

PERMANENT LED FIELD LIGHTS, EXPANDED FIELD USE

MARIN CATHOLIC HIGH SCHOOL

675 SIR FRANCIS DRAKE BLVD.

KENTFIELD, CA 94904

BRW PROJECT NO. 215164.00

OWNER: MARIN CATHOLIC HIGH SCHOOL, ARCHDIOCESE OF SAN FRANCISCO

June 3, 2024

To Whom this Application May Concern:

I bring to your attention the following concerns over the proposed project:

Site Concerns:

Since it was not the neighborhood but the Archdiocese that chose this limited site for Marin Catholic High School, this is a self-imposed limitation. The proposal cannot claim newly-created hardship. Instead of living within the site's limitation, the applicants wish to become competitive with differently-sited schools, complaining about a self-created inability to compete in areas for which the school site is ill-suited. There are other sports the school might promote taking advantage of local resources: acrobatics, basketball, boating and water safety, crew, dance (multiple diverse opportunities), equestrian, gymnastics, martial arts, sailing, swimming, table tennis, tennis, trail running, tumbling, volleyball, and wrestling, to name but a few.

Intensity of Use Concerns:

Who is entitled to limit the property rights of the surrounding communities?

Students at Marin Catholic are temporary users of the site. Surrounding home owners are 24 x 7 x 365 users of their properties.

Grant of this application assumes added lights, noise, and traffic are considered assets to the peaceful enjoyment of one's property, that at the end of a work day residents would welcome these environmental impacts on their lives.

In reality, property owners in surrounding neighborhoods bear the loss of property values and diminished quality of life resulting from an approval of permanent LED light intrusion and increased site use.

This proposal seeks a *permanently increased intensity of use*.

Fiscal concerns:

Marin Catholic and the Archdiocese of San Francisco gain longterm profit from the school's expanded competitive profile, increased competitive uses, and potential future rental of these fields. Conversely, neighboring property owners suffer short and longterm fiscal losses and quality of life attenuation through lowered property values, diminished peaceful

and serene enjoyment of their homes. This is particularly egregious when the impacted property represents the resident's largest asset.

Enforcement Concerns:

The cavalier disregard of proposal advocates to past promises of respectful regard for neighborhood concerns raises fears of future increases in density of field use, including rentals to entities such as CYO sport leagues.

Obviously, agreements entered into with a party likely to violate the agreement terms are the embodiment of bad faith endeavors. Once trust has been lost, suspicion is the logical outcome. While the current proposal is "intentionally limited", approval that permits permanent light structures and uses effectively removes the ability to remediate future violation enforcement. Litigation against a well-endowed entity such as the Archdiocese is unlikely. However, bullying is odious and ill-suited to the Archdiocese of San Francisco.

Please, do not approve the permanent LED installation and increased use proposed by this Application.

Thank you for your attention and consideration.

Yours sincerely,

Garril Page
San Anselmo CA