

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED

AUG 23 2012

PLANNING

RE: Proposed Airport Soccer Complex

Dear Mayor and Councilmembers:

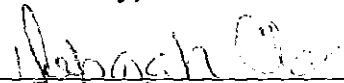
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Sincerely,



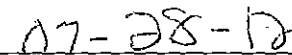
Signature



Address



Print Name



Date

10-20

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AYOR

C/o: Kraig Tambornini, Senior Planner
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AUG 29 2012

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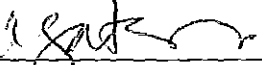
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Sincerely,



Signature
ALEXANDRA GATSIIS

Print Name

74 Madrone Park Circle

Address
7/29/12

Date
MV CA 949

Kraig Tambornini

From: In Support of the San Rafael Airport Recreation Facility Project [no-reply@wufoo.com]
Sent: Tuesday, October 02, 2012 8:59 AM
To: dist2@letmarinplay.com; lmanchip@yahoo.com
Subject: Thank you for your time. [#312]

Name * Nick Lockwood

Email * nvlockwood@gmail.com

Message to the Planning Commission * We need more fields and more lighted fields in Marin. I fully support this project as a Marin resident.

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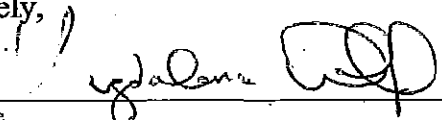
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Sincerely,



Signature

Magdalena Wolf

Print Name

7 Bayview Street San Rafael CA

Address 94901

7/29/2012

Date

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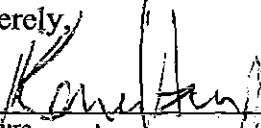
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Signature

Print Name


Kenneth Harwitz

Address

Date

358 Dubois Ave Mill Valley CA

7-29-12

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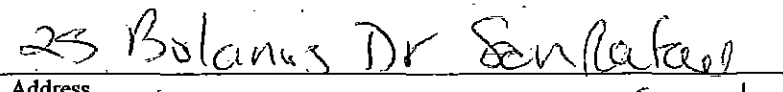
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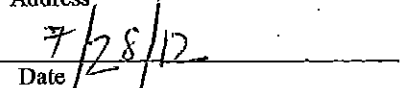
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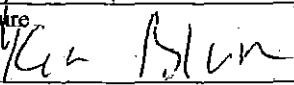
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Print Name



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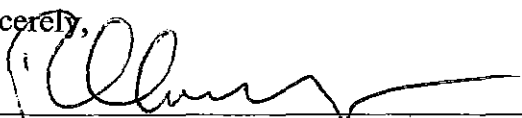
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Signature

PHILIP DORN

Print Name

49 Marin Ave, MV CA 94941

Address

Date

7/28/12

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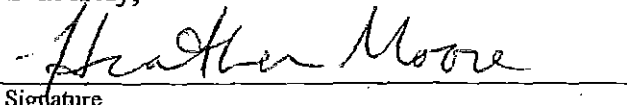
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Signature

Heather Moore

Print Name

631 Vendola Dr San Rafael

Address

7/29/12

Date

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Sincerely,

Amy Hall

Signature

Amy Hall

Print Name

71 Vista Marin Dr. San Rafael

Address

7/29/12

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Signature

RICHARD HALL
Print Name

71 VISTA MARIN DR
Address

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Date

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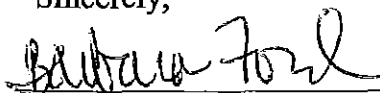
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Sincerely,



Signature

Barbara Ford

Print Name

1002 Los Gatos Rd SR

Address

7-29-12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

RECEIVED

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

AUG 23 2012

PLANNING

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Sincerely,

Robert Hill

A PALAZZI Ct

Signature

Address

ROBERT HILL

7/29/12

Print Name

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
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San Rafael, CA 94915-1560

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Sincerely,



Signature

MYRTO ASHE

Print Name

15 Pine Hill Ct San Rafael

Address

7/29/12

Date

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Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
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PO Box 151560
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Sincerely,

Louise Miller

Signature

Louise Miller

Print Name

6 Beatty Ave, Kentfield

Address

7/28/12

Date

CA

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
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Sincerely,

Richard Redmond

Signature

RICHAIRD REDMOND

Print Name

47 G'BRAE BOARDWALK

Address

7/24/12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
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San Rafael, CA 94915-1560

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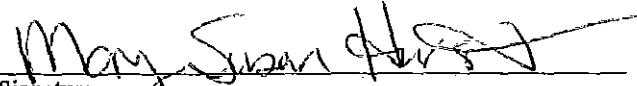
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Sincerely,



Signature
Mary Susan Hurst

Print Name

90 Mt. Tenaya Dr. San Rafael, CA

Address
7/29/12

Date/ 94901

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Barbara Heller, Councilmember
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C/o: Kraig Tambornini, Senior Planner
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Sincerely,

Signature

Print Name

Address

Date

4415 Burnett Pl, Oakland, CA

7-29-12

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Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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Sincerely,

Signature

CRAIG JENSEN

Print Name

Address

1099 Adrian Way

Date

7/29/12

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Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
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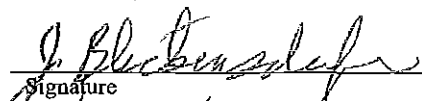
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Sincerely,



Signature
John Blickensderfer

Print Name

165 Carson Woodacre, CA

Address
7-30-12

Date

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Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
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San Rafael, CA 94915-1560

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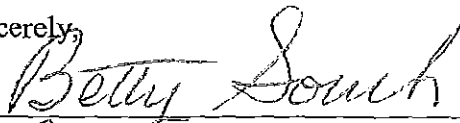
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Sincerely,



Signature
Betty Souch

Print Name

165 Carson Rd., Woodacre,

Address
7/29/12 CA 94973

Date

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Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
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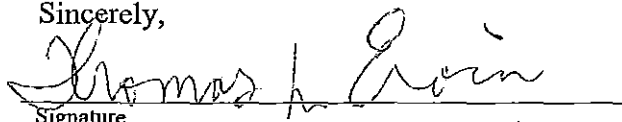
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Sincerely,


Signature

Thomas L. Ervin
Print Name

945 Las Vegas Avenue
Address

7/29/2012
Date

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Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

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RE: Proposed Airport Soccer Complex

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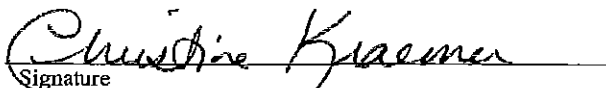
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Sincerely,


Signature

Christine Kraemer
Print Name

75 Vendola Drive, San Rafael, 94901
Address

7/27/12
Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tamborini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED

AUG 23 2012

PLANNING

RE: Proposed Airport Soccer Complex

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Sincerely,

Signature

Daniel J. Ellis

Print Name

Address

75 Vendola Dr. San Rafael 94903

Date

7/29/12

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

RECEIVED

AUG 23 2012

PLANNING

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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Sincerely,

Cassandra Coffee

Signature

Cassandra Coffee

Print Name

68 Vendola Dr

Address

7-28-12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

RECEIVED

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

AUG 23 2012

PLANNING

RE: Proposed Airport Soccer Complex

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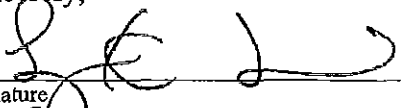
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Sincerely,



Signature
Song Souki

Print Name

75 Vendola Dr., San Rafael CA

Address
7/22/12

Date
94901

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED

AUG 29 2012

PLANNING

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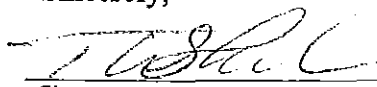
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Sincerely,



Signature
Tom Wheeler

Print Name

75 Vendola Dr San Rafael

Address
7/26/12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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AUG 23 2012

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PLANNING

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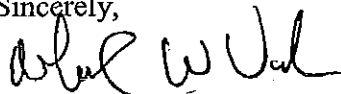
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Sincerely,



Signature

Michael W. Vurek

Print Name

57 San Gabriel Dr. Fairfax CA 94930

Address

7/25/12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
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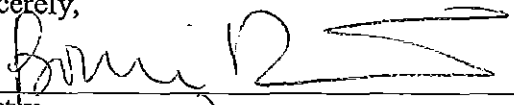
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Sincerely,



Signature

RONNIE BIBAR

Print Name

Box 295 Ross, CA

Address

7/25/12

Date

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Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

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City of San Rafael, Community Development
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San Rafael, CA 94915-1560

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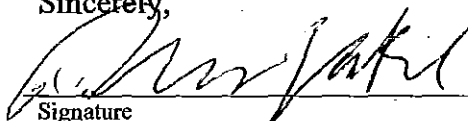
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Sincerely,



Signature
Stuart Sakel

Print Name

94901
8 Counsel Place #3 SR, CA

Address
8.2.12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
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PO Box 151560
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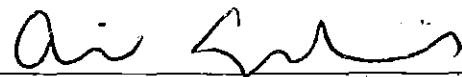
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Sincerely,



Signature
ANISSA Seaboslo

Print Name

216 Knight Drive

Address
5/2/12

Date

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Marc Levine, Councilmember
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Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
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Sincerely,

Elizabeth M. Doyle 207 H. St.

