alternatives Analysis attached as Exhibit C. TFPP Program LU 1.1.1. In fact, the Approved Facility will be 1,250 southwest of the closest visually prominent ridgeline, and 110 feet lower in elevation, as encouraged by the County. TFPP Program VIS 2.1.1. The Alternatives Analysis also confirms that there are no feasible collocation opportunities, and that alternative sites on the valley floor outside the ridge and upland greenbelt cannot serve the coverage gap or would require a taller, more intrusive tower.

The Approved Facility also satisfies the findings for approval of a conditional use permit. Code § 22.48.040. Designed to resemble a small water tank only 30 feet tall, and placed low on a hillside distant from residences, the Approved Facility will be compatible with existing and future land uses in the vicinity. An independent engineer has confirmed that the Approved Facility will comply with the County’s noise limits and the FCC’s RF exposure guidelines. Therefore, it will not be detrimental to the public health, safety or welfare, nor injurious to property or improvements in the vicinity. In fact, the Approved Facility will provide an important public benefit and convenience by providing wireless connectivity where currently lacking.

In sum, the Approved Facility satisfies the applicable County requirements for approval.
III. The Appeal Raises No Substantial Evidence to Support a Denial.

Denial of a wireless facility application must be based on substantial evidence. 47 U.S.C. §332(c)(7)(B)(iii). As interpreted by federal courts, this means that a local government’s decision to deny a wireless facility application must be based on requirements set forth in the local code and supported by evidence in the record. See Metro PCS, Inc. v. City and County of San Francisco, 400 F.3d 715, 725 (9th Cir. 2005) (denial of application must be “authorized by applicable local regulations and supported by a reasonable amount of evidence.”) While a local government may regulate the placement of wireless facilities based on aesthetics, mere generalized concerns or opinions about aesthetics or compatibility with a neighborhood do not constitute substantial evidence upon which a local government can deny a permit. See City of Rancho Palos Verdes v. Abrams, 101 Cal. App. 4th 367, 381 (2002).

Appellant raises several concerns, all regarding the RF emissions from the Approved Facility, but none of those can serve as grounds for denial because such concerns are preempted by federal law. According to the Telecommunications Act:

No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions.


Therefore, the County cannot consider RF emissions as a decision factor because the Approved Facility will comply with the FCC’s RF exposure guidelines. This is confirmed by the Hammett & Edison report attached as Exhibit B, which calculates the maximum exposure for anyone at ground level to be only 36 percent of the FCC’s general population limit. The maximum exposure at the closest building on school property, 330 feet away, will be 0.84 percent percent—or 120 times below—the public limit. The maximum exposure at the closest residence, 770 feet away, will be 0.64 percent—or 156 times below—the public limit.

Accordingly, the Telecommunications Act preempts the Board from considering Appellant’s claim that the TFPP requires the County to advise applicants to avoid siting at schools. The Hammett & Edison report confirms compliance with FCC exposure limits, so the County can not regulate location choices in this manner. The TFPP acknowledges that “…the County does not have jurisdiction to regulate the placement, design, or operation of telecommunications facilities based solely on EMF emissions if they comply with the federal standards.” TFPP, p. IV-29. Instead, the TFPP only “encourages” certain location policies to avoid conflict. Ibid.
Appellant asks the County to enforce a TFPP provision requiring post-construction measurement of RF emissions if predicted to exceed one-third of the FCC’s public limit. See TFPP Program EMF 2.1.5. Because this requirement is triggered by an exposure level below the FCC’s limit, it is preempted by the Telecommunications Act. Appropriately, it does not appear as a condition of approval in Resolution 22-117. Condition of Approval 6 simply requires compliance with FCC exposure limits. Nevertheless, as has been customary in the County over the past decade, Verizon Wireless will consent to engage an independent professional engineer to measure RF exposure from the Approved Facility within 45 days after commencement of operations, providing results to the County to confirm compliance with FCC guidelines.

The same TFPP provision also requires periodic monitoring reports, and Appellant asks how often that would be conducted. That requirement is also preempted. Once an installed wireless facility is shown to comply with the FCC’s RF exposure guidelines, the County cannot require further monitoring, as that regulation of operational requirements is preempted by federal law. See Crown Castle USA Inc. v. City of Calabasas (Los Angeles Superior Court BS140933, 2014) (“…the regulation of a facility’s planned or ongoing operation constitutes an unlawful supplemental regulation into an area of federal preemption”). Of course, any modification of the facility will be subject to all required permits, including any confirmation of ongoing compliance with FCC guidelines that may be required by those permits.

Appellant also asked why two documents were not posted for public review, but those inquiries do not constitute an objection and bear no relation to findings for approval. The Hammett & Edison RF exposure compliance report (Exhibit B to this letter) has been posted on the County’s website for this application.1 The portion of the County’s Telecommunications Facilities Policy Plan Application Requirements Checklist regarding “location of wireless communication facilities,” attached as Exhibit D, is used by staff to evaluate compliance with the TFPP’s location standards. Such application forms are not routinely posted online, but staff’s determinations regarding compliance with TFPP location criteria are included in the resolution of approval. See Resolution 22-117, § I(5).

In sum, Appellant raises no evidence—let alone the substantial evidence required by federal law—to warrant denial of the Approved Facility, and his concerns regarding RF emissions are preempted by federal law. The Board should dismiss the appeal, and approve the facility.

IV. Denial Would Constitute an Unlawful Prohibition of Service.

A local government’s denial of a wireless facility permit violates the “effective prohibition” clause of the federal Telecommunications Act if the wireless provider can

show two things: (1) that it has a “significant gap” in service; and (2) that the proposed facility is the “least intrusive means,” in relation to the land use values embodied in local regulations, to address the gap. See T-Mobile USA, Inc. v. City of Anacortes, 572 F.3d 987 (9th Cir. 2009).

If a provider proves both elements, the local government must approve the facility, even if there is substantial evidence to deny the permit under local land use provisions (which there is not in this case). This is because the provider has met the requirements for federal preemption; i.e., denial of the permit would “have the effect of prohibiting the provision of personal wireless services.” 47 U.S.C. § 332(c)(7)(B)(i)(II); T-Mobile v. Anacortes, 572 F.3d at 999. To establish a case for prohibition of service, federal law does not require that a proposed facility be the “only” alternative, but rather that no feasible alternative is less intrusive than a proposed facility. See Metro PCS, Inc. v. San Francisco, 400 F.3d at 734-35.

A. Verizon Wireless Has Demonstrated a Significant Gap in Service.

As confirmed in the Statement of Verizon Wireless RF Engineer Ravijot Randhawi, attached as Exhibit E, Verizon Wireless has identified a significant gap in its service in the Sleepy Hollow area. Reliable in-building and in-vehicle service is completely lacking on the valley floor which is comprised of residential neighborhoods and access roadways. There is only limited in-vehicle service on certain hillsides around the valley. Numerous local residents provided written and oral testimony to the Deputy Zoning Administrator regarding the lack of wireless service in Sleepy Hollow. Several years ago, the Sleepy Hollow Homes Association asked wireless carriers to place a new facility in the area, and has since supported Verizon Wireless’s proposal, citing the need for new wireless service to enhance public safety.

