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: 2
Owner(s): San Domenico School for the Girls
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 Hammet & 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 or remediying 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 recorded 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 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 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.”
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 OL 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 15, 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.

________________________________________
MICHELLE LEVENSON
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

San Domenico School Use Permit and Design Review
Attachment No. 1
DZA Hearing August 4, 2022
Attest:

______________________________
Michelle Reed  
DZA Recording Secretary
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
SAN DOMENICO
1500 BUTTERFIELD ROAD  SAN ANSELMO  CA  94960

LOCATION

EXISTING

PROPOSED

Looking north from Butterfield Road

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

VIEW 11

LOCATION

EXISTING

PROPOSED
LOOKING NORTHEAST FROM 166 CRANE

PROPOSED FALL WATER TANK BEYOND

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PRODUCED BY PROJECT APPLICANT.
verizon

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 TFP P 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. TFP P Program LU 1.4.4, Policy LU 2.1.

Discouragement in ridge and upland greenbelt areas. The TFP P 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. TFP P Programs LU 1.1.1, LU 1.1.4.

Limitations on ridgetops, visually prominent ridgelines. The TFP P distinguishes “ridgetop” locations from “hillsides” and “upland areas.” TFP P 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. TFP P Program LU 1.1.1. Notably, the TFP P encourages siting below “visually prominent ridgelines” to the extent feasible. TFP P 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 TFP P 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. TFP P Program LU 1.4.2.

Design. Towers should be the minimum height required. TFP P Program VIS 2.2.5. Facilities should visually blend with surrounding natural and built environments. TFP P 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. TFP P 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 >= -85 dBm.** Green depicts good coverage that meets or exceeds thresholds for reliable network coverage in homes and in 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.
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.
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*
Existing Coverage

Coverage with Proposed Facility, 25-foot Antenna Centerline
5. San Domenico School – Location 2
   Address: 1500 Butterfield Road
   APN: 176-300-30
   Zoning: RMP-Residential Multiple Planned
   Elevation: 375 Feet

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.

<table>
<thead>
<tr>
<th>7. Smith Saddle Water Tanks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: Smith Ridge Fire Road</td>
</tr>
<tr>
<td>APN: 174-070-15</td>
</tr>
<tr>
<td>Zoning: OA–Open Area</td>
</tr>
<tr>
<td>Elevation: 490 Feet</td>
</tr>
</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*
8. Oak Manor Road Water Tank
   Address: Oak Manor Fire Road
   APN: 174-070-05
   Zoning: RMP—Residential Multiple Planned
   Elevation: 565 Feet

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

Address: 51 Wilder Road
APN: 174-190-08
Zoning: RSP–Residential Single Family Planned
Elevation: 710 Feet

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

![RSRP Coverage Map](image_url)
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

verizon

DZA - Attachment #5
Coverage Map of Existing On-Air Sites

Legend

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

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Coverage Map of Existing On-Air Sites + San Domenico

Legend

- On-Air Sites (Existing)
- San Domenico Site (Proposed)

LTE: RSRP
- In Building Service
- In Car Service
- Outdoor Service

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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>
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<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</td>
<td>1900 MHz</td>
<td>10 MHz</td>
</tr>
<tr>
<td></td>
<td>Service</td>
<td></td>
<td></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.
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