Signature

Address

Print Name

Date

Elizabeth M. Doyle

8/2/12

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damion Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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Sincerely,


Signature

DAVID KUPFER
Print Name

32 Highland
Address

8/02/2012
Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED
AUG 23 2012
PLANNING

RE: Proposed Airport Soccer Complex

Dear Mayor and Councilmembers:

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Sincerely,

Darlene Baten
Signature
Darlene Baten
Print Name

211 Picnic Ave
Address
8/2/12
Date

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Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

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Sincerely,



Signature

Michael C Wilson

Print Name

256 Cst San Rafael CA

Address

8/2/2012

Date

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Damon Connolly, Councilmember
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Andrew McCullough, Councilmember

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Print Name

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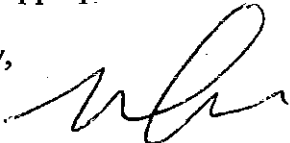
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Sincerely,



Signature

Min-Hee, Kim

Print Name

125 Mariposa Ave. v 202 San Anselmo

Address

2 Aug 2012

Date

CA 94960

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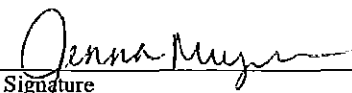
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Sincerely,



Signature

Jenna Meyers

Print Name

19 Belle Ave #1, San Anselmo, CA 94960

Address

8/2/12

Date

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Marc Levine, Councilmember
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C/o: Kraig Tambornini, Senior Planner
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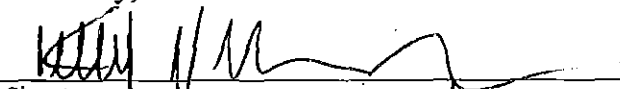
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Sincerely,



Signature
Kelly Underwood

Print Name

Address
8/2/12

Date

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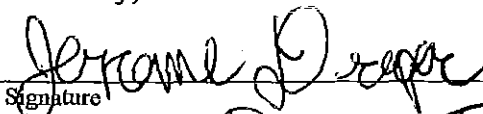
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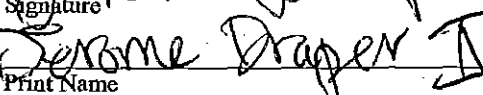
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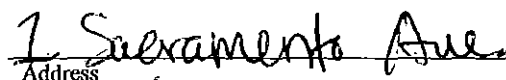
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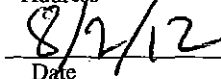
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Signature


Print Name



Address


Date

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C/o: Kraig Tambornini, Senior Planner
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Sincerely,

Signature


Stephen Rice

Print Name

Address

994 Bel Marin Key Blvd
Novato CA
94945
8/2/12
Date

Date

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Sincerely,


Signature
Natalie Steenson
Print Name

71 Lincoln Ave
Address
9/2/12
Date

Attn: Gary O. Phillips, Mayor
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7ar

C/o: Kraig Tambornini, Senior Planner
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Signature

Nate Currier

Print Name

149 GARDEN AVE. SAN RAFAEL, CA

Address

Aug. 2nd 2012

Date

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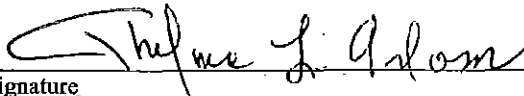
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Sincerely,


Signature

Thelma L. Galom
Print Name

324 Paloma Av S.R.
Address

8/2/12
Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED
AUG 29 2012
PLANNING

RE: Proposed Airport Soccer Complex

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Sincerely,



Signature

Sam Simpson

Print Name

PO Box 28 Woodacre

Address

8/2/12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED

AUG 23 2012

RE: Proposed Airport Soccer Complex

PLANNING

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Sincerely,

Cynthia B. Morris

Signature

CYNTHIA B. MORRIS

Print Name

460 CANAL ST APTA

Address

SAN RAFAEL

8-2-12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED

AUG 23 2012

RE: Proposed Airport Soccer Complex

PLANNING

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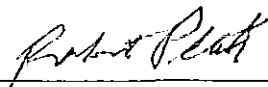
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Signature

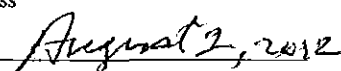


Address



Print Name

Date



Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
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C/o: Kraig Tamborini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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Sincerely,



Signature

SEAN PRENDIVILLE

Print Name

924 Patricia Way, San Rafael 94903

Address

AUGUST 2, 2012

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED
AUG 23 2012
PLANNING

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Sincerely,

Signature: Eileen M. Prendiville Address: 924 Patricia Way, San Rafael, CA 94903
Print Name: EILEEN M. PRENDIVILLE Date: 8/23/12

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

RECEIVED
AUG 23 2012
PLANNING

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RE: Proposed Airport Soccer Complex

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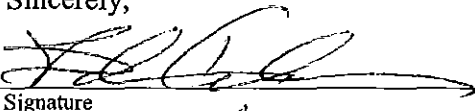
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Sincerely,



Signature

BOKU KODAMA

Print Name

1115 3rd St. SAN RAFAEL, CA

Address

08/02/12

Date

94901

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

RECEIVED

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

AUG 23 2012

PLANNING

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Sincerely,



Signature

Richard Faith

Print Name

302 4th St SR 94901

Address

Aug 2, 12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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AUG 23 2012

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PLANNING

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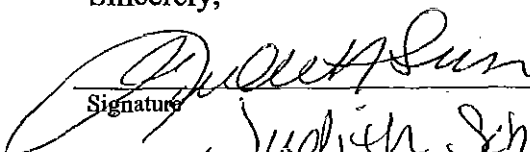
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Sincerely,



Signature
Judith Schwimmer

Print Name

205 West St. San Rafael CA

Address
Aug 5, 2012

Date
94965

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

RECEIVED

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

AUG 23 2012

PLANNING

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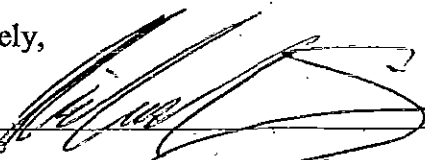
Sincerely,

Signature

Address

Print Name

Date


Michael Simmons

36 Dunlin ct. San Rafael
8/5/12

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

RECEIVED

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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Sincerely,



Signature

Deborah Louvia

Print Name

2026 Eunice St. Berkeley CA

Address

8/5/12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
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PLANNING

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Sincerely,

Signature

Print Name

Address

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED

AUG 29 2012

PLANNING

RE: Proposed Airport Soccer Complex

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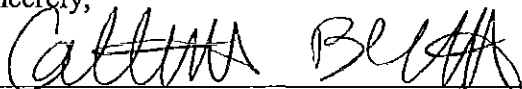
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Sincerely,



Signature

Print Name

1302 Arroyo Dr. Napa,

Address

Date

8/8/12

CA

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Marc Levine, Councilmember
Damon Connolly, Councilmember
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City of San Rafael, Community Development
PO Box 151560
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AUG 23 2012
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Sincerely,



Signature

Gina Hagen

Print Name

1092 Adrian Way S.R.

Address

8/02/12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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AUG 23 2012
PLANNING

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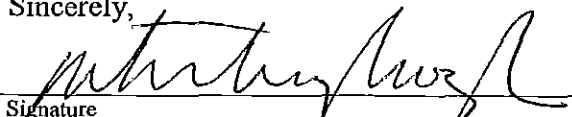
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Sincerely,


Signature
PETER KOEPKE
Print Name

#24 Robbie A Redheffer
Address
8/5/12
Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
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San Rafael, CA 94915-1560

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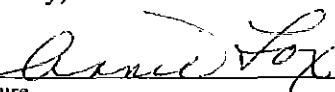
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Sincerely,



Signature
Annie Fox

Print Name

11 Indian Rock Rd

Address
San Anselmo, CA
Date
Aug 5, 2012
94960

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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PLANNING

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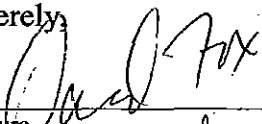
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Sincerely,

Signature

Print Name


David Fox

Address

Date

11 Indian Rock Rd SFA
8/5/12

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Barbara Heller, Councilmember
Andrew McCullough, Councilmember

RECEIVED
AUG 23 2012
PLANNING

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City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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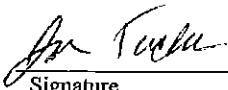
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Sincerely,


Signature

Dan Tucker
Print Name

115 312 St. San Rafael CA 94901
Address

8/5/12
Date

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Barbara Heller, Councilmember
Andrew McCullough, Councilmember

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City of San Rafael, Community Development
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San Rafael, CA 94915-1560

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PLANNING

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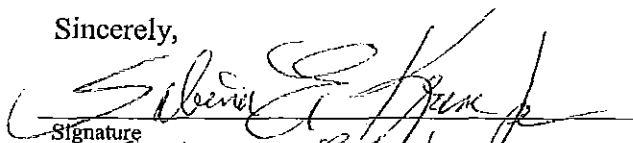
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Signature
Sabina E. Krump
Print Name

PO Box 10636, San Rafael CA 94912
Address
8/5/12
Date

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Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
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PO Box 151560
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Sincerely,


Signature
Sam. Eller
Print Name

17 Vendola Drive, San Rafael
Address
8/5/12
Date

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Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tamborini, Senior Planner
City of San Rafael, Community Development
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San Rafael, CA 94915-1560

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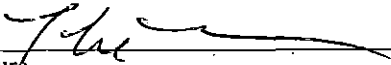
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Signature
Thomas Ellerman

Print Name

17 Uendda Dr San Rafael

Address
8.5.12

Date

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Sincerely,



Signature

Dallas Forshew

Print Name

31 Reed Blvd #13C, Mill Valley 94941

Address

8/5/12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
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Sincerely,



Signature

Paul Devlas

Print Name

15 Washington Avenue

Address

8/5/2012

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED
AUG 23 2012
PLANNING

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Sincerely,



Signature
Roger Heller

Print Name

49 Cushing Ave., S.R.

Address
8/5/12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

RECEIVED
AUG 23 2012
PLANNING

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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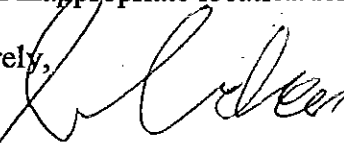
Sincerely,

Signature

Print Name

Address

Date


Robert Adams

100 Marin Center Rd #117
8/5/2012

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
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Sincerely,

Catherine Kane

Signature

CATHERINE KANE

Print Name

144 Doming Ave Fairfax
94930

Address

8/5/12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
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San Rafael, CA 94915-1560

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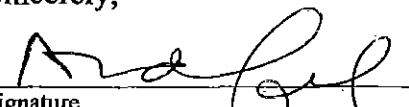
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Sincerely,



Signature
Anna Kandoif

Print Name

94 Toyon Dr FAIRFAX

Address
8/4/12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
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RECEIVED
AUG 29 2012
PLANNING

RE: Proposed Airport Soccer Complex

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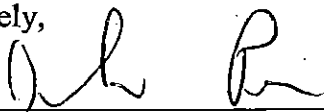
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Signature

John Perone

Print Name

30 King St M. J. Villis, CA

Address

8/3/12

Date

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Sincerely,


Signature _____ Address 101 Woodland Ave #4
Ren O'Donnell _____ SAN RAFAEL
Print Name _____ Date Aug 5, 2012