B. The Approved Facility is the Least Intrusive Means to Fill the Significant Gap in Service.

To address the significant gap, Verizon Wireless evaluated 10 specific alternatives as well as a small cell network, as described in the Alternatives Analysis attached as Exhibit C. Other alternatives could not serve the significant gap, would result in a more intrusive deployment, lack landlord interest, or would not comply with TFPP location policies. The Alternatives Analysis confirms that the Approved Facility is the least intrusive feasible means to serve the significant gap.

Verizon Wireless has identified a significant gap in service, and has shown that the Approved Facility is the least intrusive means to address it, based on the values expressed in County regulations. Under these circumstances, Verizon Wireless has established that denial of the Approved Facility would constitute an unlawful prohibition of service.
Conclusion

Verizon Wireless has worked diligently to identify the ideal location and design for a camouflaged wireless facility to serve a significant gap in service in the Sleepy Hollow area. The Approved Facility complies with all applicable County requirements, and it will pose minimal visual impact. Ensuring reliable Verizon Wireless service is essential to communication for residents, workers, visitors and emergency response personnel. We strongly encourage the Board to affirm the Deputy Zoning Administrator’s approval, and to reject the appeal.

Very truly yours,

Paul B. Albritton

cc: Brian Washington, Esq.
    Brandon Halter, Esq.
    Megan Alton

Schedule of Exhibits

Exhibit A: Photosimulations
Exhibit B: Statement of Hammett & Edison, Inc., Consulting Engineers Regarding Radio Frequency Exposure Compliance
Exhibit C: Alternatives Analysis
Exhibit D: Application Checklist Excerpt Regarding Location of Wireless Communication Facilities
Exhibit E: Statement of Verizon Wireless Radio Frequency Design Engineer Ravojit Randhawi
Accuracy of photo simulation based upon information provided by project applicant.
Accuracy of photo simulation based upon information provided by project applicant.
Location

Existing

Proposed

Looking northeast from baseball field

PROPOSED FAUX WATER TANK

PROPOSED EQUIPMENT ENCLOSURE

Accuracy of photo simulation based upon information provided by project applicant.
Location

Existing Looking southwest from trail

Proposed

View 5

Proposed faux water tank

San Domenico
1500 Butterfield Road San Anselmo CA 94960

Accuracy of photo simulation based upon information provided by project applicant.
San Domenico
1500 Butterfield Road San Anselmo CA 94960

View 6

Accuracy of photo simulation based upon information provided by project applicant.

©2022 Google Maps
Location

Existing Looking southeast from trail

Proposed

View 7

Accuracy of photo simulation based upon information provided by project applicant.
San Domenico
1500 Butterfield Road San Anselmo CA 94960

View 9

Location

Existing Looking north from Wilder Drive

Proposed

Proposed faux water tank

1500 Butterfield Road  San Anselmo  CA  94960
San Domenico

Accuracy of photo simulation based upon information provided by project applicant.
San Domenico
1500 Butterfield Road San Anselmo CA 94960

View 10

Location

Existing Looking northeast from 35 Mather

Proposed

View 10

Accuracy of photo simulation based upon information provided by project applicant.
Accuracy of photo simulation based upon information provided by project applicant.
The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained on behalf of Verizon Wireless, a personal wireless telecommunications carrier, to evaluate the base station (Site No. 625883 “San Domenico”) proposed to be located at 1500 Butterfield Road in Marin County outside of San Anselmo, California, for compliance with appropriate guidelines limiting human exposure to radio frequency (“RF”) electromagnetic fields.

Executive Summary

Verizon proposes to install directional panel antennas on a new structure to be sited above the San Domenico School, located at 1500 Butterfield Road in San Anselmo. The proposed operation will comply with the FCC guidelines limiting public exposure to RF energy.

Prevailing Exposure Standard

The U.S. Congress requires that the Federal Communications Commission (“FCC”) evaluate its actions for possible significant impact on the environment. A summary of the FCC’s exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. The most restrictive limit for exposures of unlimited duration at several wireless service bands are as follows:

<table>
<thead>
<tr>
<th>Wireless Service Band</th>
<th>Transmit Frequency</th>
<th>“Uncontrolled” Public Limit</th>
<th>Occupational Limit (5 times Public)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Microwave (point-to-point)</td>
<td>1–80 GHz</td>
<td>1.0 mW/cm²</td>
<td>5.0 mW/cm²</td>
</tr>
<tr>
<td>Millimeter-wave</td>
<td>24–47</td>
<td>1.0</td>
<td>5.0</td>
</tr>
<tr>
<td>Part 15 (WiFi &amp; other unlicensed)</td>
<td>2–6</td>
<td>1.0</td>
<td>5.0</td>
</tr>
<tr>
<td>CBRS (Citizens Broadband Radio)</td>
<td>3,550 MHz</td>
<td>1.0</td>
<td>5.0</td>
</tr>
<tr>
<td>BRS (Broadband Radio)</td>
<td>2,490</td>
<td>1.0</td>
<td>5.0</td>
</tr>
<tr>
<td>WCS (Wireless Communication)</td>
<td>2,305</td>
<td>1.0</td>
<td>5.0</td>
</tr>
<tr>
<td>AWS (Advanced Wireless)</td>
<td>2,110</td>
<td>1.0</td>
<td>5.0</td>
</tr>
<tr>
<td>PCS (Personal Communication)</td>
<td>1,930</td>
<td>1.0</td>
<td>5.0</td>
</tr>
<tr>
<td>Cellular</td>
<td>869</td>
<td>0.58</td>
<td>2.9</td>
</tr>
<tr>
<td>SMR (Specialized Mobile Radio)</td>
<td>854</td>
<td>0.57</td>
<td>2.85</td>
</tr>
<tr>
<td>700 MHz</td>
<td>716</td>
<td>0.48</td>
<td>2.4</td>
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<tr>
<td>600 MHz</td>
<td>617</td>
<td>0.41</td>
<td>2.05</td>
</tr>
<tr>
<td>[most restrictive frequency range]</td>
<td>30–300</td>
<td>0.20</td>
<td>1.0</td>
</tr>
</tbody>
</table>
General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called “radios”) that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the horizon, with very little energy wasted toward the sky or the ground. This means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, “Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation,” dated August 1997. Figure 2 describes the calculation methodologies, reflecting the facts that a directional antenna’s radiation pattern is not fully formed at locations very close by (the “near-field” effect) and that at greater distances the power level from an energy source decreases with the square of the distance from it (the “inverse square law”). This methodology is an industry standard for evaluating RF exposure conditions and has been demonstrated through numerous field tests to be a conservative prediction of exposure levels.

