

**REGULAR MEETING
SAN RAFAEL ZONING ADMINISTRATOR**

July 13, 2016

Minutes and Action

11:00 am **397-400 Smith Ranch Road (San Rafael Airport Recreational Facility Time Extension) – Request for Extension of Time for Master Use Permit and Environmental and Design Review Permit approvals UP05-08 and ED05-15 for construction of a private recreational facility on a portion of the 119.52-acre San Rafael Airport property, including an 85,700-square-foot recreational building, lighted outdoor sports fields, and associated parking, landscaping, lighting, fencing and access roadway improvements. No changes are proposed to the project. Address: 397-400 Smith Ranch Rd. (APN: 155-230-10 thru 16). Applicant: San Rafael Airport LLC; Robert Herbst. Zone District: PD1764-WO. File No.: **ED16-053 & UP16-025.**
Project Planner: Kraig Tambornini**

BACKGROUND

On **December 17, 2012**, after a lengthy multi-year review of the proposed development at the property, the San Rafael City Council by Resolution 13479 approved the above referenced project, with an initial **four (4) year** timeframe for the project to be implemented (pursuant to ED05-15 Condition 2) establishing an expiration date of **December 17, 2016**. This initial inauguration time period was approved based upon the estimated three (3) years required to implement all phases of the project given strict limitations on construction periods that were established in response to environmental impacts identified by the project.

On December 17, 2012, by adoption of a Separate Resolution 13477 the City Council had certified the San Rafael Recreational Facility Project FEIR which serves as the environmental document for the project. Also by Resolution 13478 the City Council adopted a mitigation monitoring and reporting program and adopted CEQA Findings of Fact required for project approval. The FEIR serves as the environmental document for implementation of the project and any subsequent actions and/or permits required for the project; pursuant to CEQA Guidelines Section 15161 (Project EIR). This extension request is consistent with the scope of project evaluated by the EIR. There have been no changes in the project or any changes in the environmental factors evaluated for this project that would necessitate preparation of an addendum, supplement or revised Project EIR.

On January 7, 2013, the City Council conducted the second reading of the PD rezoning Ordinance 1909. The revised PD zoning was effective following the second reading.

On **October 4, 2013**, within 10 months from date of approval of the project, a legal challenge made to the FEIR certification was dismissed, based upon a stipulated agreement between the parties of the lawsuit. This dismissal of the legal challenge allowed the project to proceed.

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Since the December 17, 2012 approval of the Project and October 4, 2013 lawsuit settlement, the applicant has taken the following actions toward implementing the project:

1. Paid Mitigation Monitoring Fees in the amount of \$5,000.00.
2. Paid Ca Fish and Wildlife Filing Fees of approximately \$2,889.25.
3. Submitted a request in 2014 to amend the conditions of approval in response to the settlement agreement that resulted from the CEQA legal challenge. This request was not required to be filed and was subsequently withdrawn.
4. Provided pre-construction surveys for proposed grading and bridge replacement work required for the project.
5. Prepared grading plans in 2014, installed protective fencing, conducted nesting surveys, obtained biologist certifications and prepared conservation easement documents. Permits for grading (fill) for the site have been issued, permit fees for this work have been paid, and placement of fill has begun (**Grading Permit # GR14-1188**). Work to complete grading is expected to be completed by the end of **2016**.
6. Submitted plans for bridge replacement work in 2014, and applied for permit on **January 30, 2015**. Permits were not able to be authorized by the City in time to allow construction to begin during the 2015 construction window. Issuance of the permit for the bridge replacement did not occur until May 18, 2016 (**B1501-107**), allowing bridge replacement work to commence by **August 1 2016**. Fees for the permit have been paid in excess of \$2,687.00 for work valued at \$45,000.00. Bridge replacement was encouraged prior to initiation of project construction.
7. Requested and received a Zoning Review Letter in 2015 to facilitate project development and financing efforts.