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Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED
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PLANNING

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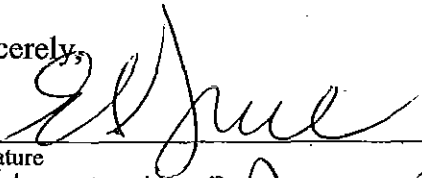
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Sincerely,

Signature

Print Name



Elizabeth O'Donnell

Address

Date

95 Eucalyptus Knoll St
8/5/12 Mill Valley

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

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Signature

Carlin Long

Print Name

95 Encalypus Knoll, Mill Valley

Address

8/5/12

Date

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Sincerely,

Signature

PAUL DEARBORN

Print Name

Address

857 ESTANCLIA WAY SK.

8/5/12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
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San Rafael, CA 94915-1560

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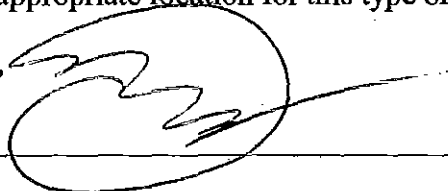
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Signature

Print Name

CHRISTINA GRACE DEARBORN

Address

Date

857 ESTANCIA WAY, SR CA

8-4-12

94903

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

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Sincerely,

Signature

Print Name

Address

Date

181 Hillside, San Anselmo, CA
8/5/12

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED
AUG 29 2012
PLANNING

RE: Proposed Airport Soccer Complex

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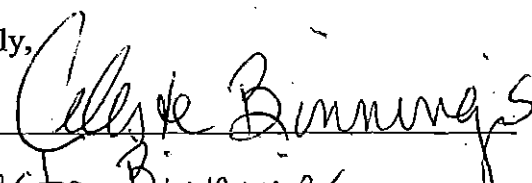
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Sincerely,



Signature
Celeste Binnings

Print Name

9 OAK AVE, KENTFIELD

Address
8-5-12

Date
94904

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Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED
AUG 23 2012
PLANNING

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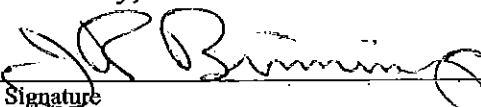
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Sincerely,


Signature

JERRY BINNINGS
Print Name

9 Oak Ave Kentfield
Address

8-5-2012
Date

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Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

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Sincerely,



Signature

Tim Lundean

Print Name

79 Madrone Park Circle

Address

8/5/12

Date

Mill Valley CA

94941

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Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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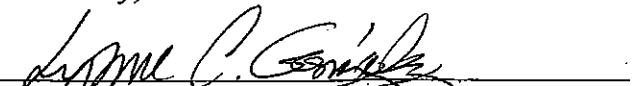
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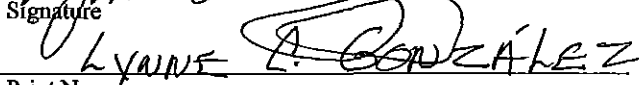
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Sincerely,



Signature


Print Name

103 Elizabeth Way

Address
8-5-'12

Date

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Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
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Sincerely,

Sandra Castaldi

Signature

SANDRA CASTALDI

Print Name

103 Elizabeth Way San Rafael
94901

Address

8/5/2012

Date

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Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

RECEIVED
AUG 23 2012
PLANNING

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PO Box 151560
San Rafael, CA 94915-1560

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Sincerely,

Jonathan T. Peck
Signature
Jonathan T. Peck
Print Name

100 Eldridge Ave
Address
Aug 5, 2012
Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

RECEIVED

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

AUG 23 2012

PLANNING

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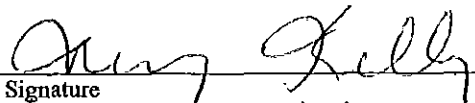
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Sincerely,


Signature

Nancy Kelly
Print Name

121 Greenbrae Boardwalk
Address

8/05/12
Date

Greenbrae
CA

94904

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

RECEIVED

AUG 23 2012

PLANNING

C/o: Kraig Tamborini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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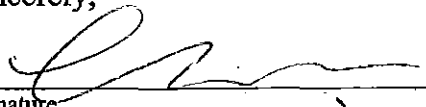
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Sincerely,



Signature
Paul Whiting

Print Name

26 Carolina Ave, San Rafael

Address
8/5/12

Date
94960

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Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
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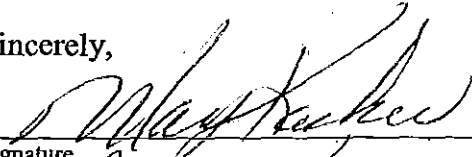
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Sincerely,



Signature

Print Name

MARY KASHER

215 MEDA WANE M.V.

Address

Date

8-5-2012

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Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

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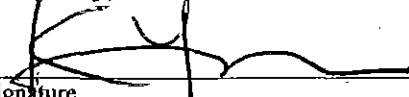
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Sincerely,



Signature
KENJI YAMAMOTO

Print Name

121 GREENBRAE BOARDWALK

Address GREENBRAE, CA 94904

Date 8/5/12

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

RECEIVED

AUG 23 2012

PLANNING

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RE: Proposed Airport Soccer Complex

Dear Mayor and Councilmembers:

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Sincerely,

Signature

Print Name

Address

Date

25 RIDGEWOOD DR SAN RAFAEL

8/5/12

WILLIAM WEBB

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

Gary
Phillips
Mayor

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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PLANNING

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Sincerely,

Barbara Rozen

Signature

Barbara Rozen

Print Name

10 J. Prandi Way #1003 SR 94903

Address

8-5-12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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AUG 23 2012

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Sincerely,

A. Finley

Signature

ANNE FINLEY

Print Name

18 Graceland Dr. San Rafael, CA

Address

8/5/12

Date

94901

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED
AUG 23 2012
PLANNING

RE: Proposed Airport Soccer Complex

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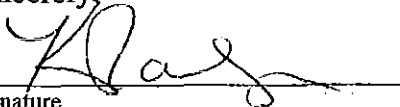
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Sincerely,



Signature

Kathleen Raleigh

Print Name

16 Boardwalk One

Address

Aug 5, 2012

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

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Sincerely,



Signature

R. J. Cena

Print Name

2302 PYRAMID ST, LIVERMORE

Address

8/5/12

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
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San Rafael, CA 94915-1560

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Sincerely,

Carol Barnett

Signature

CAROL BARNETT

Print Name

14 Laurel Lane, San Rafael 94965

Address

Aug 5, 2012

Date

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED
AUG 23 2012
PLANNING

RE: Proposed Airport Soccer Complex

Dear Mayor and Councilmembers:

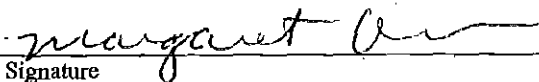
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Sincerely,


Signature

MARGARET OSTERKAMP
Print Name

501 Via Casitas, Greenbrae, 94909
Address

8/31/12
Date

Michael J. Hughes
John P. Gill
Michael J. Cochrane
Stephanie J. Hayes
Amy K. Tinetti

Matthew P. Harrington
Robin L. Day
Jennifer R. Lucas
Paul J. Engel
Allyson C. Murphy
Brian J. Karr

September 24, 2012

RECEIVED

SEP 25 2012

Kraig Tambornini
Community Development Department
Planning Division
City of San Rafael
P.O. Box 151560
San Rafael, CA 94915-1550

COMMUNITY DEVELOPMENT
CITY OF SAN RAFAEL

Re: Objections to San Rafael Airport Recreational Facility

Dear Mr. Tambornini:

We are general counsel for the Captain's Cove Owners' Association which governs the Captain's Cove development south of Smith Ranch Road in San Rafael. The Association's property is burdened by an easement which provides access to a bridge crossing Gallinas Creek. This easement and bridge provide access to the area upon which the proposed San Rafael Airport Recreational Facility is to be built. On behalf of the Association, we raise the following concerns.

Estimates of the vehicle traffic to the Project range as high as 1,700 vehicle trips per day. This level of traffic will disrupt the quiet enjoyment of residences within Captain's Cove by increasing the air and noise pollution, particularly for the residences on Sailmaker Court, which are just feet from the bridge crossing Gallinas Creek.

Additionally, the glare of headlights as vehicles round the curve to approach and exit the bridge will create a substantial nuisance at night. This will cause a significant environmental impact and nuisance to the residents of Sailmaker Court. Because of the significant environmental impact to these residents, this issue should have been properly considered in the Environmental Impact Report ("EIR"), but instead was characterized as a "merits" issue. The treatment of this issue as a "merits" issue, and its exclusion from the EIR based simply on the condition that the developer offer mitigation in the form of a 4-foot fence constructed on Association property, is an abuse of discretion and violates the California Environmental Quality Act. As it stands, the Association is placed in a position where it can either (1) accept the disruption caused by the increased traffic and the nuisance created by headlight glare, or (2) accept the mitigation effort by allowing the construction of a fence on its property which it does not desire. Based on this abuse of discretion and the dilemma posed by the choice it has been presented with, the Association requests that the Planning Commission reconsider this issue.

The substantially increased traffic flow over this bridge will undeniably impact the quality of life at Captain's Cove in spite of the proposed construction of a 4-foot fence as a minor mitigation

Kraig Tambornini
Re: San Rafael Airport Recreation Project
September 24, 2012
Page 2

effort. While the noise caused by the increased traffic will be most damaging to the closest residences to the bridge and easement, even the farthest corner of Captain's Cove, less than one-half of a mile away, will not escape the noise and pollution.

In addition to the traffic noise, the facility itself will be a source of audible disruptions. The Project, among other things, includes plans for two outdoor soccer fields which will host games lasting beyond 10:00 p.m. The participants and cheering fans alike will most assuredly be heard from Captain's Cove and will add to the disruption and noise pollution.

The Association is also concerned about the ability of the bridge structure and the size of the easement to safely handle the increased traffic flow. The Association does not wish to be associated with a stretch of road that seems destined to become a haven for accidents or requires recurrent repairs and reconstruction.

As currently contemplated, the developer's use of the easement which burdens the Association property and provides access to the bridge crossing Gallinas Creek exceeds the scope and overburdens the subject easement. When examining the nature of the enjoyment by which this easement was acquired, such an expansive use could not have been contemplated by the parties. The easement was created on the subdivision map filed on April 9, 1984, Volume 19 of Maps, Page 9, of Marin County. At that time, such use as proposed by the developer could not have been contemplated. The Association stands ready to enforce the extent of the scope of this easement, if necessary.