Site and Facility Description

Based upon information provided by Verizon, including zoning drawings by Cellsite Concepts, dated August 27, 2020, it is proposed to install nine CommScope Model NHH-45C directional panel antennas on a new 30-foot structure, configured to resemble a water tower, to be sited on the hillside about 430 feet northeast of the baseball/softball field at San Domenico School, located at 1500 Butterfield Road in San Anselmo. The antennas would employ up to 3° downtilt, would be mounted at an effective height of about 25 feet above ground, and would be oriented in groups of three toward 150°T, 225°T, and 300°T. The maximum effective radiated power in any direction would be 52,090 watts, representing simultaneous operation at 19,060 watts for AWS, 10,000 watts for PCS, 12,030 watts for cellular, and 11,000 watts for 700 MHz service. There are reported no other wireless telecommunications base stations at the site or nearby.
Study Results

For a person anywhere at ground, the maximum RF exposure level due to the proposed Verizon operation is calculated to be 0.20 mW/cm$^2$, which is 36% of the applicable public exposure limit. The maximum calculated level at any nearby building$^*$ is 0.84% of the public exposure limit. The maximum calculated level at any nearby residence$^†$ is 0.64% of the public exposure limit. It should be noted that these results include several “worst-case” assumptions and therefore are expected to overstate actual power density levels from the proposed operation.

Recommended Mitigation Measures

Due to their mounting height, the Verizon antennas would not be accessible to unauthorized persons, and so no measures are necessary to comply with the FCC public exposure guidelines. To prevent occupational exposures in excess of the FCC guidelines, it is recommended that appropriate RF safety training, to include review of personal monitor use and lockout/tagout procedures, be provided to all authorized personnel who have access to the structure, including employees and contractors of the wireless carriers and of the property owner. No access directly in front of the antennas, such as might occur during certain maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met.

It is recommended that explanatory signs$^‡$ be posted at the base of the structure, readily visible from any angle of approach to persons who might need to work on the tank in front of the antennas.

Conclusion

Based on the information and analysis above, it is the undersigned’s professional opinion that operation of the base station proposed by Verizon Wireless at 1500 Butterfield Road in Marin County outside of San Anselmo, California, will comply with the prevailing standards for limiting public exposure to radio frequency energy and, therefore, will not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations. Training authorized personnel and posting explanatory signs are recommended to establish compliance with occupational exposure limits.

$*$ Including the school buildings located at least 330 feet away, based on photographs from Google Maps.

$†$ Located at least 770 feet away, based on photographs from Google Maps.

$‡$ Signs should comply with OET-65 color, symbol, and content recommendations. Contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.
Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2023. This work has been carried out under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.

William F. Hammett, P.E.
707/996-5200

September 7, 2021
The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, “Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields,” published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent standard, developed by the Institute of Electrical and Electronics Engineers and approved as American National Standard ANSI/IEEE C95.1-2006, “Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz,” includes similar limits. These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in italics and/or dashed) up to five times more restrictive:

<table>
<thead>
<tr>
<th>Frequency Applicable Range (MHz)</th>
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<th>Equivalent Far-Field Power Density (mW/cm²)</th>
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Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has incorporated those formulas in a computer program capable of calculating, at thousands of locations on an arbitrary grid, the total expected power density from any number of individual radio frequency sources. The program allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain more accurate projections.
RFE.CALC™ Calculation Methodology
Assessment by Calculation of Compliance with FCC Exposure Guidelines

Hammett & Edison has incorporated the FCC Office of Engineering and Technology Bulletin No. 65 (“OET-65”) formulas (see Figure 1) in a computer program that calculates, at millions of locations on a grid, the total expected power density from any number of individual radio frequency sources. The program uses the specific antenna patterns from the manufacturers and allows for the inclusion of uneven terrain in the vicinity, as well as any number of nearby buildings of varying heights, to obtain accurate projections of RF exposure levels. The program can account for spatial-averaging when antenna patterns are sufficiently narrow, and time-averaging is typically considered when operation is in single-frequency bands, which require time-sharing between the base station and the subscriber devices.

OET-65 provides this formula for calculating power density in the far-field from an individual RF source:

\[
S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2} \text{ in } \text{mW/cm}^2
\]

where ERP = total Effective Radiated Power (all polarizations), in kilowatts,
RFF = three-dimensional relative field factor toward point of calculation, and
D = distance from antenna effective height to point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to reflections, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). This factor is typically used for all sources unless specific information from FCC filings by the manufacturer indicate that a different reflection coefficient would apply. The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density.

Because antennas are not true “point sources,” their signal patterns may not be fully formed at close distances and so exposure levels may be lower than otherwise calculated by the formula above. OET-65 recommends the cylindrical model formula below to account for this “near-field effect”:

\[
S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h} \text{ in } \text{mW/cm}^2
\]

where \( P_{net} \) = net power input to antenna, in watts,
\( \theta_{BW} \) = half-power beamwidth of antenna, in degrees,
D = distance from antenna effective height to point of calculation, in meters, and
h = aperture height of antenna, in meters.

The factor of 0.1 in the numerator converts to the desired units of power density.

OET-65 confirms that the “crossover” point between the near- and far-field regions is best determined by finding where the calculations coincide from the two different formulas, and the program uses both formulas to calculate power density.
Alternatives Analysis

San Domenico

1500 Butterfield Road, Sleepy Hollow
Marin County

Revised
July 7, 2022

Summary of Site Evaluations
Conducted by Verizon Wireless
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Map of Alternatives

## REVISIONS

This revised analysis includes new information regarding facility design options for Alternatives 7 and 8, as requested by Marin County Planning Division staff after submittal of the original analysis dated March 10, 2022.
I. Executive Summary

In Spring 2018, the Sleepy Hollow Homes Association (“SHHA”), through the County, asked Verizon Wireless to investigate the gap in its local service coverage, based on concerns raised after recent devastating fires in similar single-access communities in Northern California. To fill the significant gap in service in the Sleepy Hollow area of Marin County, Verizon Wireless has reviewed 10 specific alternatives and a small cell network, as set forth in the following analysis. Verizon Wireless believes that placing a new facility camouflaged as a 30-foot water tower on a hillside (the “Proposed Facility”) constitutes the least intrusive feasible alternative to serve the identified gap in network service based on the values expressed in the 1998 Marin County Telecommunications Facilities Policy Plan (the “TFPP”).

II. Significant Gap

There is a significant gap in Verizon Wireless network service in the Sleepy Hollow area. Reliable in-building and in-vehicle coverage is entirely lacking in the residential neighborhoods along the valley floor, with only limited in-vehicle coverage on hillside slopes where roads have little traffic (Collectively, the “Significant Gap”).