Once fill, rough grading and bridge replacement are completed the project will proceed with utility work and break ground following finalizing of financing for the project.

Construction of the facility is limited to occur between July 1 and February 1, subject to conduct of nesting surveys prior to construction and limitations on specific elements of the project, as outlined in the project Mitigation Measures. The general construction timeframe limitations established for the project are summarized as follows:

- | | | |
|--|---|---------------------------|
| o Bridge Deck Demolition and Replacement | - | August 1 to October 15 |
| o Pile Driving for Bridge | - | September 1 to October 15 |
| o Grading and Exterior Building Work | - | July 1 to February 1 |
| o Pile Driving for Building | - | September 1 to February 1 |
| o Interior work | - | No restrictions |

On May 19, 2016 the applicant submitted a time extension request pursuant to San Rafael Municipal Code Section's 14.22.140 and 14.25.150.

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On May 31, 2016, the project and conditions of approval were referred to the Building, Fire and Public Works Departments for review. The Fire Department identified no changes in its conditions, based upon the approved bridge replacement work. The Public Works Department noted that the applicant has been required to install additional signage and maintenance language necessary for the bridge, and the applicant has agreed to implement signage and to maintain the bridge and embankments as necessary. No new conditions were identified to be applied for the extension of this project.

On June 24, 2016, more than 15 days prior to the Zoning administrator hearing date of July 13, 2016, the Planning Division mailed notices to residents, property owners, homeowners associations and interest groups within 500 feet, and the County of Marin, and posted a notice on and off-site in the vicinity of the project.

There have not been any new General Plan 2020 policies, or any new land use and zoning regulations adopted since the approval of this project. The General Plan 2020 10-year review was completed in 2015, and draft amendments are being prepared to update progress made to implement policies and programs contained in the plan. These revisions are minor and would not materially change the General Plan 2020. Further, there are no zoning amendments planned or being considered that would apply to or impact the project site.

PROJECT DESCRIPTION

The applicant requests an additional four (4) year time-frame to complete the project, as authorized under the Master Use Permit and Environmental and Design Review Permit approvals. The additional time is deemed necessary to complete the following:

1. Compensate for time lost as a result of the FEIR legal challenge, which delayed construction work during the first year.
2. Compensate for time lost due to delays in issuance of bridge replacement permit which delayed this construction by an additional one-year.
3. Account for time required for obtaining grading permits and financing for the project.
4. Allow for sufficient time for the construction to begin and be completed within anticipated three-year timeframe and leading to initial occupancy of the building, based on the delayed project initiation date.

The extension would recognize progress made since the legal challenge was concluded, the delays that were beyond the applicants control, the applicants efforts made to initiate the first phase of work, and in recognition that construction cannot be completed before the original December 17, 2016 timeframe.

San Rafael Municipal Code Section 14.22.140 provides for extension of a Use Permit by the Zoning Administrator if the Findings required by Section 14.22.090 remain valid and application

is made prior to the expiration date.

San Rafael Municipal Code Section 14.25.150 provides for extension of an Environmental and Design Review permit by the Zoning Administrator if the findings required by Section 14.25.090 remain valid, there have been no substantial changes in the factual circumstances surrounding the originally approved design and application is made prior to expiration.

Along with the extension of time, staff is recommending including revisions to conditions of approval that would be consistent with the terms of the Marin County Superior Court Stipulation for Dismissal (Settlement Agreement) of Case No. CIV1300259. These revisions do not materially alter the project scope or impacts evaluated under the EIR. Rather, they apply additional restrictions on the building and use, which are within the scope of the original project review. Conditions can also be updated as necessary to comply with any revised state regulations enforced by the Department of Public Works, Fire Department, Building Division, Las Gallinas Valley Sanitation District and Marin Municipal Water District, and any other agency with subsequent permitting authority over the project and its constituent components. No updated conditions are deemed necessary to reflect changes in state health and safety regulations.