Finally, the Association is concerned about (1) the safety risks resulting from the placement of a recreational facility directly adjacent to an active airport runway, and (2) the damage to habitat and to various species that live in the Project area. These issues have been raised by a significant number of other opponents to this Project, and provide further reasons why the Planning Commission and City Council should not approve this Project.

The homeowners in Captain's Cove (and its neighboring residential developments) represent a voting cross-section of the communities that make up Marin County and can be very politically active. On their behalf, we ask that you not allow the irrevocable damage to the home investments to further the advancement of a private, commercial endeavor.

Very truly yours,

HUGHES GILL COCHRANE, P.C



Paul J. Engel

PJE:ls
cc: Board of Directors



GALLINAS WATERSHED COUNCIL

68 Mitchell Blvd., Suite 240, San Rafael, CA 94903

*The Mission of the Gallinas Watershed Council is to: **Connect** the people who live and work in the Las Gallinas Valley with their creek and watershed; **Advance** local conservation action, and **Promote** watershed restoration, protection and education.*

Mayor Gary Phillips
Councilmember Damon Connolly
Councilmember Barbara Heller
Councilmember Marc Levine
Councilmember Andrew McCullough
City of San Rafael
1400 Fifth Avenue
PO Box 151560
San Rafael, California 94915-1560

AUG 09 2012

Subject: Airport Soccer Complex City Council Hearing August 6, 2012

Dear Mayor and San Rafael City Council:

The Gallinas Watershed Council has given written and verbal testimony on the significant flaws of this project. As a watershed-centered public interest group, we cannot support this proposal. The proposed zoning modification and soccer complex pose unacceptably high risks to the users and the adjacent wetlands, and contain large hidden community infrastructure costs. It negatively impacts and constricts County watershed planning for our area. We request that the City **reject** the San Rafael Airport zoning modification and soccer complex request.

Climate Change/Sea Level Rise

With climate change and sea level rise looming, it makes no sense to put additional infrastructure in harm's way. This area could be under water by mid-century, and exposed to regular seasonal flooding, unless there is significant and costly and ever-increasing levee repair and maintenance. It is poor economics to build in the path of future, unquestionable flooding. Marin County Department of Public Works has clearly stated that they will not take responsibility for maintaining the levees around the San Rafael Airport site. San Francisco Bay regional, state and federal agencies are calling for restoring historic baylands and pulling back from the shoreline to cope with inevitable rising seas.

At a minimum, the project should **identify the anticipatable impacts** associated with the projected rates of sea level rise. The State of California defined these rates

www.gallinaswatershed.org
gallinasvalley@gmail.com
(415) 578-2580

in 2012 via the California Climate Action Team (CAT) that developed sea level rise projections (relative to sea level in 2000) for the state. These range from 10-17 inches by 2050, 17-32 inches by 2070, and 31-69 inches at the end of the century. If the Greenland Ice Sheet were to melt, as some scientists are predicting, these levels and rates would be both larger and sooner than anticipated.

Development behind falling infrastructure

This subtidal parcel is not currently flooded on a daily basis because it is surrounded by perimeter levee and served by a pump. The levee system is owned in part privately (by the applicant), by Marin County and by the State of CA. Authorization of this project should be rejected until the City can clearly identify the feasibility of and secure the funding for the levee improvements necessary to protect the public and this project over its design life.

Lost Opportunity

It makes more sense to allow this parcel, at least in part, to revert to its original function as wetland habitat which could be used to buffer sea level rise, or to attenuate floodwaters. **Restoration of managed wetlands** could provide important added tidal exchange energy necessary to maintain the existing tidal channel network, and **provide flood hazard protection** for the adjacent and upstream communities of Santa Venetia and Terra Linda. The acquisition of this parcel for flood protection and its ecological benefit should be considered as an opportunity to save taxpayers millions of dollars. Restoration of this parcel would act significantly to protect homes and businesses already in existence, rather than putting an additional burden on public infrastructure and emergency services.

San Rafael General Plan policies also support protecting baylands. The entire site is diked bayland and former tidal marsh. San Rafael's policy does not require that wetland functions currently be present; and these could easily be developed, in line with historic function.

Endangered Species

GWC also speaks for the endangered species that inhabit the surrounding creek sides and marsh, in particular the endangered California Clapper Rail and Black Rail. (see Table 4 attached). The hired biologist has failed to make a factual case that these species will be unaffected by the soccer complex; indeed most sources show that lights, noise, traffic and sudden movements by people are most dangerous for wildlife, especially sensitive marsh birds. This is why the following protocols are standard for wildlife refuges:

Refuges have closing hours at sunset in order to protect wildlife. The following are minimally necessary to protect sensitive species:

- 1. Establish sanctuaries*
- 2. Establish buffer zones*
- 3. Temporal zoning to reduce pressures at critical periods; open hours sunrise to sunset*

4. Promote slow, quiet and predictable wildlife viewing

All of these standard protocols are violated with the proposed soccer complex. Lights WILL spill over onto the marsh; noise and traffic will make an impact; trash will increase and bring additional predation from rats and other vermin that truly can habituate to human presence; and the Clapper Rail will lose one of its critical habitats, sending it further down the road to extinction.

PRBO's census of Clapper Rail populations identifies the Gallinas Creek area as one of the best¹ in the area. For an endangered species to be threatened by any sort of development—especially one that could easily be located elsewhere—is not good public planning. It seems out of character that residents of Marin County or the state and federal regulatory agencies would allow this. Indeed, Marin Audubon, the Marin Sierra Club, Sustainable San Rafael, the Marin Conservation League, and the Center for Biological Diversity have all spoken out repeatedly against this environmentally insensitive project.

Inadequate Mitigations and Monitoring

Monitoring is only required during construction. None is required for after the project is up and running. Monitoring afterwards is equally important to see that impacts on endangered species are not occurring, before the damage becomes irreversible. What mitigations or changes should the public expect should monitoring indicate that existing nesting populations are in decline or have been lost? These factors need to be given serious consideration and be spelled out.

The FEIR also fails to take into account the reality that San Rafael has cut staff in the enforcement department, so that many of the ordinances already on the books, such as the ones dealing with massage parlors, gang activity, and graffiti, are going unenforced due to lack of staff time. This makes the city's promises of response to community complaints regarding noise and other issues with this project ring hollow. Should this project receive approval, the City should require a bond/guarantee from the builder to pay for monitoring and any necessary city enforcement costs after the project has finished construction and for at least 2-3 years into the future.

Greenhouse Gas Increase

Given that the project is off the major bus routes and far from the public it claims to serve, it will also cause an increase in greenhouse gasses due to the need for all people using this facility to drive here. It would be much wiser to locate this facility in town, near people and transportation. In fact, this location is in direct

¹ "The most populous site in San Pablo Bay was Gallinas Creek where we estimated an average of 244 (observer) to 251 (DISTANCE) Clapper Rails," 2005-2008 PRBO Report for California Dept. of Fish and Game, http://www.prbo.org/cms/docs/wetlands/CLRA_DFG_Report_P0630020_FINAL.pdf

contradiction of San Rafael's much praised *Climate Change Action Plan*, which calls for reduction in driving and protection of wild lands.

A Sensitive Site and Lack of Clear Land Use Parameters

There are no use restrictions agreement requiring that owner/developer keep this area as soccer recreation; in fact he has requested to have "flexibility" to change usage. If the biggest merit of the project is that it will add extra much needed soccer indoor and outdoor fields, this usage should be specified in this project and not be allowed to change.

Public Health and Safety

Fumes from traffic and airplanes and lead in fuels cause serious health effects on athletes and the young. And this usage for recreational facilities is specifically prohibited in Safety Zones 2 and 5 under the Airport Safety Handbook 2011.

Water from the airport area is currently pumped without NPDES regulation directly into marsh. Contamination will increase as the additional impervious surfaces of this project will contribute to more runoff and add the oil and fluids dripped from the 300-car parking lot. The plastic turf contains contaminants that will also directly wash into the marsh. This will put San Rafael in financial jeopardy for violating Phase Two stormwater regulations that are scheduled to be in place next year.

Deed of Restrictions

Owner/developer has consistently challenged the deed of restrictions on this property which were set for **public** as well as private, open space recreation; not a private sports facility, cafe serving alcohol, or for charity fundraisers.

Lack of Consideration for Alternatives

Other locations were listed in the original DEIR. They were not chosen due to various reasons, but their rejection does not give validity to this location. In addition, since the project was first proposed many years ago, the economic climate has changed and more facilities closer to transportation and neighborhoods may have opened up.

Given the significant existing and potential ecological value of this site, the City should make every effort to vet alternatives. Before authorizing this project, the City should undertake a **current and comprehensive assessment of alternative site feasibility/costs/risks** that would include the costs of infrastructure repair and maintenance over the project life as well as the risks to users due to airport operations and flood hazards.

An Alternative Project

Reducing the impact of outdoor fields by reducing or eliminating lighting (lights from sunrise to sundown only), and placing the indoor facility closer in town, may

address many concerns. Allowing playing fields without lights and not permitting the indoor complex would not require any zoning change.

We respectfully request that the City Council consider the costs and multiple negative impacts this zoning modification and project would bring, weigh them against any short term economic benefits and come to a reasoned and clear decision to reject this proposal.

**s/Judy Schriebman, Secretary
Gallinas Watershed Council**

**CC: USACE
RWQCB
USFWS
NMFS/NOAA
Marin Conservation League
Marin Audubon Society
Marin Sierra Club**

Kraig Tambornini

From: Greg Waters [greg@cifus.com]
Sent: Tuesday, August 07, 2012 7:22 PM
To: Kraig Tambornini
Cc: 'Joel Barnard'
Subject: Airport Complex
Attachments: letter to city council airport complex .docx

Hi Kraig,

I've attached a letter I sent to the city council members a few weeks back for your review. This monstrosity is simply sending the wrong message about land use. Land use should dictate responsible stewardship. Building on bay land that should be kept as a buffer for flooding and habitat restoration is never a good idea. The responsible thing to do would be to remove the dykes, flood the runways and restore the wetland. I bet the mayor doesn't want that for his hangar. This looks like a desperate move by a broke municipality to generate revenue. I hear talk of trying to take the channelized concrete in upper Galinas creek out to provide for salmon/steelhead restoration. Do you think bright lights after a long trip from the ocean help jack salmon navigate? There is economic value to nature that is never realized until it's gone. Don't let it happen here. I've also cc'd my good friend Joel Barnard, a hydrologist and fisherman, who I'm sure will have interesting insight on the situation. I would appreciate if you could inform me when the new hearing is scheduled as well.