To remedy the Significant Gap, Verizon Wireless must place a new facility to ensure reliable network service. The Proposed Facility will provide new, reliable in-building coverage where lacking in a broad residential area of Sleepy Hollow west of Sleepy Hollow Drive, including residential neighborhoods around Butterfield Road, Van Winkle Drive and Irving Drive, and stretching south to upslope residential areas around Raven Road and Ledger Road. It also will provide new in-vehicle coverage in a larger area, including along Butterfield Road extending east to Deer Hollow Road. Coverage maps showing the existing and proposed coverage are provided on Page 15. The Significant Gap and Proposed Facility coverage are more fully described in the Statement of Verizon Wireless Radio Frequency Design Engineer Ravijot Randhawa (the “RF Engineer’s Statement”).

III. Methodology

Once a significant gap has been determined, Verizon Wireless seeks to identify a location and design that will provide required network service through the “least intrusive means” based upon the values expressed by local regulations. In addition to seeking the least intrusive alternative, sites proposed by Verizon Wireless must be feasible. In this regard, Verizon Wireless reviews the available height, equipment space, radio frequency propagation, proximity to end users, access, terrain, environmental impacts and other factors such as a willing landlord in completing its site analysis.

TFPP Requirements

The TFPP was adopted in July 1998 and includes policies addressing location and visual impacts for wireless facilities.
Preference for co-location. The TFPP requires that new wireless facilities be co-located or clustered at an existing or planned telecommunication site, unless that is infeasible, would have the effect of prohibiting wireless service, or would result in more adverse land use effects. TFPP Program LU 1.4.4, Policy LU 2.1.

Discouragement in ridge and upland greenbelt areas. The TFPP discourages new facilities in the County’s designated ridge and upland greenbelt areas if there are available and technically feasible sites outside that area, or available capacity at existing sites. TFPP Programs LU 1.1.1, LU 1.1.4.

Limitations on ridgetops, visually prominent ridgelines. The TFPP distinguishes “ridgetop” locations from “hillsides” and “upland areas.” TFPP Program VIS 2.1.2, Introduction Page I-5. New facilities are discouraged on ridgetops, unless no other technically feasible site is available to provide adequate coverage. TFPP Program LU 1.1.1. Notably, the TFPP encourages siting below “visually prominent ridgelines” to the extent feasible. TFPP Program VIS 2.1.1. “Visually prominent ridgeline” is defined as “A line connecting the topographic highpoints within the Countywide Plan’s Ridge and Upland Greenbelt along a ridge that separates watersheds and is visible from public viewpoints from open space areas, parks, trailheads, highways, arterial roads, the bay and other waterbodies.” Marin County Municipal Code § 22.130.030(V).

Site location preferences. The TFPP lists seven location preferences for new wireless facilities, in order: 1) Industrial sites, 2) Commercial sites, 3) Public facilities sites, 4) Agricultural sites, 5) Mixed use sites (e.g., commercial and residential area), 6) Open space and recreational sites, and 7) Residential sites. An applicant may use a less-preferred site if there are no higher-priority sites within a coverage area, or if requiring a priority site would prohibit or have the effect of prohibiting wireless service or result in more adverse land use effects. TFPP Program LU 1.4.2.

Design. Towers should be the minimum height required. TFPP Program VIS 2.2.5. Facilities should visually blend with surrounding natural and built environments. TFPP Policy VIS 2.2.1. Placement of facilities within a particular site should avoid or minimize impacts on scenic views and adverse visual effects, as viewed from adjacent residential development or public viewpoints. TFPP Program VIS 2.2.8.
Coverage maps are provided to illustrate why certain alternatives cannot serve the Significant Gap. Coverage maps depict the anticipated level of signal, and therefore the projected LTE coverage provided by a wireless facility at a given location. The coverage maps in this analysis have been prepared using the 700 MHz frequency band. 700 MHz frequencies travel farther than higher-frequency bands and provide the broadest coverage.

Referenced signal receive power (RSRP) is a measurement of signal level in decibel milliwatts (dBm), which is a negative number that decreases due to distance and other factors.

The RSRP coverage thresholds are:

- **In-building**: $\geq -85$ dBm. Green depicts good coverage that meets or exceeds thresholds for reliable network coverage in homes and in vehicles.
- **In-vehicle**: $\geq -95$ dBm. Yellow depicts reliable in-vehicle coverage only.
- **Outdoor**: $\geq -105$ dBm. Red depicts reliable outdoor service only.

Unshaded areas do not receive reliable service levels.
IV. Analysis

Summary

Verizon Wireless first sought to collocate or cluster with existing wireless facilities, but found no existing wireless carrier facilities within the Sleepy Hollow valley.

Next, Verizon Wireless reviewed the area on the valley floor outside the local ridge and upland greenbelt areas, seeking properties not in residential use. Within that area, there are no preferred industrial or commercial sites, but Verizon Wireless identified three properties in use as public facilities (a church, community center and public school), where a new facility could not serve the gap or would be more intrusive than the Proposed Facility.

Next, Verizon Wireless reviewed locations within the ridge and upland greenbelt areas, but below ridgetops, readily identifying three locations on the San Domenico School property. While zoned residential, the San Domenico school property is primarily an educational facility, and student housing occupies only a small area 0.3 miles west of the Proposed Facility. Most of the property is hillside open space. Verizon Wireless and the school agreed on an open space location where a facility only 30 feet tall can serve the Significant Gap with minimal visual impact.

Elsewhere in the ridge and upland greenbelt area, Verizon Wireless reviewed three ridgetop water tank properties and one private property site, but these are on visually prominent ridgelines, and so less-preferred under County regulations. Water tanks are utility uses, and in many jurisdictions, including Marin County, water tank properties are used for placement of wireless facilities due to their elevated locations.

Verizon Wireless also considered a network of small cells to serve the Significant Gap, but the location restrictions of the County’s 2019 Small Cell Policy render this alternative to be more intrusive.
Collocation Review

Verizon Wireless first searched for existing wireless facilities within the Sleepy Hollow area and on the surrounding ridges where a new facility could be collocated or clustered, but found no existing wireless carrier facilities.

The closest existing wireless facility identified is a short Sprint tower 1.4 miles northeast of the Proposed Facility on the water tank property at 999 Old Lucas Valley Road, with an elevation of 330 feet. Signal from a tower at that location would be blocked from reaching the gap area southwest by the steep topography in between, Terra Linda Ridge, which rises to 650 feet.
Locations outside Ridge and Upland Greenbelt Area

Lacking a feasible collocation or clustering opportunity, Verizon Wireless next reviewed locations in Sleepy Hollow outside the County’s designated ridge and upland greenbelt areas that surround the valley floor. While zoning on the valley floor is entirely residential, Verizon Wireless sought to avoid properties in residential use, identifying the following three public facilities.

