

# DEPARTMENT OF PUBLIC WORKS

People serving people.

Robert Beaumont  
DIRECTOR

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Administration  
PO Box 4186  
San Rafael, CA 94913-4186  
415 473 6528 T  
415 473 3799 F  
415 473 3232 TTY  
CRS Dial 711  
www.marincounty.org/pw

NERA Board of Directors  
95 Rowland Way  
Novato, CA 94945

Re: Martha Company Development Proposal in Tiburon

Dear Directors,

The Martha Company submitted an application in December 2008 to the County of Marin for the 2008 Easton Point Residential Development to create 43 residential lots for development of single family homes in the unincorporated area of Tiburon.

A Draft Environmental Impact Report (EIR) was prepared and circulated for public comment between March 10 and April 29, 2011. The EIR included the following:

**Mitigation Measure 5.7-1(b)** In order to reduce the significant emergency radio coverage impacts at lower elevations on the project site, the applicant shall prepare an emergency radio coverage improvement plan. The improvement plan shall clearly show that adequate emergency radio coverage can be provided for Lots 21 through 23 and Lots 25 through 34. The improvement plan shall be prepared in cooperation with the MERA. One possible method to provide the necessary radio coverage would include the following:

- Locate a new emergency radio facility in the vicinity of the existing MMWD's Paradise Water Tank. The facility could be located either on the project site or possibly on the water tank site with MMWD permission. The facility design might consist of a new tapered monopole as high as the existing water tank with the two antennae extending above the tank. There would also be one microwave dish, a small radio building (approximately ten-feet by 18-feet) and an emergency generator.

The County of Marin Department of Public Works issued a comment letter on the draft EIR on April 28, 2012, that requests the mitigation measure be modified to state:

- **5.7-1(b)** Requires applicant prepare an emergency radio coverage improvement plan and access easements, subject to approval of County Department of Public Works Operations Officer for MERA that shows acceptable emergency radio coverage can be provided for Lots 21 through 23 and Lots 25 through 34, and coverage along Paradise Drive for emergency response units travelling to those lots, prior to recordation

- Accounting
- Airport
- Building Maintenance
- Capital Projects
- Certified Unified Program Agency (CUPA)
- Communications Maintenance
- County Garage
- Disability Access
- Engineering & Survey
- Flood Control & Water Resources
- Land Development
- Purchasing
- Real Estate
- Reprographic Services
- Road Maintenance
- Stormwater Program
- Transportation & Traffic Operations
- Waste Management

of the subdivision map. Upon approval by County Department of Public Works Operations Officer for MERA and prior to issuance of first grading or building permit, applicant shall on Parcel C, provide all required communications equipment, a 10 by 18 foot equipment building, a 45 KW emergency generator and fuel tank, a 65 foot antenna support structure capable of supporting two-six foot microwave dish antennas and three-two way radio whip antennas. Applicant is responsible to fund entire cost of design and implementation.

Parcel C is indicated on the project tentative map as the proposed MMWD reservoir site.

On November 14, 2011, the Town of Tiburon submitted a letter to the County supporting the construction of a MERA antenna and related structures adjacent to the proposed MMWD reservoir.

There is no current schedule for the release date of the Final EIR for public review. After the EIR is certified by the Board of Supervisors, the next step would be merit review and approval of the Master Plan, Precise Development Plan, Tentative Subdivision Map, and Rezoning by the Board of Supervisors. Following approval, the applicant will submit plans for a grading permit and final subdivision map to the County for review and approval. The final subdivision map will contain all easements required in the project approval by the Board of Supervisors.

Estimated implementation cost:

Assumptions: site will be part of the east simulcast cell, no additional frequencies are available.

\$456,972	Equipment
178,224	Microwave
222,763	Shelter
224,902	Implementation
265,684	Project Management
285,304	Civil
400,000	Grading and retaining walls
20,000	Frequency coordination and licensing
25,000	Microwave path study, licensing and coordination
25,000	PG&E installation
150,000	EIR Preparation cost (only needed if implemented separately)
150,000	Legal fees (estimate)
75,000	Staff support time during installation and cutover
<u>151,762</u>	Tax & freight
2,630,611	Estimated Implementation Cost
<u>657,652</u>	25% Contingency
<b>\$3,288,263</b>	<b>Total</b>

MERA Expenditures

Mera Operations - Capital Projects – Invoiced to MERA

June 23, 2011	\$ 6,768.82	Paid
December 1, 2011	3,032.00	Unpaid

Contracts

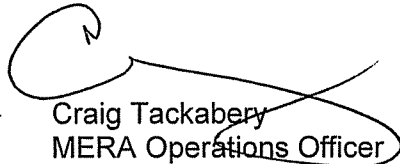
At this time there are no contracts executed for consultants

MERA Operations - Capital Projects – Tiburon/Martha site:

Average DPW expense per month is \$820.00, or \$10,000 per year.

It is recommended that MERA approve the \$3,032.00 expenditure included in the December 1, 2011 invoice, authorize up to \$5,000 for the period January 1 through June 30, 2012, and authorize an average of \$10,000 per year during the next three years, up to a maximum of \$30,000 to support DPW efforts to review and comment on project approvals during the development process. We propose to return to MERA for authorization prior to commencing any final design or construction services.

Very truly yours,



Craig Tackabery  
MERA Operations Officer