Thanks,
Greg W



Greg Waters
China International Freight
Business Development Director
Western United States
415-925-9125 x 107
c-415-516-4948
1100 Larkspur Landing Circle Ste. 290
Larkspur, CA 94939 USA
greg@cifus.com

Hi All,

I'm a resident of Vendola Drive in San Rafael with my wife and small child. I feel that the proposed airport complex and its impact has no place for the sensitive wetlands of Gallinas Valley. Marin has plenty of places to play soccer but the wild places in bay land are few and far between after we have consistently built and filled for decades . Sensitive habitat needs to be saved and huge buildings lit with huge lights just don't fit into the character of the valley. Concrete from parking for hundreds of cars would choke the earth from natural respiration and heat up the sensitive habitat. All the surrounding animals will be disturbed, and although from our house we cannot see much of where the proposed complex would be, the light pollution alone would be horrible for our entire neighborhood. I see clapper rails all the time in the creek bed directly across from where the lights would be. I know they can't talk but if you asked them I'm certain that they would say they don't like huge bright lights at night. I know the wheels of progress move forward but if this project is approved it will be a blight on the valley for many years to come.

I have a 1962 Thunderbird that is all original. I got it ten years ago and thought about changing it--adding parts, taking away parts, etc. I didn't. And I'm glad. You only get one shot at original and you can't go back. Leave Gallinas Valley wild and find somewhere else to play soccer. I played soccer all my life outdoors and in--Marin has tons of soccer fields to play on and beautiful weather. I played indoor soccer in several leagues and all worked well out of local high school gyms. Years from now if this is approved the community will want its original valley back. But by then it will be too late. Ask anybody about how that concrete channel upstream built in the 60's is working out. Not so hot. Please squash this hideous project before development trumps nature again in this vicious cycle so common in our modern world. Show my young son that nature is valuable in its natural state and set an example of stewardship for the next generation.

Sincerely,

Greg Waters

Kraig Tambornini

From: Bonnie Monte [bonnie.monte@gmail.com]

Sent: Friday, August 03, 2012 9:22 AM

To: Kraig Tambornini; Gary Phillips; Damon Connolly; Barbara Heller; Marc Levine; Andrew McCullough; City Council

Subject: Proposed Soccer Complex

Dear Council Members,

I'm writing to urge you to vote against the proposed soccer complex at the San Rafael airport.

This is a sensitive habitat for the endangered clapper rail. As human development engulfs the planet, pockets of nature like this are precious. It would be extremely short-sighted to allow this project to proceed for the sake of a private owner's profit, while sacrificing a resource important to so many.

In light of the county's commitment to a watershed plan, as well as a concern about sea level rise, it's mind-boggling that you would consider approving massive construction in this sensitive area.

There are PLENTY of vacant buildings in San Rafael that could house indoor soccer facilities. Clearly, this is not about soccer but about profit and cronyism. The airport owner's buying of political support is a travesty.

This is a betrayal of citizens' trust that the county would honor its commitment to keep this parcel free of development in exchange for building the Autodesk offices and Marin Lagoon.

Please stand by your promise. Thank you.

Sincerely,

Bonnie Monte

33 Jefferson Avenue

8/6/2012

384

August 6, 2012

San Rafael City Council
c/o Community Development Department
P. O. Box 151560
San Rafael, CA 94915

RECEIVED
AUG - 7 2012
COMMUNITY DEVELOPMENT
CITY OF SAN RAFAEL

Re: San Rafael Airport Recreational Facility Access Bridge

Dear City Council Members,

I hope the City Council will give serious consideration to the proposed access to the San Rafael Airport Recreational Facility Project when it next meets to consider this proposal.

There are residences located right next to the access road from Smith Ranch Road and the little bridge, and they will be subject to constant traffic noise and headlights intruding into their homes at night. The developer apparently has plans to build a small fence and plant shrubbery along the property line of Captain's Cove, but this will hardly mitigate the adverse effects of the 1700 cars per day that are projected.

I don't believe adequate consideration has been given to the safety hazards involved with managing the tight turns on the access road, particularly since the facility will be open until midnight or later, serving alcoholic beverages.

I respectfully request that the City Council evaluate the appropriateness of the access to the facility currently in the plan.

Very truly yours,

Kathy M. Kirrane

Kathy Kirrane
64 Dockside Circle
San Rafael, CA 94903

2 August 2012

San Rafael City Council
c/o Community Development Department
P. O. Box 151560
San Rafael, CA 94915

RECEIVED
AUG - 7 2012
COMMUNITY DEVELOPMENT
CITY OF SAN RAFAEL

Re: San Rafael Airport Recreational Facility Access Bridge

Dear City Council Members,

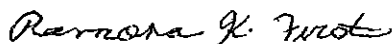
I hope the City Council will give serious consideration to the proposed access to the San Rafael Airport Recreational Facility Project during the August 6 meeting.

The developer apparently has plans to build a small fence and plant shrubbery along the property line of Captain's Cove. There are residences located right next to the access road and bridge, and they will be subject to constant traffic noise and headlights intruding into their homes at night.

I don't believe adequate consideration has been given to the safety hazards involved with managing the tight turns on the access road, particularly since the facility will be open until midnight or later, serving alcoholic beverages.

I respectfully request that the City Council evaluate the appropriateness of the access to the facility currently in the plan.

Very truly yours,



Ramona K. First
66 Dockside Circle
San Rafael, CA 94903

1 August 2012

San Rafael City Council
c/o Community Development Department
P. O. Box 151560
San Rafael, CA 94915

RECEIVED
AUG - 6 2012
COMMUNITY DEVELOPMENT
CITY OF SAN RAFAEL

Re: San Rafael Airport Recreational Facility Access Bridge

Dear City Council Members,

I have grave concerns about the proposed access to the San Rafael Airport Recreational Facility Project, which will be considered by the City Council at the August 6 meeting.

The access bridge to the airport property is just a few yards away from Captain's Cove Condominium Complex, and is reached from Smith Ranch Road via a narrow and twisting roadway. With the currently proposed hours of operation and the over 1700 vehicle crossings expected each day this is sure to generate non-stop traffic noise to Captain's Cove residents, and after dark it will mean not only traffic noise but also continuous headlights into these homes until well after midnight.

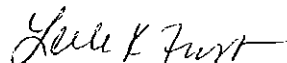
In addition, there are significant safety concerns when drivers negotiate the narrow turns, especially at night, and especially since alcohol will be served at the facility.

In no forum of the Community Development process have requirements been placed on the applicant in regards to moving the bridge. Adding a little fence and some bushes is not sufficient. If this is to be a state-of-the-art facility as the applicant keeps boasting, than the City should require they make accommodations for properly located access.

I ask that the City Council not let this matter go unattended.

Thank you for your attention to this issue.

Sincerely,



Leili First
62 Dockside Circle
San Rafael, CA 94903

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RE: Proposed Airport Soccer Complex

RECEIVED
AUG - 6 2012
COMMUNITY DEVELOPMENT
CITY OF SAN RAFAEL

Dear Mayor and Councilmembers:

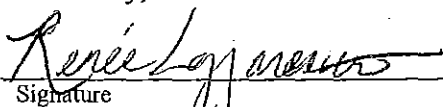
I strongly urge you to not certify the Final Environmental Impact Report for the proposed San Rafael Airport Soccer Complex and not to approve zoning changes that would allow it to go forward.

I am deeply concerned about a number of aspects of this proposal, including:

- Safety of children and adults playing sports 160 feet from an active runway (why set aside state safety regulations and the warnings of Caltrans?). Not to mention the moral and liability issues of such a step. Planes have crashed there and it is not a question of "if" but "when" another will.
- Adult out-of-county leagues would be those most served by this pay to play, commercial project, more than local youth, as most parents in support have been led to believe.
- The public trust has been betrayed. The intent of the Deed of Restrictions on this property should of course be honored, as signatory and former Mayor Larry Mulryan has urged. The applicant/owner has already profited greatly from the development of Autodesk, Embassy Suites and Villa Marin, as was offered in exchange for keeping the airport area open and undeveloped.
- Wetland zoning allowing "low-impact" recreation is well-reasoned and should be kept in place, not rezoned to allow an 86,000 square foot commercial sports building and stadium lights.
- This would be a *calamity* for the quality of life for surrounding neighborhoods. The amount of noise, lights and traffic would seriously degrade people's ability to enjoy themselves on their own property or in surrounding open space. Prospective home buyers are already awaiting your decision.
- It is (now) a rich wildlife corridor and sensitive wetlands habitat, home to a great many types of animals, insects and plants (including one of the most Endangered Species in California, the Clapper Rail). This is not the place for a 12-hour a day, giant human development.
- Serious flaws in the FEIR have been found, including a lack of mitigation for the federally protected Clapper Rail, or anything close to sufficient mitigation of noise, light and air pollution.
- Other alternatives for creating more soccer sites should be explored, such as revitalizing existing sites and public/private partnerships.

Please, I urge you not to allow this proposed soccer complex to be built. It would be devastating to the environment and to nearby communities. This area should remain open space. Now and into the future. It is an inappropriate location for this type of development.

Sincerely,



Signature

Renée Lazzareschi

Print Name

711 Seville Way Novato, CA 94949

Address

7/23/12

Date

Kraig Tambornini

From: In Support of the San Rafael Airport Recreation Facility Project [no-reply@wufoo.com]

Sent: Friday, August 03, 2012 7:55 PM

To: dist2@letmarinplay.com; lmanchip@yahoo.com

Subject: Thank you for your time. [#310]

Name * Tony Audero

Email * tonykicks86@gmail.com

Message to the Planning Commission * Please approve this much needed project. Adults need a place to play in the evening. ALL the fields here in Petaluma where I live are always closed.