<table>
<thead>
<tr>
<th>RSRP (dBm)</th>
<th>% of Total Number of Data Points</th>
<th>Number of Data Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>141</td>
<td>0.03%</td>
<td>8</td>
</tr>
<tr>
<td>139</td>
<td>0.02%</td>
<td>5</td>
</tr>
<tr>
<td>137</td>
<td>0.01%</td>
<td>2</td>
</tr>
<tr>
<td>136</td>
<td>0.04%</td>
<td>13</td>
</tr>
<tr>
<td>135</td>
<td>0.08%</td>
<td>24</td>
</tr>
<tr>
<td>134</td>
<td>0.17%</td>
<td>53</td>
</tr>
<tr>
<td>133</td>
<td>0.26%</td>
<td>61</td>
</tr>
<tr>
<td>132</td>
<td>0.57%</td>
<td>180</td>
</tr>
<tr>
<td>131</td>
<td>0.96%</td>
<td>201</td>
</tr>
<tr>
<td>130</td>
<td>1.47%</td>
<td>759</td>
</tr>
<tr>
<td>129</td>
<td>2.41%</td>
<td>1,027</td>
</tr>
<tr>
<td>127</td>
<td>3.26%</td>
<td>1,413</td>
</tr>
<tr>
<td>126</td>
<td>5.23%</td>
<td>1,647</td>
</tr>
<tr>
<td>124</td>
<td>6.06%</td>
<td>1,910</td>
</tr>
<tr>
<td>123</td>
<td>6.50%</td>
<td>2,047</td>
</tr>
<tr>
<td>122</td>
<td>6.56%</td>
<td>2,067</td>
</tr>
<tr>
<td>121</td>
<td>6.95%</td>
<td>2,190</td>
</tr>
<tr>
<td>120</td>
<td>5.79%</td>
<td>1,924</td>
</tr>
<tr>
<td>119</td>
<td>5.82%</td>
<td>1,333</td>
</tr>
<tr>
<td>118</td>
<td>4.93%</td>
<td>1,592</td>
</tr>
<tr>
<td>117</td>
<td>4.46%</td>
<td>1,523</td>
</tr>
<tr>
<td>116</td>
<td>3.47%</td>
<td>1,406</td>
</tr>
<tr>
<td>115</td>
<td>3.45%</td>
<td>1,094</td>
</tr>
<tr>
<td>114</td>
<td>3.10%</td>
<td>1,087</td>
</tr>
<tr>
<td>113</td>
<td>2.72%</td>
<td>978</td>
</tr>
<tr>
<td>112</td>
<td>2.21%</td>
<td>856</td>
</tr>
<tr>
<td>111</td>
<td>2.19%</td>
<td>657</td>
</tr>
<tr>
<td>110</td>
<td>1.94%</td>
<td>691</td>
</tr>
<tr>
<td>109</td>
<td>1.54%</td>
<td>611</td>
</tr>
<tr>
<td>108</td>
<td>1.20%</td>
<td>486</td>
</tr>
<tr>
<td>107</td>
<td>1.18%</td>
<td>379</td>
</tr>
<tr>
<td>106</td>
<td>0.97%</td>
<td>372</td>
</tr>
<tr>
<td>105</td>
<td>0.76%</td>
<td>305</td>
</tr>
<tr>
<td>104</td>
<td>0.63%</td>
<td>241</td>
</tr>
<tr>
<td>103</td>
<td>0.56%</td>
<td>241</td>
</tr>
<tr>
<td>102</td>
<td>0.47%</td>
<td>216</td>
</tr>
<tr>
<td>101</td>
<td>0.42%</td>
<td>177</td>
</tr>
<tr>
<td>100</td>
<td>0.31%</td>
<td>149</td>
</tr>
<tr>
<td>99</td>
<td>0.25%</td>
<td>132</td>
</tr>
<tr>
<td>98</td>
<td>0.28%</td>
<td>98</td>
</tr>
<tr>
<td>97</td>
<td>0.23%</td>
<td>78</td>
</tr>
<tr>
<td>96</td>
<td>0.21%</td>
<td>78</td>
</tr>
<tr>
<td>95</td>
<td>0.14%</td>
<td>66</td>
</tr>
<tr>
<td>94</td>
<td>0.08%</td>
<td>43</td>
</tr>
<tr>
<td>93</td>
<td>0.11%</td>
<td>25</td>
</tr>
<tr>
<td>92</td>
<td>0.11%</td>
<td>36</td>
</tr>
<tr>
<td>91</td>
<td>0.10%</td>
<td>33</td>
</tr>
<tr>
<td>90</td>
<td>0.06%</td>
<td>33</td>
</tr>
<tr>
<td>89</td>
<td>0.03%</td>
<td>20</td>
</tr>
<tr>
<td>88</td>
<td>0.06%</td>
<td>11</td>
</tr>
<tr>
<td>87</td>
<td>0.05%</td>
<td>16</td>
</tr>
<tr>
<td>86</td>
<td>0.06%</td>
<td>18</td>
</tr>
<tr>
<td>85</td>
<td>0.03%</td>
<td>13</td>
</tr>
<tr>
<td>84</td>
<td>0.02%</td>
<td>9</td>
</tr>
</tbody>
</table>
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

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.
Verizon Wireless • Proposed Base Station (Site No. 625883 “San Domenico”)
1500 Butterfield Road • San Anselmo, California

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>Daytime</th>
<th>Nighttime</th>
</tr>
</thead>
<tbody>
<tr>
<td>7 am to 10 pm</td>
<td>10 pm to 7 am</td>
</tr>
<tr>
<td>Hourly Average</td>
<td>50 dBA</td>
</tr>
<tr>
<td>Maximum Level</td>
<td>70</td>
</tr>
<tr>
<td></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.
Verizon Wireless • Proposed Base Station (Site No. 625883 “San Domenico”)  
1500 Butterfield Road • San Anselmo, California

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

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

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.

| 30 dBA | library |
| 40 dBA | rural background |
| 50 dBA | office space |
| 60 dBA | conversation |
| 70 dBA | car radio |
| 80 dBA | traffic corner |
| 90 dBA | lawnmower |