1. Sleepy Hollow Presbyterian Church
   - Address: 100 Tarry Road
   - APN: 176-251-55
   - Zoning: R1-BD—Residential Single Family
   - Elevation: 240-280 Feet

Verizon Wireless reviewed this church property 0.5 miles southwest of the Proposed Facility with a varying elevation 75 to 115 feet lower. Verizon Wireless engineers determined that a facility at this location at the far west end of the valley could not serve the Significant Gap, even with a 50-foot antenna centerline (twice the height of the Proposed Facility centerline). As shown in the following coverage map, in-building coverage would be lacking in residential areas around Katrina Lane and Legend Road, as well as much of the San Domenico School property, and in-vehicle service would be lacking along Butterfield Road east of Legend Road. This is not a feasible alternative to the Proposed Facility.
Coverage from Facility at Sleepy Hollow Presbyterian Church
50-foot Antenna Centerline
2. SHHA Community Center
   Address: 1317 Butterfield Road
   APN: 176-162-07
   Zoning: R1-BD–Residential Single Family
   Elevation: 195 Feet

Verizon Wireless reviewed this property owned by the SHHA, 0.4 miles south of the Proposed Facility and 160 feet lower in elevation. Though this location is near the center of the gap area, Verizon Wireless engineers determined that due to much lower elevation, a minimum functional antenna centerline of 120 feet would be required to serve the gap as well as the Proposed Facility. Such a tall tower facility on this narrow parcel directly adjacent to residential properties would pose significant technical challenges for construction and effective stealth design, and it would not visually blend with the surrounding residential neighborhood. In contrast, the Proposed Facility is only 30 feet tall, fully concealed as a water tower, and distant from residences. This is neither a feasible nor a less intrusive alternative to the Proposed Facility.
Verizon Wireless reviewed this public school property 0.9 miles southeast of the Proposed Facility with a varying elevation 175 to 205 feet lower. Verizon Wireless engineers determined that a facility at this location near the east end of the valley could not serve the Significant Gap, even with a 50-foot antenna centerline (twice the height of the Proposed Facility centerline). As shown in the following coverage map, in-building coverage would be lacking in a broad area west of Sleepy Hollow Drive, including the residential neighborhoods along Irving Drive and Van Winkle Drive and the San Domenico School property. Some of these areas would lack in-vehicle coverage. This is not a feasible alternative to the Proposed Facility.
Locations within Ridge and Upland Greenbelt Area, but Not on Ridgetops

With no feasible or less intrusive alternative outside the ridge and upland greenbelt area, Verizon Wireless next looked for locations within, readily identifying the 512-acre San Domenico School property with an elevation varying from 215 to 1,120 feet. On this large property, a new wireless facility could be placed on a hillside well below the ridgetop to the north, and away from residences. Verizon Wireless worked with San Domenico School administration to identify three potential locations on the property, described below.

4. Proposed Facility – San Domenico School Location 1

<table>
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<tr>
<th>Address: 1500 Butterfield Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>APN: 176-300-30</td>
</tr>
<tr>
<td>Zoning: RMP–Residential Multiple Planned</td>
</tr>
<tr>
<td>Elevation: 355 Feet</td>
</tr>
</tbody>
</table>

The Proposed Facility has been thoughtfully designed to minimize any impact to the adjacent community. Verizon Wireless proposes to conceal its antennas within a 30-foot facility disguised as a water tower, placed next to an existing access road with a backdrop of established trees. The square faux tank structure will be covered with gray slats, fully concealing antennas and the underlying structure. Associated network equipment will be placed within a 425-square foot equipment area located 310 feet downslope and 110 feet lower in elevation, also next to the access road. The equipment area will contain network cabinets and a generator to provide continued service during power outages and emergencies. It will be surrounded by an eight-foot wood fence.

The Proposed Facility water tower will be over 750 feet from the closest residence southwest. The location is approximately 1,250 feet southwest of the visually prominent ridgeline upslope that connects topographic highpoints, and well over 125 feet lower in elevation.
With panel antennas placed at this elevated location, the Proposed Facility will provide new, reliable Verizon Wireless service to the Significant Gap, as shown in the coverage maps below. This is Verizon Wireless’s preferred location and design for the Proposed Facility.

Verizon Wireless offered three water tower designs, and received input from the school administration and the SHHA. All parties agreed on the square water tower design of the Proposed Facility shown above. The other two designs not chosen are shown in the following photosimulations.

*Cylindrical Water Tower Design*

*Water Tower with Logo Design*
Existing Coverage

Coverage with Proposed Facility, 25-foot Antenna Centerline
Verizon Wireless and the San Domenico School also considered this location for the tower that is 135 feet north of the Proposed Facility and 20 feet greater in elevation, slightly uphill and next to the same access road. However, the school administration ultimately chose the Proposed Facility site due to superior coverage to the school property from the Proposed Facility location.
Verizon Wireless and the San Domenico School also considered this hilltop location on the “South Ridge” across the school’s main access road, 0.4 miles west of the Proposed Facility and 40 feet greater in elevation. However, this location is much closer to numerous residences, with homes as close as 280 feet. A facility here would pose more visual effect as viewed from adjacent residential development than the Proposed Facility, which is located well below a ridgeline and 750 feet from any homes. This is not a less intrusive alternative to the Proposed Facility.
Ridgetop/Visually Prominent Ridgeline Locations

Verizon Wireless also examined locations upslope within the ridge and upland greenbelt area, identifying three Marin Municipal Water District ("MMWD") water tank properties and a private property, all on ridgetops, as follows.

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<th>7. Smith Saddle Water Tanks</th>
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<tr>
<td>Address: Smith Ridge Fire Road</td>
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<tr>
<td>APN: 174-070-15</td>
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<tr>
<td>Zoning: OA–Open Area</td>
</tr>
<tr>
<td>Elevation: 490 Feet</td>
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</tbody>
</table>

Verizon Wireless reviewed this small water tank property 1.1 miles southwest of the Proposed Facility and 135 feet greater in elevation. The TFPP disfavors a new wireless facility at this ridgetop site because the Proposed Facility is a technically feasible non-ridge option to serve the coverage gap. Further, a facility here would be located on a visually prominent ridgeline between topographic highpoints, which the TFPP discourages because the Proposed Facility is a feasible alternative well below a visually prominent ridgeline.

Verizon Wireless engineers determined that a facility at this location beyond the west end of the valley cannot serve the Significant Gap, even with a 50-foot antenna centerline (twice the height of the Proposed Facility centerline). These water tanks are located at the bottom of a saddle along the ridgetop, with steep topography rising over 100 feet due west and east, which would obstruct signal and limit effective antenna orientation. As
shown in the following coverage map, in-building coverage would be lacking in almost the entire valley, including residential areas south of Van Winkle Drive and broad residential areas around Butterfield Road. In-vehicle coverage would be lacking in much of this area, including Butterfield Road east of Irving Drive. Further, a ridgetop site here would be a source of interference for Verizon Wireless’s existing Fairfax facility located at a higher elevation 1.1 miles southwest.