Thank you for your time. #313

From: In Support of the San Rafael Airport Recreation Facility Project
[no-reply@wufoo.com]
Sent: Friday, November 09, 2012 12:09 PM
To: dist2@letmarinplay.com; lmanchip@yahoo.com
Subject: Thank you for your time. [#313]

Name * Cindy Riley

Email * anindigomom@yahoo.com

Message to the Planning Commission * Hello - I'm writing to support the San Rafael Recreational Facility Project. We live in the Dixie school district, are registered voters, have 2 children and would LOVE to have this facility available. We support this project!

Thank you for your time. #312
From: In Support of the San Rafael Airport Recreation Facility Project
[no-reply@wufoo.com]
Sent: Tuesday, October 02, 2012 8:59 AM
To: dist2@letmarinplay.com; Imanchip@yahoo.com
Subject: Thank you for your time. [#312]

Name * Nick Lockwood
Email * nvlockwood@gmail.com
Message to the Planning Commission * We need more fields and more lighted
fields in Marin. I fully support this project as a Marin resident.

Kraig Tambornini

From: Ellen [sfskyway@hotmail.com]
Sent: Tuesday, September 04, 2012 3:02 PM
To: Gary Phillips
Cc: Kraig Tambornini
Subject: San Rafael Airport/Soccer Complex

Dear Mayor and City Council Members,

I am writing to urge you to do the right thing and vote NO on the certification of the Airport Soccer Facility. This ill-conceived and dangerous project is not appropriate for this designated area. There are 147 weak and unenforceable mitigations that have already been presented in an effort to make it sound like a good plan. This location is not suitable for so many reasons but in summarization, the most glaring are:

1. Original Density Exchange (Deed Restrictions) agreement regarding the land use ignored with new zoning requested.
2. Endangered Species inhabiting the area (Clapper Rails, Salt Harvest Mouse)
3. Effects on the wildlife that live there. For example the lights will change how the birds of prey hunt for food at night, the disruption of mating habits and the noise/human presence affecting their comfort level to stay in the area. Habituation practices have not been proven.
4. Weak levees that no one wants to take responsibility for. The airport owner, City of San Rafael and the County have all said they don't want that responsibility.
5. The airport is in the bay land corridor and is an important wetland area that should not be exempt because of its private status
6. Flood control and future sea level rise
7. Quality of life for residents surrounding the proposed facility. The noise study is inadequate and does not accurately reflect the impacts. Traffic and ingress/egress for emergency vehicles is problematic with a two lane bridge especially if there is a major incident
8. Safety of all those using the facility. The location is within the safety zone. It is called a safety zone for a reason. The state has pointed out that it is unsafe and that should not be ignored,
9. Instead of compromising, the project continues to grow even larger and utilize more hours of the day without further impact studies.
10. Other more appropriate sites have not been fully investigated.
11. There is little consideration for lower income children to play at this private facility. At the last planning commission meeting Mr. Herbst said they would be passing along all the costs associated with trying to prove the site suitable. How much will the soccer players be paying?
12. Mr. Herbst also said that every hour of operation is needed in order to make the business profitable. What happens to that site if it is shut down because it is not profitable? No one wants to answer that question.
13. Serving alcohol at a children's recreational facility?
14. Private business utilizing an area for profit when so many people enjoy it today as open space and a learning experience for the children.

Marin is such a wonderful place to live because of the open space and wildlife we enjoy.

Please do not let money get in the way of changing San Rafael and from the reason so many of us are here.

Ellen Stein
211 Vendola

115 Hawthorn Way
San Rafael, CA 94903
(415-246-4867)
17 September 2012

✓ Mayor Gary Phillips
Members of the San Rafael City Council:
Hon. Barbara Heller
Hon. Damon Connolly
Hon. Andrew McCullough
Hon. Marc Levine

Dear Mayor and Council Members:

Please consider the following comments on the advisability of going ahead with the proposed large complex at the San Rafael Airport.

BACKGROUND

I am a longtime resident of Marin. I have lived in Mill Valley, Sausalito, and for the past quarter-century in Santa Venetia. In January of this year I first took real notice of this proposed project. I had heard vaguely about it over the past several years but never took it very seriously because, like virtually everyone who has been around since the property west of the airport was developed, I understood that the airport property was off-limits to development. It was well-publicized back then that the County Board of Supervisors, the City of San Rafael, and the property owner had agreed to a covenant barring further development on the site. When the property owner attempted to get 'round that agreement and develop this bayside property into residences and businesses, such efforts proved unsuccessful. He sued the city and county but lost because of the density exchange integral to the prior development of the hotel, the business park, the townhome project, etc.

In essence, the court's rebuff to the plaintiff affirmed the validity of the *quid pro quo* fundamental to the go-ahead for the west-end development—or so a reasonable and informed person might have believed. Reviewing more of the record just further verifies that judgment. The late Hon. Robert Roumiguere, Chair of the Board of Supervisors at the time of the agreement, declared under oath in Superior Court to the authenticity of the density exchange. Minutes of the Supervisors' meetings as well as those of the City Council underscore that reality. And so does the recent (May 2, 2012) communication to the City from the Hon. Larry Mulryan, San Rafael mayor when the agreement was struck,

insisting that the density exchange "was specified by the city and agreed to by the present owner when he bought the property."¹

Additionally, the Marin County Parks and Open Space Department declares that the purpose of the deed of restriction "is to prevent the construction of large structural buildings and to maintain the open character and habitat of this area." The Department also cautions that lifting the restrictions could open the property to other purposes and types of development.² The Department further notes that the minutes of the Supervisors' meeting in "which it authorized this deed restriction specifically state that it is the intent of the document to 'prohibit any further development of the property.'"³

A sort of selective amnesia seems to have infiltrated the decision-making process. There is an Alice-in-Wonderland quality to the insistence by key decision-makers that the kind of outsized, high-impact project currently before us was, after all, allowed by the 1983 consensus all along. To just go along with such a charade would be to dishonor the hard work and dedication invested by Supervisor Roumiguere, Mayor Mulryan, their colleagues, and everyone who has labored to protect this sensitive property from being overwhelmed by intensive development.

EFFECT ON RESIDENTS

Noise, light, and traffic from this project would significantly affect neighborhoods on all sides. I will address my own neighborhood here. Historically, going back many decades, Santa Venetia has been a bucolic area. Visitors frequently remark on the lack of ambient noise (aside from the chatter and song of the many avian species). Residents, particularly those closest to the airport, are likely to be overwhelmed by the light and noise this project will generate.

Two curious comments attributed to planning commissioners deserve scrutiny. One was quoted by the IJ as saying that sounds from the outdoor fields would provide a "joyful noise." Joyful no doubt for participants and spectators, but likely not for residents who will be subject to that noise 8 a.m.-10 p.m. seven days a week. Another commissioner, noting his own residence on a golf course, said, "It's civilization and it gives a nice color and character to the neighborhood." To state the obvious, anyone who has spent any time on a golf course (and I have spent much time there and on soccer fields) would know that there is a world of difference between the type, volume, and consistency of noise generated. One hates to say it, but the comments sound not just disconnected but condescending. One wonders if these good people paid much attention at all to the materials in the review process. It is probably unlikely that they have visited the areas to

¹ Letter to San Rafael Planning Commission, 2 May 2012

² Letter to San Rafael Planning Commission, 9 November 2007

³ Letter to San Rafael Planning Commission, 15 November 2011

be affected, and it is hard to imagine that a project of this type would ever be considered within shouting distance of their own neighborhoods.

What council members should fully understand and appreciate is that if they approve this project, it will generate noise from piercing whistles, shouts, cheering, etc., across an amplifying floodplain 8 a.m.-10 p.m. seven days a week—in addition to lights until 11 p.m. or later.⁴ Dubious promises of “mitigations” notwithstanding, the fall-out from the project will end more than six decades of neighborhood tranquility. If you decide to approve this project, please do so fully aware that it will significantly alter the quality of life in this venerable neighborhood.

ENVIRONMENTAL ISSUES

While I have given hours to walking the trails around the watershed, I can add no expertise to the analysis provided by the many environmentally conscious organizations that have beseeched you not to go ahead with this destructive project. I would ask this: Please read very carefully the materials submitted by these organizations. Please consider the expertise these groups have acquired over the years and ask why they so adamantly oppose this project. Please compare what they have to say to the unfortunately feeble analysis provided by the consultant tasked with finding ways to “mitigate” the damage likely to stem from the project. Please note that the EIR iterations comprise a series of inadequate responses starting with assertions that no clapper rails were present at the scene and culminating in a speculative and scientifically unsupportable claim that these greatly endangered birds will simply adjust, will wander away and then drift back to suffer the lights and noise once the pile drivers have withdrawn. Please note studies by state-of-the-art analysts such as Pt. Reyes Bird Observatory, Avocet Research, and Peter Baye that substantially and persuasively contradict the guesswork in the EIR.

With reference to my prior comments on the longstanding restriction against development, I ask that you consider the question posed by the Marin Conservation League: “Is the proposed 85,700 square foot building, with its anticipated seven days-a-week, daily and nightly patronage, activities, and traffic consistent with either the language or the intent of the Declaration?”⁵ How likely is it that damage and distress done to sensitive wildlife could in actual fact be “mitigated” to anything approaching a tolerable level?

⁴ In anticipation of “NIMBY” retorts, obvious differences between this situation and those in Lucas Valley and at Albert Park should be noted. The property owner’s history of actions and statements here is a far cry from that of George Lucas. Albert Park has historically featured athletic events, and these are not all-day, every day. Rather, they are relatively few and take up just part of a day. This proposed facility, as noted, is slated to go non-stop from 8-10 or 11, seven days a week.

⁵ Letter to San Rafael Planning Commission, 24 May 2012

In addition, I ask that you give particular consideration to the opposition to this project by the Marin County Department of Parks and Open Space. Why would a department focused largely on providing recreational activity, one that operates a park adjacent to the project site, so powerfully oppose this endeavor? To mention a few points, the Department objects to the scale of the project, to the visual impact on McInnis Park, to the disturbance of wildlife, and to the violation of the deed restrictions. "The proposed building," writes the Department "is considerably out of scale with the development in the area"⁶ The only other large structure anywhere nearby (the golf club house) is about one-seventh the size of the proposed soccer structure. Please note that to reduce biological impacts in the event the project goes ahead, the Department asks for total elimination of "night lighting and night operation of the facility."⁷

The devastating analysis submitted recently (received 13 August 2012) by the U.S. Fish and Wildlife Service also merits close study. It is difficult if not impossible to read the USFW letter as anything other than a powerful brief establishing the folly of proceeding with the project.