PUBLIC HEARINGS

The Zoning Administrator Meeting commenced at 11:01 AM. Present at the meeting were acting Zoning Administrator Kraig Tambornini (Senior Planner), and applicant representative Len Nibbi. There were no public participants at the meeting.

The acting ZA explained the purpose of the meeting was to consider a time extension to the use permit and design review entitlements granted for the San Rafael Recreational Facility Project, as noted in the project description.

The ZA noted that written comment was received from Monica Caston, Santa Venetia Residents Association, and Gallinas Watershed Council. An anonymous comment was also received opposing the time extension. The comments opposed grant of the extension citing the following:

- There is a greater understanding of sea level rise and rules in place to discourage building in the flood plain.
- The Marin County Watershed program has been endorsed by the City and County.
- Santa Venetia has existing flooding issues and must pay levees to fund its Flood Control District.
- Continued concerns that lights and noise would have a negative impact on wildlife.
- Continued concern that area should be used for managed retreat of floodwater and floodwater detention.
- How the changes to FEMA maps or changes to City policies may affect impacts assessed for the project.

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- That EIR studies are over four years old and a biologist should study the site for any changes in endangered species habitat.

This is a summary of comments and main points identified by staff. The comments in their entirety can be found in the City file.

The Zoning Administrator opened and closed the hearing, there being no members of the public in attendance. The ZA noted for the record that there have been no new policies or ordinances enacted that would require reconsideration of the findings made for approval of the project by the City Council on December 17, 2012. The City adopted sustainability element policies in 2011 and amended the housing element in 2015. The General Plan 2020 10 year progress report published in 2015 contains all of the revisions made to the EIR and updates recommended, none of which materially affect the project or site.

Based on the review of the record, the ZA has established that the project has been reviewed in consideration of all of the issues cited in the comment letters, and that there has been no new information presented or change in the material facts surrounding the original project approval. This includes the requirement for the project to meet updated FEMA regulations for floodproofing. The scope of the project and its location are consistent with that discussed in the Marin Watershed Program Lower Gallinas Creek Sea Level Rise Vulnerability Assessment, and the City prepared "white paper" regarding Sea Level Rise produced in 2014. The concerns with Sea Level Rise are included in the City General Plan 2020 Sustainability Element, and discussed in the Project EIR.

The Zoning Administrator noted that based on the fact that there has been no material change in the circumstances related to this project, that the time extension is warranted. Further the amount of time requested is reasonable given the progress made to date and delays experienced that are outside of the applicants control. The ZA has recommended revised conditions to reflect the extension as well as to incorporate the terms of the Marin County Superior Court Stipulation for Dismissal (Settlement Agreement) of Case No. CIV1300259. The ZA approved the extension based on findings and subject to conditions, as noted below. This action is subject to a 5 working day appeal period.

ACTION TAKEN: Conditional Approval

FINDINGS OF APPROVAL (TIME EXTENSION UP16-025 & ED16-053):

- A. The Zoning Administrator finds and affirms that based on the evidence in the record, all of the original findings required for approval of the Master Use Permit for the San Rafael Airport Recreational Facility Project, as required pursuant to San Rafael Municipal Code Section 14.22.090, and as made in City Council Resolution 13479 adopted on December 17, 2012, remain valid and are incorporated herein by reference. There have been no material changes in the facts and the circumstances surrounding the project including but not limited to the scope of the project and its setting, and the General Plan 2020 land use designation and

policies, and the San Rafael Municipal Code, Zoning (Title 14), and the time extension request was filed prior to the December 17, 2016 expiration date.

