

**Larry Mansbach
15 Almenar Drive
Greenbrae, CA 94904**

Anne Petersen
Kentfield Planning Advisory Board
P.O. Box 304
Kentfield, CA 94914

January 26, 2016

Re: Marin Catholic High School's Application for Football Stadium Lighting

Dear Ms. Petersen:

A review has been undertaken of the Traffic Impact Analysis (TIA) prepared for the Marin Catholic Football Stadium Lights Project.

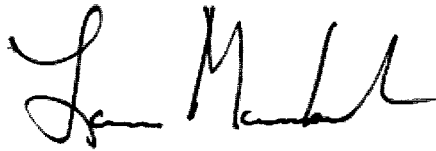
The following deficiencies have been identified:

1. The traffic counts were taken during a Saturday Homecoming Game. There is insufficient data presented on the count locations and turning movements at driveways.
2. There is no documentaiton of the exact hours of the existing game traffice count. Did the trips occur just before and just after the game, or did some of the traffic occur earlier or later.
3. There is no parking count provided for the surveyed Homecoming Game.
4. The TIA is based on a narrow time frame of only 6 pm to 7 pm. This one hour time period Does Not include the existing PM peak hour traffic counts. The TIA assumes that commute hour traffic is over by this time frame.
5. Local intersections are known to operate with significant congestion and delay, particulary during the peak evening traffic hours. The project is certain to add trips which would represent an impact. The traffic count data from local streets is not provided in the TIA.
6. The share of total vehicle trips that would be generated by only those dropping off football fans and not parking seems unreasonably high at 44 percent.
7. Relying on the Marin County Zoning Code parking requirement is not the appropriate measure of the potential impact on parking. Actual studies of parking demand should be used instead.
8. The potential off-street parking supply ignores the fact that St. Sebastian Church already leases spaces to Marin General Hospital. For parking at Bacich School, those spaces are open to the public and there is no agreement for use of the spaces by Marin Catholic.

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Until the above matters are addressed, the project application should be considered as incomplete.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read "Larry Mansbach". The signature is written in a cursive style with a large initial "L" and "M".

Larry Mansbach
Preserve Ross Valley