I ask also that you carefully review submissions by organizations such as San Francisco Baykeeper and Sustainable Marin. This project is not only likely to exacerbate pollution of San Francisco Bay but to commit the grave error of building out onto a flood plain when expert consensus predicts engulfment of low-lying areas in the relatively near future and advocates "strategic retreat" while time allows. San Rafael could take a leading step in a progressive direction here rather than stumble backwards with a project that, in the kindest terminology, can only be characterized as regressive.

SAFETY

The manifold problems intrinsic to this project generate a perfect storm of reasons for rejecting it and moving on. But the safety issue trumps them all.

Even prior to the March letter from the Division of Aeronautics, one had to wonder about the wisdom of building this facility (and these fields) so near an active airstrip. The distance is said to be about 160 feet. That translates to about 53 yards. Imagine, then, people (children or adults) separated from planes landing and/or taking off from an airstrip by about the distance we once saw Jerry Rice running under one of Joe Montana's passes. That's it. That's the margin for pilot error, machine failure, or wind factor here.

Imagine that there were an application for an airstrip a comparable distance from the soccer pitch at Pickleweed (where my son practiced and played many games). Would you consider, even for a moment, approving such a thing? If such a proposal would be

⁶ Letter to San Rafael Planning Commission, 9 November 2007

⁷ Letter to San Rafael Planning Commission, 15 November 2011

rejected on safety grounds, as I believe it would be, then how could approval of this project be seriously contemplated?

Consider the response to the Caltrans letter from the applicant and the Planning Department. One might expect responsible persons to step back and say, in effect, maybe this isn't such a good idea if we are out of compliance with state standards here. Instead, the applicant and the planning department went to work to see how they could sidestep the very clear message sent by the letter. Ironically, the principal planner painted a true and accurate picture of the situation with a statement printed in the IJ, signaling that the interested parties would not be deterred in the push to build the facility: "At this point it would be information that goes to the Planning Commission with a staff recommendation," Tambornini said of the city's response to the letter. "The project will still go forward." But at the same time he ironically revealed the plight in which the city finds itself: "Tambornini noted that the Caltrans handbook doesn't technically apply to San Rafael Airport because it's a private rather than public or municipal facility. However, the city has been following Caltrans' guidelines by choice. 'We don't have to, but we need something to evaluate the situation with,' he said."⁸

Please consider what we are told here: As a matter of policy, because it has no other compass to point the way, the city has heretofore been following Caltrans guidelines. But *in this instance* (why, one can only conjecture) the city will by choice stray from those guidelines.

The project consultants have tried valiantly to get past the Caltrans quandary by arguing that the facility will not be a "group recreation facility" – the problem being, of course, that such is exactly what it is proposed to be. Other equally inadequate arguments are offered, and airport representatives declare to the press that children would be in less danger at the facility than in vehicles driving there, that they (the representatives) would not hesitate to have their own children there, etc. The problem with these arguments is that they are effectively *non sequiturs* and red herrings. They are no more logical than if a father were to disparage the need for his child to wear a bike helmet because he knew no one who had suffered a head injury from a bike fall, etc. In both cases (airport and bicycle safety), the regulations are set forth by experts after examining and deliberating over the best scientific evidence available. That is how best practices, standards, and guidelines are set--not by casual and homespun generalizations from interested individuals.

There are, of course, other viewpoints to consider on the safety issue. For example, there are the several "professional airmen" who responded early and vehemently to the proposed project. Based on experience at the airport, they clearly explained the hazards the project would impose. They pointed to potential public liability for going ahead with

⁸ Marin Independent Journal, 1 April 2012

a "formula for disaster." The letter is part of the record of this project, and I have enclosed it here.

Most importantly, please recognize that the letter from Caltrans Division of Aeronautics represents the reasoned judgment of professional aeronautics analysts with no ax to grind, civil servants who are merely informing the city of how the proposed project measures up against current legal standards and best practices for airport safety. The letter plainly states that the proposed facility would place adults and children in areas considered danger zones by state regulators. Approving the project would entail doing so on the mere technicality that the airport is private—knowing that were it public the project would be legally a non-starter. But would the private status in fact protect the City in the event of a catastrophe? Believing so, and acting on that belief, would constitute an enormous gamble. It is difficult to imagine that responsible public officials could ignore that reality, and thereby place themselves and their constituents in a position of moral, ethical, and legal responsibility of potentially staggering proportions.

As a soccer fan, as a parent whose children played league soccer in San Rafael, as a former volunteer in league soccer, I heartily support the development of more soccer facilities for local youth. But taking that commendable action is not an either/or proposition—it cannot possibly be a matter of the airport or nowhere. We probably need a large community effort to restore, upgrade, and maintain existing fields. We probably need to identify safe, suitable sites for new facilities, indoor and outdoor. I only wish that half as much energy and resources were given to those pursuits as we have seen devoted to shoehorning the proposed behemoth onto that patch of overlaid wetlands.

Sincerely,



Donald Johns

Enclosures:

Letter from Marin Conservation League, 24 May 2012

Letter from County of Marin Department of Parks and Open Space, 9 November 2007

Letter from County of Marin Department of Parks and Open Space, 15 November 2011

Letter from several "professional airmen" to City of San Rafael, 22 February 2006

Letter from California State Department of Transportation Division of Aeronautics, 9 March 2012



Protecting Marin Since 1984

May 24, 2012

San Rafael Planning Commission
c/o Kraig Tambornini
City of San Rafael
1400 Fifth Avenue
P.O. Box #151560
San Rafael, Calif. 94915-1560
By e-mail

Re: San Rafael Airport Recreational Facility

Dear Commissioners,

Over the past six years, Marin Conservation League has submitted comments on the subject project – on an Initial Study, scoping for an EIR, the Draft EIR, and finally on the Final EIR. On May 29, the San Rafael Planning Commission will consider the merits of the project. Throughout this lengthy process, MCL has addressed significant impacts of the project that underscore our contention that this is the wrong site for a project that, in another location, could fulfill the City's objectives to expand recreational opportunities. Our focus in this letter is on three issues that must be considered in evaluating the merits of the project.

1. The project continues to contradict the *intent* of the Declaration of Restrictions to limit development on the site.

In spite of MCL's requests that the FEIR elucidate the context in which the Declaration of Restrictions was agreed to and the history of negotiations between the City, County, and landowner, this was never provided. The FEIR simply restated the plain language of the Covenant, and staff continues to assert that the covenant did not constitute any intent to limit intensity of development on the airport site. The letter from Sierra Club Marin Group (February 4, 2006), which we have quoted before, remains relevant as the Commission considers merits of the project:

"...the long history of this parcel clearly shows a continuum of efforts to limit development of the site. The reference to 'private and public recreational use' clearly contemplated recreational uses consistent with this history and did not create a basis of support for any and all recreational uses. Using that faulty basis, a racetrack facility or professional football stadium could be considered a 'recreational use', which would clearly contradict the intent of the covenant. . . We believe the covenant's limitation to 'recreational use' should be interpreted as contemplating recreational structures of de

minimus size. An 85,700 square foot building is not de minimus."

Because the CEQA document does not tell the whole story, a major question remains for discussion of merits: "Is the proposed 85,700 square foot building, with its anticipated seven days-a-week, daily and nightly patronage, activities, and traffic consistent with either the language or intent of the Declaration?"

2. The consideration of merits must recognize the continuing potential for significant impacts to California Clapper Rail population.

The FEIR concluded that with adequate mitigation (buffers, timing of construction, etc.) the project would not have a significant impact on the clapper rail based on the *assumption* that, since clapper rails continue to inhabit the marshes in spite of existing disturbance on the north bank of North Fork Gallinas Creek, they would become habituated to new disturbances on the south bank.

This conclusion fails to note that existing disturbances are quantitatively and qualitatively different on the south side of the North Fork Gallinas Creek from those on the north side. Clapper rails have been observed frequently in the marshes along the south side, possibly seeking refuge from activity on the north side. On the south side of the creek, existing aircraft activity is sporadic and remote from the creek habitat; human presence near the creek is infrequent; there are no lights; motion and noise are infrequent; mowing is seasonal; traffic is limited to airport users; and nighttime activity is essentially nonexistent. In contrast, disturbance on the north bank is directly adjacent, frequent, and active, with nearby lights and noise. In effect, the project would bring to the south side types and levels of disturbance that are now limited to the north side.

Without lengthy observation, one can only *speculate* as to whether the *cumulative effect* of adding active, all-day and nightly disturbance to both sides of the creek, along with short-lived but intense construction noises such as in pile driving, may reach a threshold at which the local population of clapper rail cannot habituate to the disturbances. Even with seasonal restrictions on construction and buffers as specified in mitigation measures, it is impossible to state with certainty that the California clapper rail population can become habituated to this compounded disturbance. The existing refuge offered by the south bank marshes will no longer offer refuge.

The discussion of project merits must bear in mind that the FEIR is not conclusive on this issue. The population of California clapper rail is the most sensitive resource in the vicinity that could be "significantly" impacted by the project!

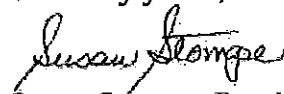
3. Locating group recreational activities that are "prohibited" adjacent to the airport runway poses a serious liability for the City.

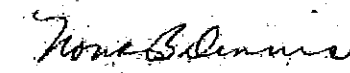
In our past comments we have alluded to the safety hazard of locating group recreation activities close to an airport runway. After a detailed risk assessment, the FEIR dis-

missed this hazard as less-than significant, with mitigation. New rules communicated to City staff from the Division of Aeronautics, California Department of Transportation, now affirm that such activities would be prohibited on a public airport in Safety Zones 3 and 5 (Letter dated March 9, 2012). Although San Rafael Airport is not designated as a "public airport," it would be unconscionable for the City not to observe safety regulations such as this and to assume the liability of allowing group activities involving children to be permanently located in areas where it would be prohibited on comparable airports elsewhere.

Thank you for the opportunity to comment. FEIR suffered from a number of serious flaws but was nonetheless certified as legally adequate. These flaws should not be confused, however, with the need for certainty in considering the merits of the proposed project in this location.