- B. As noted in Finding A above, the Zoning Administrator further finds and affirms that based on the evidence in the record, all of the findings required for approval of the project Environmental and Design Review Permit pursuant to San Rafael Municipal Code Section 14.15.150 remain valid and incorporated herein by referenced, and there have been no substantial changes in the factual circumstances surrounding the originally approved design and the application has been made prior to expiration of the entitlement.
- C. The applicant has made significant progress toward implementing the project, including significant expenditure of funds for the preparation of plans and reports, payment of permit fees and acquisition of materials required for the project implementation, which is in addition to the significant costs associated with the initial project approval, and the applicant has experienced delays that were outside of the applicants ability to control and which further warrant grant of the requested time extension.
- D. The Environmental Impacts of the Project, including this time extension request and minor revisions to the Conditions of Approval, have been adequately assessed in the San Rafael Recreational Facility FEIR, a Project EIR that has examined all phases of the project including planning, construction and operation consistent with Section 15161 of the CEQA guidelines and certified by the City Council by Resolution 13477, and which applicable to the approval of the project through adoption of Findings of Fact by city Council Resolution 13478. Furthermore, mitigation measures identified in the adopted a mitigation monitoring and reporting program are conditions of the project approval under Resolution 13479.
- E. Consistent with CEQA Guidelines Section 15162, the San Rafael Airport Recreational Facility Project FEIR serves as the environmental document for implementation of the project and any subsequent actions and/or permits required for the project. This extension request is consistent with the scope of project evaluated by the EIR. Furthermore, consistent with California Government Code Section 21166, no subsequent or supplemental EIR shall be required unless there have been substantial changes with the project or circumstances and/or new information not previously known when the EIR was prepared. Based on a review of the whole record, staff finds that there have been no changes in the project or any changes in the environmental factors evaluated for this project or any new information of substantial importance that would necessitate preparation of an addendum, supplement or revised Project EIR.

CONDITIONS OF APPROVAL (TIME EXTENSION UP16-025 & ED16-053):

Community Development Department, Planning Division

1) **Master Use Permit UP16-025 Time Extension, Revised Conditions of Approval of UP05-08:**

This Use Permit UP16-025 Time Extension request is approved subject to all conditions of **Master Use Permit UP05-08** contained in City Council Resolution 13479 adopted on December 17, 2012, which shall be incorporated herein by reference, except with the following minor

requested and required changes to UP05-08, Condition's #14, #39, #58 and #60:

Condition 14, shall be revised to reflect a *revised* expiration period of **December 17, 2020**. All other terms of the condition shall remain valid, as follows:

14. The proposed recreational facility may be constructed in phases. However, occupancy of the building with a primary sports facility tenant shall occur to inaugurate the use during the ~~initial four-year period~~ from date of approval of this extension of time, or an additional extension of time filed prior to the initial new project approval expiration period of **December 17, 2020**.

Condition 39 and Condition 58, shall each be revised to be consistent and reflect the terms of the Marin County Superior Court Order granting Stipulation for Dismissal of Case No. CIV1300259 based upon the terms of the "Settlement Agreement", as follows:

39. Outdoor Use Hours (Restrictions on Hours of Operation for the Sports Facility):
The Airport agrees that it will limit the hours of operation for the outdoor fields and artificial lighting to 9:00 P.M. every day of the year. Artificial lighting will be turned off no later than 9:00 P.M. every day and shall not be turned on again before 8:00 A.M. of the following day. Use of the outdoor fields shall cease no later than 9:00 P.M. No other artificial lighting shall be used on the outdoor playing fields after 9:00 P.M. or before 8:00 A.M. The Airport will ensure that any contract for operation of the Sports Facility by a third party will include this limitation on use of the outdoor fields and any third party operator must agree to be bound by the terms of this restriction (Consistent with mitigation measure MM N-1 (Evening Noise)). The hours of operation for the outdoor sports and warm-up fields shall be as follows:
a. ~~9:00 A.M. to 9:00 P.M., Sunday to Thursday and Federally designated holidays (weekdays).~~
b. ~~9:00 A.M. to 10:00 P.M., Friday and Saturday (weekends).~~
e. ~~Saturday and Sunday hours of operation can start at 8:00 A.M. during the winter season (November 1 to May 15)~~