Consequently, placement of antennas at 50 feet on a new tower or on the shorter water tanks at this property would be infeasible to serve the Significant Gap. This is neither a feasible nor less intrusive alternative to the Proposed Facility.

*Coverage from Facility at Smith Saddle Road Water Tanks*  
*50-foot Antenna Centerline*
Verizon Wireless reviewed this small water tank property 0.9 miles southwest of the Proposed Facility and 210 feet greater in elevation. The TFPP disfavors a new wireless facility at this ridgetop site because the Proposed Facility is a technically feasible non-ridge option to serve the coverage gap. A facility here would be located near a visually prominent ridgeline between topographic highpoints, which the TFPP discourages because the Proposed Facility is a feasible alternative well below a visually prominent ridgeline. Further, this location is much closer to residences, with homes as close as 250 feet southeast, posing more visual effect as viewed from adjacent residential development than the Proposed Facility, which is located 750 feet from any homes.

Verizon Wireless engineers determined that a facility at this location near the west end of the valley cannot serve the Significant Gap, even with a 50-foot antenna centerline (twice the height of the Proposed Facility centerline). Hilly topography to the north and northeast would obstruct signal from reaching the valley floor beyond. As shown in the following coverage map, in-building coverage would be lacking in most of the valley, including some of the residential area south of Van Winkle Drive and broad residential areas around much of Butterfield Road. In-vehicle coverage would be lacking in much of
this area, including Butterfield Road east of Irving Drive. Further, a ridgetop site here would be a source of interference for Verizon Wireless’s existing Fairfax facility located at a higher elevation 1.25 miles southwest.

Consequently, placement of antennas at 50 feet on a new tower or on the shorter water tanks at this property would be infeasible to serve the Significant Gap. This is neither a feasible nor less intrusive alternative to the Proposed Facility.

*Coverage from Facility at Oak Manor Road Water Tank*

*50-foot Antenna Centerline*
9. Wilder Road Water Tank

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<td>APN: 174-190-08</td>
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<tr>
<td>Zoning: RSP–Residential Single Family Planned</td>
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<td>Elevation: 710 Feet</td>
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</table>

Verizon Wireless reviewed this small water tank property 1.0 mile south of the Proposed Facility and 355 feet greater in elevation. The TFPP disfavors a new wireless facility at this ridgetop site because the Proposed Facility is a technically feasible non-ridge option to serve the coverage gap. A facility here would be located on top of a visually prominent ridgeline, which the TFPP discourages because the Proposed Facility is a feasible alternative well below a visually prominent ridgeline. Further, this location is much closer to residences, with homes as close as 240 feet southeast, posing more visual effect as viewed from adjacent residential development than the Proposed Facility, which is located 750 feet from any homes.

Verizon Wireless engineers determined that a facility on this ridgetop cannot serve the Significant Gap, as described under Alternative 10 below regarding the immediately adjacent site due west. This is neither a feasible nor less intrusive alternative to the Proposed Facility.
Verizon Wireless reviewed placement of a new facility on the northeast corner of this 60.6-acre parcel, 1.0 mile south of the Proposed Facility and 355 feet greater in elevation. At this location, which is due west of the water tank on the adjacent MMWD property (Alternative 9), there is an abandoned telecommunications facility. While the 1998 TFPP listed this as a clustered location, it is not, because the TFPP also confirmed that the two 1997 applications for this site were “withdrawn.” The Viacom/TCI dish antenna located on the tower in 1997 was abandoned. Presently, there are no antennas on the short lattice tower, only abandoned pipe mounts. Because the tower is not used by any service provider for telecommunications, this abandoned facility is not a wireless communications facility as defined in the TFPP, nor could it qualify as clustering or colocation as defined. See TFPP Glossary.

The TFPP disfavors a new wireless facility at this ridgetop site because the Proposed Facility is a technically feasible non-ridge option to serve the coverage gap. A facility here would be located on top of a visually prominent ridgeline, which the TFPP discourages because the Proposed Facility is a feasible alternative well below a visually prominent ridgeline. Further, this location is much closer to residences, with homes as
close as 300 feet southeast, posing more visual effect as viewed from adjacent residential development than the Proposed Facility, which is located 750 feet from any homes.

Verizon Wireless engineers determined that a facility at this location cannot serve the Significant Gap. As shown in the following coverage map, in-building coverage would be lacking in residential areas along the western stretch of Van Winkle Drive and Dutch Valley Lane, as well as around Raven Road. Further, a ridgetop site here would be a source of interference for Verizon Wireless’s existing Fairfax facility located at a higher elevation 1.6 miles southwest. This is neither a feasible nor less intrusive alternative to the Proposed Facility.

*Coverage from Facility at 41 Wilder Road Ridgetop Site*
*25-foot Antenna Centerline*
Verizon Wireless also considered placement of small cell wireless facilities in Sleepy Hollow rights-of-way to serve the Significant Gap. In 2018, RF engineers commenced work designing a small cell network to serve the area. However, in 2019, the County adopted a new policy for small cells in the right-of-way with several restrictions that render a small cell network to be infeasible in Sleepy Hollow. See Small Cell Wireless Facilities policy (the “Small Cell Policy”).

The Small Cell Policy prefers rights-of-way in industrial, commercial, public facilities and agricultural sites. Less-preferred are rights-of-way within residential zones, adjacent to mixed-use sites, or within 1,500 feet of a day care or school. Small Cell Policy § 6.1(a). In fact, the policy prohibits facilities within a 1,500-foot setback of any school. Small Cell Policy § 7.1(g). The policy allows small cells only on steel streetlight poles, steel utility poles, and steel traffic light poles. Small Cell Policy § 7.5(a). The policy does not allow siting on wood utility poles. Id. Small cells must be separated by 1,000 feet. Small Cell Policy § 7.1(f).

A 1,500-foot setback around the two school properties in Sleepy Hollow (Hidden Valley Elementary School and San Domenico School) would exclude most rights-of-way within the gap area. In the remaining areas outside those setbacks, small cells would need to be separated at least 1,000 feet, further reducing siting options.

Within Sleepy Hollow, the only poles in the right-of-way are wood utility poles, except for six metal streetlight poles within a small area along Katrina Lane and Catskill Court south of the SHAA Community Center, shown on the map of alternatives at the end of this analysis. A small cell on one of these metal streetlights could not provide the broad coverage required to serve the Significant Gap. The highest-elevation streetlight pole at the end of Katrina Lane is at only 195 feet, which is 160 feet lower than the Proposed Facility, and small cells have a limited coverage footprint.

All of the other existing poles along other Sleepy Hollow rights-of-way are wood utility poles, where wireless facilities are not allowed per the Small Cell Policy. Some rights-of-way lack any poles, such as a long stretch of Butterfield Road east of Katrina Lane.

