

February 4, 2016

Dear Ms. Drake,

My wife Janet and I purchased our home on Almenar Drive in 1992. We love our community and have really enjoyed living in Greenbrae for the past 24 years. We have brought up three daughters here and plan to be here for a long time. When we first moved here, Marin Catholic High School was really a different place. My family was able to use the soccer field on weekends and a bunch of nights a year because there were no fences and locked gates. Although I do not recall anything specifically being said, I always had the impression that MC encouraged community use of their outdoor facilities when they were not in use by the School. My oldest daughter (stepdaughter) Roxanne learned a great deal about the sport of soccer through our consistent use of the MC soccer field over the years. I would spend an hour or more shooting soccer balls at her in the evenings and weekends while she was in the goal. She went on to become Redwood's starting goalie all 4 years and went on to do the same at college down in Santa Barbara. My other two daughters very much enjoyed using the soccer field and my wife and I both used to run around the football field on the running track.

I do not recall the year, but I remember heading over to MC one day to do what we had always done and there was construction all around the fields. A large fence was being put in, with the only purpose I can imagine, being to keep all but MC related folks off the fields. It was very disappointing because I have always been aware that as a religious school, MC pays no property taxes in spite of owning and occupying such a large piece of property in our community. Our schools and emergency services, etc. could really use the extra resources from a user that actually contributed to these costs rather than one that created a lot of traffic, noise, garbage, etc., that did not. I felt like the only real contribution MC had been making to our community (use of its facilities) was now withdrawn with locked gates and we got all of the negatives without any positives.

In spite of being disappointed by the new locked gates, I didn't do anything more to voice my displeasure at MC than I had before; that being calling up a few times every summer when the football coaches would repeatedly blow their whistles and engage the players in loud chants every morning at or around 6am. It typically took 2-3 calls and then they would quiet down a little, but it was always very easy to know when summer training had begun. It always surprised me that the School was not more considerate of their neighbors, again especially since they were contributing nothing to our infrastructure.

So here we are today with the same School that does not contribute to our specific community (other than educating a very small % of our high school students for a significant amount of compensation) that now wants to have loud speakers and lights so that it can hold football games and other sporting games and practices at night. I believe the number of events would exceed 500 and I am sure would only grow from there. As we all know,

they already have lots of games and practices during the day. These existing day games are loud and it is easy to hear a great deal of what is being said/yelled with no speakers whatsoever. Once they started using the speakers, it was very easy to hear the specific play calls, what player had run or caught the ball and who from the other team was responsible for the tackle. This information can be heard in all parts of my home when the speakers are being used and we replaced 100% of our windows with high quality double panes some years ago.

Perhaps an argument can be made for my family knowing that there were football games played on Saturday's at MC when we bought our home in 1992. Actually, I am fine with that argument and but for the speakers being used, would have no complaints about that noise, nor have I ever made such a complaint. But the speakers really changed things and more importantly, if the lights are allowed to be used at night, combining the speaker noise with the lights during evening hours that are typically my hours to relax around the house and enjoy my family and the calm, brings me right back to wondering how (1) a Private School, that (2) pays no taxes, (3) educates few of the local high school students, (4) that does not allow the community to use its fields/facilities, should be entitled to add on hundreds of events where they use loud speakers and lights to further disturb the community that they really only burden and fail to benefit in any significant way. Why is that ok?

I think the answer is that it is not ok. MC should not be allowed to use their loud speakers and certainly should not now be allowed to use a massive lighting system that will result in them using their loud speakers during the evening hours when they will disturb the local community that does in fact pay taxes and beneficially contribute to the community. Why should a Private School be able to impose such a burden on home owners like my family? The arguments they make in support of their goal to get the lights are really meritless and exaggerated. While I appreciate they need to come up with some talking points, the local community is not going to be going to their night football games or other sports events unless their household is in some way connected to MC or the school that is competing against MC. Since most of these games involve other schools that are not from this community (mostly other private schools), all that these games are going to do is draw in more users that are not from our community that will further burden us with more traffic, more trash, more noise and I can only imagine what from the folks that choose to start parking in my neighborhood to avoid the large crowds and traffic backups that will occur when they try to park in MC's facility. Again, we are going to get all of the extra burden and no benefits and that is simply not fair.

I am attaching a photo I took back in November. I was recovering from a very bad bike accident and was not able to sleep more than an hour or two at a time. I was woken up in the early evening (the sunset was still visible) by the MC loud speakers. I went to my bedroom window to look outside and see what was going on. What I saw was massive lights from MC at the base of Mt. Tam. It reminded me of driving by the Port of Oakland at night. The lights ruined a nice peaceful evening and sunset and the loud speakers made it

worse. Please take a look at what I saw and what MC proposes that I see more than 500+ times a year.

Please respect the Greenbrae community, its homeowners and those of us that actually give back to our community. Do not allow a Private School that will presumably greatly benefit from burdening our community (through increased recruiting, ticket sales? Possible renting of their facilities in the future?) erect massive lights to go with their already disruptive loud speaker system. While the standard Saturday games are tolerable and were a known issue when we moved in back in 1992, this massive push for expanded sound and lighting systems is not something we anticipated and the benefit is all to MC without any corresponding benefit to the Greenbrae community. The burden however is massive and I truly believe we are not even thinking of all the negative attributes that will result if the system is approved.

Thank you.
Mark W. Epstein