~~The 9:00 P.M. weekday curfew established for outdoor sports field use may be extended to 10:00 P.M. at the latest, subject to compliance with mitigation measure MM N-1 (Evening Noise); which has been established to address the potential that noise from late evening games could annoy neighbors to the south if a 1 decibel increase over the maximum allowable nighttime noise levels were realized. In order to extend weekday game hours by 1 hour in the evening, the project sponsor shall monitor noise levels during a minimum of five games during the first full year of operations, in order to determine whether the use of outdoor fields and warm-up areas would result in exceedance of the 40 dBA exterior residential nighttime noise threshold at the closest residential property boundary.~~

~~The City shall approve the monitoring schedule, to ensure that monitoring occurs during times when outdoor fields are in full usage. A copy of the noise consultant's analysis shall be submitted to the City. If the analysis demonstrates that the Noise Ordinance nighttime threshold would be exceeded, the outdoor facilities shall remain closed by 9 P.M., Sundays through Thursdays, and 10 P.M. on Fridays and Saturdays. If the noise analysis demonstrates that the Noise Ordinance nighttime noise threshold would not be exceeded, the outdoor facilities may extend the hours of operation to 10 P.M., Sundays through Thursdays.~~

58. Exterior lighting at the recreational facility use shall be designed and maintained to implement mitigation measures **MM Bio-2e (Event Curfew)**, **MM Bio-3a (Nocturnal Lighting)**, **MM Bio-3b (Lighting Curfew)**, and **MM Aesth-1a** as outlined in the MMRP incorporated by reference herein, and included under Environmental and Design Review Permit No. ED05-15 conditions of approval. This includes the following lighting limitations related to use of the facility:

- a. Exterior lighting provided on a master photoelectric cell;
- b. Provisions of sufficient security level lighting;
- c. Outdoor field lighting shall be set to turn off 15 minutes after the last game; i.e., 9:00 P.M. and shall not turn on before 8:00 A.M., consistent with Use Permit Condition 39~~at the latest on weekdays and City holidays and 10:00 P.M. at the latest on weekends (if extended hours on weekends are authorized pursuant to Condition 37);~~
- d. Security level lighting shall be set to turn off in parking areas and pedestrian walkways one-half hour after close of the facility, e.g. by 12:30 A.M.
- e. Lighting of the outdoor soccer field designed to have focused illumination that will ensure no direct lighting of off-site areas, such as the North Fork of Gallinas Creek.
- f. Lighting fixtures on the perimeter of the Project shall be outfitted with hoods and cut-off lenses so that the light source itself is not visible to the naked eye from neighboring properties, thereby avoiding indirect light "trespassing" into adjacent habitat areas.
- g. The recreational facility shall set a 9:00 P.M. to 8:00 A.M. outdoor event lighting restriction (e.g. event curfew) by which time all outdoor field lighting shall be turned off, consistent with Use Permit Condition 39. ~~This curfew shall be earlier on weekdays, by 9:00 P.M. unless a noise study is prepared that determines outdoor field use would not violate the City noise ordinance, pursuant to Use Permit Condition 37; in which case lighting shall be turned off by 10:00 P.M. at the latest. While safety lighting allowing visitors to safely leave the site may be illuminated as late as 12:30 A.M., all outdoor field lighting shall be terminated no later than 9:00 P.M. When there are evening outdoor soccer events, the maximum 9:00 P.M. end time will ensure that light generated from the use of the~~

recreational facility's outdoor fields will not disrupt nocturnal wildlife species' activity patterns, allowing nocturnal migration movements through the project area after that time. If no games are scheduled, the lighting shall be turned off.