Due to several restrictions of the County Small Cell Policy, a small cell network in Sleepy Hollow would be more intrusive than the Proposed Facility under applicable County regulations. Note, the Small Cell Policy is preempted by federal and state law.
V. Conclusion

Verizon Wireless has considered 10 specific alternatives and a small cell network to fill the Significant Gap in service in the Sleepy Hollow area of Marin County. Based upon the values expressed in Marin County regulations, the Proposed Facility clearly constitutes the least intrusive feasible location for Verizon Wireless’s new facility.
San Domenico
Alternative Site Locations

- 1. Sleepy Hollow Church
- 2. SHAA Center
- 3. Hidden Valley Elementary
- 4. Proposed Facility
- 5. San Domenico Location 2
- 6. San Domenico Location 3
- 7. Smith Saddle Water Tanks
- 8. Oak Manor Road Water Tank
- 9. Wilder Road Water Tank
- 10. Cappe Property
- Six Metal Streetlight Poles
- Ridge and Upland Greenbelt Areas
All wireless telecommunications facilities shall satisfy, or answer, the conditions or questions listed below. If answering “Yes” refer to appropriate submittal information (e.g., project plans, technical report, etc.). If answering “No” provide explanation as to why the information is not submitted or relevant.

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<tr>
<td></td>
<td>An industrial site?</td>
<td>☑</td>
<td></td>
<td></td>
<td>None in area.</td>
</tr>
<tr>
<td></td>
<td>A commercial site?</td>
<td>☑</td>
<td></td>
<td></td>
<td>None in area.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Does the proposed location avoid:</th>
<th>Yes</th>
<th>Page No./Document No.</th>
<th>No</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.</td>
<td>Residential areas?</td>
<td>☑</td>
<td></td>
<td></td>
<td>Yes, setback over 500 feet from nearest residence.</td>
</tr>
<tr>
<td></td>
<td>Demonstrate prudent avoidance of sensitive receptor sites?</td>
<td>☑</td>
<td></td>
<td></td>
<td>Yes, see extensive setbacks from structures.</td>
</tr>
<tr>
<td></td>
<td>Schools and other sensitive receptors relative to EMF issue? (e.g., daycare, hospitals, elderly care, etc.)</td>
<td>☑</td>
<td></td>
<td></td>
<td>Yes, project is on a school property and setback over 1,000 feet from school buildings.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Can the proposed facility be attached or sited adjacent to existing structures?</th>
<th>Yes</th>
<th>Page No./Document No.</th>
<th>No</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.</td>
<td>☑ None available at needed height for function.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Is the proposed facility a monopole?</th>
<th>Yes</th>
<th>Page No./Document No.</th>
<th>No</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.</td>
<td>☑ No, the antenna structure is disguised as a water tower.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Is the proposed monopole facility to be located in:</th>
<th>Yes</th>
<th>Page No./Document No.</th>
<th>No</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.</td>
<td>A residential area?</td>
<td>☑</td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>An agricultural area?</td>
<td>☑</td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>A commercial area?</td>
<td>☑</td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Next to public lands? (e.g., GGNRA, MCOSD, etc.)</td>
<td>☑</td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>
### CO-LOCATION AND SHARED-LOCATION STANDARDS

In order to be considered for approval as a co-location or shared-location site, the application for a proposed wireless communication facility must include, or answer, the following:

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>Page No./Document No.</th>
<th>No</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>✔</td>
<td>Narrative Page 2</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>✔</td>
<td>Narrative Page 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td></td>
<td>✔</td>
<td>None known or found.</td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td></td>
<td>✔</td>
<td>Collection allowed under separate permits and agreements.</td>
</tr>
<tr>
<td>5.</td>
<td>✔</td>
<td>Yes, 1 additional car</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Other areas?

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>Page No./Document No.</th>
<th>No</th>
<th>Explanation</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.</td>
<td>✔</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
March 7, 2022

To: County of Marin

From: Ravijot Randhawa, Radio Frequency Design Engineer
       Verizon Wireless Network Engineering Department

Subject: Statement in Support of Verizon Wireless’s Proposed Facility
         1500 Butterfield Road, Sleepy Hollow

Executive Summary

Verizon Wireless has identified a significant gap in service in the Sleepy Hollow area of Marin County. This area currently receives inadequate service coverage from the existing Skywalker Ranch facility 3.8 miles northwest of the proposed facility, the Fairfax facility 2.1 miles southwest, and the Butterfield facility 2.2 miles southeast. Existing facilities east along Highway 101 cannot serve the area due to distance and the high-elevation terrain in between along Terra Linda Ridge.

Due to the distance from existing facilities and a lack of strong dominant signal, there is a gap in reliable service coverage and poor signal quality in the Sleepy Hollow area.

In this area of Marin County, 40 percent of Verizon Wireless’s bandwidth currently in use is in the low-band 700 MHz and 850 MHz frequencies. 60 percent is in the mid-band PCS (1900 MHz) and AWS (2100 MHz) frequencies. The low-band frequencies travel farther and are essential for providing reliable coverage to a target service area to ensure that customers can access the network. Mid-band frequencies supplement coverage and provide additional data capacity. Reliable low- and mid-band service is important for residents, visitors, workers, customers in transit, and contact with emergency response personnel.

Verizon Wireless is also deploying C-Band frequencies (3700-4000 MHz) recently licensed from the FCC. However, with higher frequencies than currently used, C-Band has a limited range, and if deployed on nearby facilities it could not expand their coverage to serve the gap in Sleepy Hollow.

I describe below the significant gap in coverage that Verizon Wireless seeks to remedy (the “Significant Gap”). To provide reliable coverage and strong dominant signal in the Sleepy Hollow area, the Significant Gap must be remedied through construction of a new facility camouflaged as a water tank (the “Proposed Facility”).
Verizon Wireless Bandwidth by Frequency Band – Sleepy Hollow Area, Marin County

<table>
<thead>
<tr>
<th>Band</th>
<th>FCC Designation</th>
<th>Frequency Band</th>
<th>Bandwidth</th>
</tr>
</thead>
<tbody>
<tr>
<td>700 MHz</td>
<td>UHF Low Band</td>
<td>700 MHz</td>
<td>10 MHz</td>
</tr>
<tr>
<td>850 MHz</td>
<td>Cellular</td>
<td>850 MHz</td>
<td>10 MHz</td>
</tr>
<tr>
<td>PCS</td>
<td>Personal Communications Service</td>
<td>1900 MHz</td>
<td>10 MHz</td>
</tr>
<tr>
<td>AWS</td>
<td>Advanced Wireless Service</td>
<td>2100 MHz</td>
<td>20 MHz</td>
</tr>
<tr>
<td>C-Band</td>
<td>C-Band</td>
<td>3700 MHz</td>
<td>60 MHz</td>
</tr>
</tbody>
</table>

Verizon Wireless Services

Verizon Wireless provides personal wireless services, a category of “telecommunications services,” which include voice services that allow users of mobile, handheld telephones to place and receive calls to other mobile and landline telephone users through the national, switched telephone network using conventional telephone numbers. This includes the ability of such users to connect to emergency personnel by dialing 911. Verizon Wireless’s network also provides information services through its wireless facilities, which will include the Proposed Facility. These information services include wireless broadband, mobile data networks, and connection to the internet, which Verizon Wireless provides using the same infrastructure as its personal wireless services.