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:

\[
L_p = L_k + 20 \log(D_k/D_p),
\]

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:

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

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

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
TO: Megan Alton
FROM: Cara E. Zichelli
APPROVED: [Signature]
RE: San Domenico School P3436
ADDRESS: 1500 Butterfield Road, San Anselmo
AP#: 176-300-30

DUE: March 28, 2022
TYPE OF DOCUMENT
X DESIGN REVIEW
___ LAND DIVISION
X USE DIVISION
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.
Alton, Megan

From: GEORGE CAREWE <gcarewe@sbcglobal.net>
Sent: Friday, July 8, 2022 12:43 PM
To: Alton, Megan
Cc: shhapresident@gmail.com
Subject: Cell Phone service for Sleepy Hollow

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 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

Darrell J. Salomon
Attorney At Law
Salomon Law Offices

3020 Bridgeway, Suite 330
Sausalito, California 94965-1439
(415) 299-2880 mobile
(415) 456-0885 office
dsalomon@salomonlegal.com
www.salononlegal.com
Definitely in support of having a cell phone tower in sleepy hollow, Richard Wagner

Sent from my iPad
Alton, Megan

From: John Parente <john@plclaw.net>
Sent: Wednesday, July 13, 2022 3:37 PM
To: Alton, Megan
Cc: Pete Mayer; Spencer Adams; spm@lospm.com
Subject: Cell Service for Sleepy Hpillow

You don't often get email from john@plclaw.net. Learn why this is important

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 big 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.

Sent from Mail for Windows
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
Alton, Megan

From: Diane Fiddyment <diane.fiddyment@gmail.com>
Sent: Saturday, July 9, 2022 7:48 AM
To: Alton, Megan
Subject: Cell service in Sleepy Hollow

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
From: Judith Keith <judyakeith@comcast.net>
Sent: Friday, July 0, 2022 2:30 PM
To: Alton, Megan
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
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
415-496-6822
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
Alton, Megan

From: Linda Fowler <ldfowler@icloud.com>
Sent: Monday, July 25, 2022 11:44 AM
To: Alton, Megan
Subject: Cell Tower on San Domenico Campus

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

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
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

Building World Friendships For 42 Years
1980 - 2022

Cultural Homestay International (CHI)
Toll Free: 1-800-432-4643
Website: chinet.org
CHI Blog | Facebook | YouTube | Instagram
Alton, Megan

From: PATTI R VANCE <pv3@comcast.net>
Sent: Saturday, July 16, 2022 10:20 AM
To: Alton, Megan
Subject: Full support for Verizon cell tower

Follow Up Flag: Follow up
Flag Status: Completed

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 <angiestaube@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

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Newsletter
Facebook
@SupervisorRice
-----Original Message-----
From: Angie Taube <angiestaube@me.com>
Sent: Sunday, July 24, 2022 11:44 AM
To: Rice, Katie <KRice@marincounty.org>
Subject: Cell Tower in Sleepy Hollow

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

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

Angie Diaz Taube
1360 Butterfield Road
San Anselmo, CA 94960
angiestaube@me.com
415.699.0794
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. Doris 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
Dear 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!
<image001(1).jpeg><image002(1).jpeg>
Alton, Megan

From: Alton, Megan  
Sent: Friday, July 8, 2022 2:41 PM  
To: Judith Keith  
Subject: RE: Cell service on deer Hollow Road in sleepy hollow

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-implications-for-5g/](https://publichealth.berkeley.edu/news-media/video-room/joel-m-moskowitz-radio-frequency-radiation-health-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>
You don't often get email from spm@lospm.com. Learn why this is important

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.
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 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 placed 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)
You don’t often get email from scplattner@gmail.com. Learn why this is important

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
Alton, Megan

From: Jody Brockett <jodybrockett2@gmail.com>
Sent: Saturday, July 16, 2022 12:20 PM
To: Alton, Megan
Subject: Strong support for cell tower at San Domineco School

Follow Up Flag: Follow up
Flag Status: Completed

[You don't often get email from jodybrockett2@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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
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
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
Alton, Megan

From: Chris Higgins <chigg1@hotmail.com>
Sent: Friday, July 8, 2022 4:34 PM
To: Alton, Megan
Subject: Verizon Cell Tower in Sleepy Hollow

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
You don’t often get email from nicolerheslip@gmail.com. Learn why this is important

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 psps 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
From: Bonnie Hoag <bonnielhoag@icloud.com>
Sent: Monday, July 11, 2022 8:39 AM
To: Alton, Megan
Subject: Verizon towers in Sleepy Hollow

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

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