Condition 60, shall be revised to comply with the "Settlement Agreement" by including a requirement of implementation of the Optional Building Design Measures from the May 16, 2012 Mead Hunt Letter, as follows:

60. The building and site design shall implement the requirements of **MM Haz-1 (Risk Reduction Design Features)**, **MM Haz-2 (Elimination of Flight Hazards)**, **MM Hyd-2 Flood proofing** as outlined in the Mitigation Monitoring and Reporting Plan (MMRP), and included in the ED05-15 conditions of approval and including Optional Building Design Measures from the May 16, 2012 Mead Hunt Letter as specified in the Marin County Superior Court Order granting Stipulation for Dismissal, Attachment A (Settlement Agreement) of Case No. CIV1300259 (which have been reflected in revised Conditions 68 & 169 of the original approval ED05-15). This shall include enhanced fire sprinkler and exiting building safety features, design of all site improvements including parking areas, drive aisles, vegetation and structures to avoid intersection of the 7:1 'ascending clear zone', installation of safety lighting at specific locations on the site building, fencing and light standard, and building dry floodproofing to +7 NGVD elevation in conformance with FEMA-standards, signage identifying maximum occupancy limits for the outdoor soccer and warmup field areas, and prohibiting access outside of fenced areas except by facility personnel.

2) **Environmental and Design Review Permit Time Extension ED16-053 Revised Conditions of Approval of ED05-15:**

This Environmental and Design Review Permit Time Extension No. ED16-053 shall be subject to all original conditions of **Environmental and Design Review Permit ED05-15** as contained in City Council Resolution 13479 and adopted on December 17, 2012 and incorporated herein by reference, except for the following minor changes to **ED05-15, Condition's #2, #23, #55.e.viii, #68, and #169:**

Condition 2, shall be revised to reflect the time extension as follows:

2. This Environmental and Design Review Permit amending the March, 19, 2001 Master Plan for the San Rafael Airport shall be valid for an additional four (4) years from the date of the initial expiration period established by the City Council approval (consistent with Use Permit UP16-025 revised Condition 14), in order to provide sufficient time for implementation of the additional San Rafael Recreational Facility project development. All conditions related to the recreational facility development shall become null and void if a building permit has not been issued or a time

extension granted within the initial approval period established for the additional development project. In the event that the additional recreational facility development is not implemented, all remaining conditions applicable to the site and existing San Rafael Airport use shall remain in full force and effect.

Condition 23, shall be revised to match Marin County Superior Court Order granting Stipulation for Dismissal of Case No. CIV1300259 based upon the terms of the "Settlement Agreement", as follows:

23. Pursuant to **MM Bio-3b: Lighting Curfew**, the recreational facility lighting controls shall be set to comply with the 9:00 P.M./~~10:00 P.M.~~ outdoor event lighting restriction. While safety lighting allowing visitors to safely leave the site may be set to remain illuminated as late as 12:30 A.M. (e.g., one-half hour past close of facilities), all outdoor field lighting shall be programmed to terminate after the last scheduled game, no later than ~~9:00 P.M.~~ every day of the year, consistent with Use Permit Condition No. 39. ~~on weekends (if hours past 9:00 P.M. are allowed pursuant to Use Permit Condition 37) and 9:00 P.M. on weekdays.~~ When there are evening outdoor soccer events, the ~~9:00 P.M.~~ latest permissible end time will ensure that light generated from the use of the recreational facility's outdoor fields will not disrupt nocturnal wildlife species' activity patterns, allowing nocturnal migration movements through the project area after that time. If no games are scheduled, the lighting shall be turned off.

Condition 55.e.viii, shall similarly be revised to match the terms of the "Settlement Agreement" as follows:

55.e.viii. Outdoor field lighting shall be set to turn off 15 minutes after the last scheduled game, and by ~~9:00~~ P.M. at the latest

Condition 68 and Condition 169, shall each be revised to match and reflect the terms of the "Settlement Agreement with regard to building safety features, as follows:

68/169. Implement mitigation measure **MM Haz-2: Elimination of Flight Hazards**. In order to ensure that the proposed Project does not expose aircraft to hazards associated with the operations of the proposed Project, the Project Applicant shall demonstrate compliance with the following on detailed construction plans:

- a. Limit height of proposed structures to assure clearance of the 7:1 Transitional Surface (aka, 'ascending clear zone')
- b. Redesign, modify or relocate the row of parking stalls nearest to the airfield in accordance with federal and state requirements so that no penetration into the ascending clear zone would result; e.g., maintaining a minimum clearance of 10' above parking areas and driveways.