Coverage Gap

Verizon Wireless is experiencing a gap in its service coverage in the Sleepy Hollow area. Reliable in-building and in-vehicle coverage is entirely lacking in the residential neighborhoods along the valley floor, with only limited in-vehicle coverage on hillside slopes.

To remedy the Significant Gap, Verizon Wireless must place a new facility to ensure reliable network service. The Proposed Facility will provide new, reliable in-building coverage where lacking in a broad residential area of Sleepy Hollow west of Sleepy Hollow Drive, including residential neighborhoods around Butterfield Road, Van Winkle Drive and Irving Drive, and stretching south to upslope residential areas around Raven Road and Ledger Road. The Proposed Facility will provide reliable in-building coverage to an area of 1.95 square miles with a population of 1,690. It also will provide new in-vehicle coverage in a larger area, including along Butterfield Road extending east to Deer Hollow Road.
A graphic description of the coverage gap is shown on the following coverage map, followed by a map showing the improved coverage to be provided by the Proposed Facility. Maps have been prepared for the 700 MHz frequency band, which provides the broadest coverage. With similar frequencies, the 700 MHz and 850 MHz bands have similar propagation characteristics.

Referenced signal receive power (RSRP) is a measurement of signal level in decibels (dBm), which is a negative number that decreases due to distance and other factors. The RSRP coverage thresholds are:

- **In-building** >= -85 dBm. Green depicts good coverage that meets or exceeds thresholds for reliable network coverage in homes and vehicles.
- **In-vehicle** >= -95 dBm. Yellow depicts reliable in-vehicle coverage only.
- **Outdoor** >= -105 dBm. Red depicts reliable outdoor service only.

Unshaded areas do not receive reliable service levels.
Existing Coverage

Coverage with Proposed Facility, 25-foot Antenna Centerline
Dominant Signal

As described above, the identified gap area receives inadequate service from distant Verizon Wireless facilities that provide only weak dominant signal to the area. Dominant signal is the strongest signal from a particular Verizon Wireless facility that is received by a user’s wireless device in area. This is apparent in the following best server maps, which depict the areas of dominant signal from each facility. Signal from each antenna sector of these facilities is shown in a different color. The maps are prepared using the 700 MHz frequency band.

Although dominant, the signal from distant Verizon Wireless facilities is weak in the gap area. The northeast-facing antenna sector of the Fairfax facility (shown in yellow), at a high elevation 2.1 miles southwest of the Proposed Facility, is the primary server for a very large area including much of Sleepy Hollow. The north-facing antenna sector of the Butterfield facility (shown in blue), located on a building 2.2 miles southeast, serves a small area in east Sleepy Hollow.

At times of high traffic volume, the coverage area of the surrounding Verizon Wireless facilities shrinks to accommodate an increasing number of mobile devices closer to each facility. As a result, the coverage gap area expands and is exacerbated during times of high customer usage. The contraction of coverage during times of high usage has become more relevant as the demand for wireless services has increased rapidly over time. According to CTIA’s 2021 Annual Survey Highlights, mobile wireless data traffic more than doubled since 2016.

The lack of strong, reliable dominant signal degrades network performance, resulting in unreliable service, particularly during busy hours. This affects the reliability of Verizon Wireless service for residents, workers and visitors as well as for critical communications with emergency service personnel. According to the National Emergency Number Association, there are an estimated 240 million 911 calls each year nationwide, with 80 percent or more from wireless devices in many areas. In emergencies, first responder agencies increasingly rely on dependable Verizon Wireless service.

As shown on the second best server map, the Proposed Facility is strategically located to provide strong, new dominant signal to the gap area (shown in shades of brown and purple). This will relieve the demand on the distant facilities so they can devote their resources to customers closer to their locations. This also will improve signal quality and overall network performance in the greater vicinity.
Signal Level and Quality

The following map shows the average RSRP of Verizon Wireless signal received by user devices within the Sleepy Hollow area between 7 a.m. and 5 p.m. from February 14-16, 2022. The devices report the RSRP to the network, and Verizon Wireless uses its TrueCall tool to analyze this data and optimize system performance.

In this case, dark red squares indicate service levels as low as -105.5 dBm, the lowest threshold for reliable outdoor-level service, but those are the minority of results and scattered throughout the area. The orange, yellow, green and blue squares indicate unreliable service levels and are predominant in the area, with numerous green and blue squares showing very poor signal levels, particularly in the northern area of the gap near the Proposed Facility.

RSRP Average Signal Level Reported by User Devices
7 a.m.–5 p.m., February 14-16, 2022
The following chart shows the RSRP of individual connections reported by user devices within the Sleepy Hollow area between 7 a.m. and 5 p.m. from February 14-16, 2022. The chart shows both the percentage and total results in one-decibel increments. Only 5.01 percent of the user data reported indicated service levels at or above -105 dBm, the lowest threshold for reliable outdoor-level service.

**RSRP Signal Level Reported by User Devices**
7 a.m.–5 p.m., February 14-16, 2022
The following map shows the average referenced signal receive quality (RSRQ) reported by the same user devices between 7 a.m. and 5 p.m. from February 14-16, 2022. This reflects the ratio of the signal level from existing Verizon Wireless facilities compared to interfering signal levels. As with RSRP, this measurement of signal quality is a negative number. The higher the number, the less interference, indicating better signal quality, connectivity and network performance. Lower numbers approaching -20 dB indicate poor signal quality, which results in connectivity issues. This data assists the network in assigning customer handsets to particular facilities.

The numerous yellow, green and blue squares indicate generally poor signal quality throughout the gap area. The Proposed Facility will provide strong new signal to improve signal quality and connectivity for users.
Conclusion

As the Verizon Wireless network matures, the network must be supplemented with more sites closer to customers, in large measure due to the increase in usage of the network. New wireless technology requires facilities closer to customers, and this service cannot be provided adequately by the existing facilities that provide only weak signal to the gap area. These network challenges have led to the Significant Gap in Verizon Wireless coverage in the Sleepy Hollow area. Verizon Wireless must deploy the Proposed Facility to provide reliable service to customers, and to avoid further degradation of its network in the area of the Significant Gap.

Please feel free to contact me with any questions or comments regarding Verizon Wireless's proposed facilities.

Respectfully submitted,

Ravijot Randhawa
RF Design Engineer
Network Engineering Department
Verizon Wireless

My responsibilities include planning, design and implementation of improvements to network infrastructure to provide reliable service. I have over 10 years of experience in the wireless telecommunications industry. I received my degree in electronics and communication engineering from Guru Nanak Dev University in Amritsar, India.