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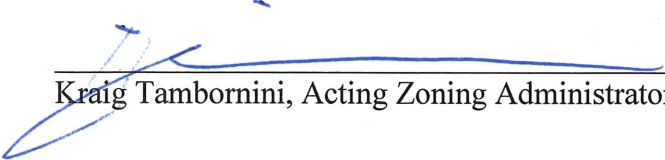
- c. Add obstruction lights to the following features to make them more conspicuous to pilots:
 - i. Southwesterly and southeasterly corners of building
 - ii. Southwesterly and southeasterly ends of the fence fronting the airfield
 - iii. Most easterly field light along the southeastern edge of the outdoor soccer field
- d. Tall trees shall be trimmed and maintained to ensure that they do not constitute an airspace obstruction (or, alternatively, shorter species can be planted).
- e. Outdoor parking lot lights and outdoor soccer field lights, in particular, shall be shielded so that they do not aim above the horizon. Additionally, outdoor lights should be flight checked at night to ensure that they do not create glare during landings and takeoffs.
- f. Construction cranes and other tall construction equipment shall be lowered at the end of each day.
- g. Incorporate the two mitigation measures for enhanced exiting and fire sprinkler systems (as currently required in the FEIR).
- h. Post maximum occupancy signage at 345 people for the Indoor Facility. ~~480 people inside the building (note: this occupancy level accommodates the maximum occupancy level of 345 people anticipated to be inside the recreational building during peak usage).~~
- i. Post maximum occupancy signage at 336 people for the outdoor soccer field area (note: this occupancy level accommodates the maximum occupancy anticipated for the soccer field and is set at the low end of the 2011 Handbook's acceptable intensity range).
- j. Post maximum occupancy signage for 104 people in the outdoor warm-up area (note: this occupancy level exceeds the range anticipated for use of the warm-up field and is set at the low end of the 2011 Handbook's acceptable intensity range).
- k. Post clearly marked exit gates and fencing around the outdoor field areas to further enhance safety in outdoor field areas. Provide fencing between parking

lot and outdoor fields in order to control occupancy levels on outdoor fields; include at least 4 clearly marked exit gates.

- l. Install and maintain fencing (chain link or equivalent) between the recreation and airport facilities to prevent trespass by children onto the airfield and protect the site from any potential accident from planes that could veer off the runway; with a barrier that complies with FAA Advisory Circular 150/5370-10B, Standards for Specifying Construction of Airports, Item F-162, Chain Link Fences. Prohibit airport access gates in fencing separating the Sports Facility from the airfield; separation fencing shall be of sufficient height and design to prevent children from accessing the airfield.
- m. Prohibit installation of fixed-seating, including temporary bleachers, around the outdoor field areas to avoid creating confined spaces and higher than anticipated per-acre intensity occupancy levels.
- n. Prohibit conduct of any special events that would draw a large number of people to the site that would exceed the above-noted occupancy limits established for the recreation facility use.
- o. Eliminate building skylights.
- p. Upgrade roof strength by installing standing seam structural roof panels supported by hot formed I beam structural columns and beams.
- q. Build concrete walls on first floor, to a minimum height of 8 feet NGVG.

Any aggrieved party may appeal this decision by submitting a letter of appeal and the appropriate fees within five (5) working days of the date of approval, or by **Wednesday, July 20, 2016 at 5:00 p.m.** This approval shall become effective at the end of the appeal period.

Once a permit approval has been implemented/established in compliance with all City requirements, it shall run with the land and be valid for the time period specified; e.g., duration of the project/use.


Kraig Tambornini, Acting Zoning Administrator

July 13, 2016
Date