Sincerely yours,


Susan Stompe, President


Nona Dennis, Secretary



COUNTY OF MARIN
DEPARTMENT OF PARKS AND OPEN SPACE
3501 CIVIC CENTER DRIVE, SUITE 260, SAN RAFAEL, CA 94903
415/499-6387 - FAX 415/499-3795

November 15, 2011

Planning Commission
City of San Rafael
1400 Fifth Avenue
San Rafael, CA 94901

RE: Final EIR for the San Rafael Airport Recreational Facility

Dear Sirs:

On May 11, 2009, Marin County Parks sent a letter commenting on the draft environmental impact report (EIR) for the subject project. These comments raised concerns regarding the project's visual, habitat, hydrologic, noise, and traffic impacts. The final EIR dismisses most of staff's comments as "opinions." In addition, staff continues to maintain that the proposed structure is inconsistent with the Declaration of Restrictions (1983-062935) filed on this property.

The final EIR does not adequately evaluate the visual impacts on McInnis Park, which is adjacent to the proposed recreation facility. Specifically, the final EIR concludes that the visual impact is not significant because proposed recreation facility is only visible from 600 feet of the levee trail within the park. Staff disagrees with this conclusion for two reasons: 1) the proposed project could dominate views from many areas of the park; and 2) a visual impact to 600 feet of a scenic levee trail could be significant.

In its comments on the draft EIR, Parks staff raised concerns about the project's impacts to the California clapper rail, a federally listed endangered species, and nesting raptors, which are protected by the Migratory Bird Treaty Act. Most of these species use habitat on both the airport site and McInnis Park and are resources protected by Marin County Parks. The mitigation proposed in the draft EIR allows for flexible buffer zones around rail and raptor nests that depend on the opinion of a biologist hired by the developer to monitor construction impacts. It will be difficult, if not impossible, for the biologist to determine if the birds are acclimated to people, as suggested in the draft EIR. To provide adequate protection of these special status species, the mitigation measure should provide for a fixed buffer size that is in force until the nestlings fledge or the adult birds abandon the nest.


The Marin County Parks staff also raised concerns about night lighting and noise associated with night operations of the recreation facility. The proposed mitigation requiring the facility to close at 10:00 p.m. will not protect the biological resources of the area. In order to avoid these significant biological impacts, the mitigation should eliminate all night lighting and night operation of the facility.

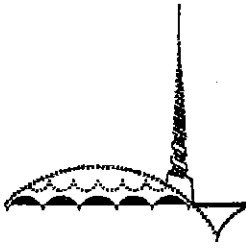
Finally, Parks staff is concerned about the appropriateness of using the airport site for the proposed recreational facility. Generally, the site is within a floodplain between two forks of Las Gallinas Creek in an area that provides nesting and breeding habitat for federally listed endangered species and other sensitive biological resources. Additionally, the property is subject to a deed restriction whose purpose is to limit future land uses on this property. The minutes for the Board of Supervisors

meeting on which it authorized the execution of this deed restriction specifically state that it is the intent of the document to "prohibit any further development of the property."

Thank you for considering these comments. If you have any questions, please contact James Raives, Marin County Parks planner, at (415) 473-3745 or jraives@marincounty.org.

Sincerely,


Linda Dahl, ~~RONALD MEKA FOR~~ _____
Director, Marin County Parks



COUNTY OF MARIN
DEPARTMENT OF PARKS AND OPEN SPACE
3501 CIVIC CENTER DRIVE, SUITE 415, SAN RAFAEL, CA 94903
415/499-6387 - FAX 415/499-3795

November 9, 2007

Kraig Tambornini
Community Development Department
City of San Rafael
P.O. Box 151560
San Rafael, CA 94915-1560

RE: San Rafael Airport Recreation Facility Project

Dear Mr. Tambornini:

Thank you for the opportunity to comment on the notice of intent to prepare an environmental impact report (EIR) for the above-referenced project. The Marin County Department of Parks and Open Space (POS) owns and manages McInnis County Park and Santa Venetia Open Space Preserve, which are both adjacent to the San Rafael Airport. The POS staff believes that the proposed facility has the potential to have significant adverse effects to water quality, habitat, and visual resources of these areas. In particular, POS staff recommends that the City's EIR consider the project's impacts on the following resource issues:

1. **Traffic:** The recreation facility may create considerable amount of vehicular activity in an area surrounded by sensitive wetlands. The traffic related noise, fumes, and other impacts may affect the wetlands and sensitive species in the area.
2. **Water Quality:** The EIR should consider potential impacts from the proposed project on the quality of water in Gallinas Creek and adjacent wetlands.
3. **Visual:** The POS staff believes that the proposed building may affect views from the county park and open space preserve. The proposed structure may dominate the views from these areas and block views of the Frank Lloyd Wright Civic Center and distant ridges. This impact may affect the public's enjoyment of these parks. In addition, the proposed building is considerably out of scale with the development in area.
4. **Habitat:** The wetlands surrounding the proposed recreation facility provide habitat for the California clapper rail (*Rallus longirostris obsoletus*) and the salt marsh harvest mouse (*Reithrodontomys raviventris*). Both the State and Federal Governments have listed these species as endangered and the County has invested a significant amount of money in protecting these animals. The EIR should consider traffic, noise, construction, and lighting impacts on these special status species.
5. **Cumulative Impacts:** The applicant is proposing to construct an indoor recreation facility in an area whose use is limited by a recorded Declaration of Restriction. Although the Declaration allows for public and private recreational uses, this would be the first structure constructed to support these uses. The POS staff believes that the purpose of the

Declaration is to prevent the construction of large structural buildings and to maintain the open character and habitat of this area. The project's potential inconsistency with this intent may have cumulative impacts on the environmental resources of the area. In addition, if recreational uses become no longer viable, the landowner may choose to use the building for other purposes, which may also result in additional cumulative impacts. Therefore, the EIR should consider the long-term fate of the building and mitigation measures to prevent the landowner from using the building for non-recreational uses.

Once again, thank you for the opportunity to provide scoping comments for the San Rafael Airport Recreation Facility. If you have any questions, please call me at (415) 499-3745.

Sincerely,

James Raives
Senior Open Space Planner
Marin County Department of Parks and Open Space

DEPARTMENT OF TRANSPORTATION

DIVISION OF AERONAUTICS—M.S.#40

1120 N STREET

P. O. BOX 942874

SACRAMENTO, CA 94274-0001

PHONE (916) 654-4959

FAX (916) 653-9531

TTY 711

*Flex your power!
Be energy efficient!*

March 9, 2012

Mr. Kraig Tamborini
City of San Rafael
Planning Division
P.O. Box 151560
San Rafael, CA 94915-1560

Dear Mr. Tamborini:

The San Rafael Airport Recreational Facility

The California Department of Transportation (Department), Division of Aeronautics (Division), reviewed the above referenced project's Draft Environmental Document and sent comments in a letter dated May 1, 2009 and also the Negative Declaration in a letter Dated February 24, 2006. Since those reviews, the Division updated the California Airport Land Use Planning Handbook (Handbook) in 2011. State law requires airport land use commissions to guide land use decisions near public use airports. Because the San Rafael Airport is not a public use airport, it lacks this benefit. Please see the following for new Division guidance regarding this project.

The proposal is for the construction of a recreational facility adjacent to the San Rafael Airport. The facility will consist of a 38-foot tall recreational building housing indoor fields and courts with spectator seating, offices, food and beverage service, arcade and meeting rooms, two outdoor fields with exterior lighting, landscaping, parking and fencing improvements.

The project is located in Safety Zones 3 & 5 according to the updated Handbook. In these safety zones, the Handbook recommends prohibiting group recreational uses. In general, society gives special attention to protection of children. Special consideration should be given to facilities that cater to children such as recreation and sports facilities. We ask the City of San Rafael consider this new information in future decisions regarding this project.

The proposed parking area south of the recreational facility adjacent to the San Rafael Airports' runway violates Federal Aviation Regulation (FAR) Part 77.17 obstruction standards. Vehicles using this parking area may penetrate the 7:1 transitional surface and would be defined as obstructions to air navigation. According to FAR Part 77.17, an existing object, including a mobile object, is, and a future object would be an obstruction to air navigation if it of greater height than any of the following heights or surfaces: FAR Part 77.17 section (a)(5) The surface of a takeoff and landing area of an airport or any imaginary surface established under FAR Parts 77.19, 77.21, or 77.23, and section (b)(3) 10 feet or the height of the highest mobile object that would normally traverse the road, whichever is greater, for a private road. New construction projects must meet or exceed the minimum design standards for a permitted airport, in

Mr. Kraig Tamborini
March 9, 2012
Page 2

accordance with the California Code of Regulations, Title 21, Article 3, "Design Standards, Airports Only."

Vehicles using the row of parking closest to the runway, taller than 5 feet will be an obstruction to air navigation. Failure to maintain obstruction free airspace may negatively impact the airport's permit and use of the airport.

Sincerely,

Original signed by

RON BOLYARD, Aviation Planner
Office of Aviation Planning

c: Marin County ALUC, San Rafael Airport

RECEIVED

FEB 27 2006

CITY OF SAN RAFAEL
PLANNING

February 22, 2006

Raffi Boloyan, Senior Planner
Community Development Department
Planning Division
P.O. Box 151560
San Rafael, CA 94915

Dear Planning Commission Members:

As professional airmen, we are alarmed that the proposed Airport Sports complex is being seriously considered in such close proximity to the active runway at the San Rafael Airport, where nearly 100 aircraft frequently take off, maneuver and land.

As you already know from prior correspondence (1/12/06, from Edward Oklan, MD.), there have already been 6 flight related accidents at this airport from 1983 to 2004 (or 1 every 3.66 years), 83% on weekends (when the proposed sports complex will be busiest), with serious injuries occurring. We are concerned that the proposed 38 foot tall massive steel barn-like structure (encompassing approximately 3 million cubic feet), directly in the path of the often very strong prevailing winds, will generate great turbulence, dangerous eddies and rotor winds. Pilots call this area The Red Zone. These dangerous conditions can contribute to a loss of control during the most critical phases of flight, takeoff and landings (when the majority of accidents at the San Rafael Airport and at other airports have traditionally occurred).

As professionals with years of flying experience, we are putting you on notice of the greatly increased risk of an air crash caused by this project's scope and location, and the increased possibility of a Sun Valley Mall-like event. (On December 23, 1985 a small plane attempting landing at Buchanan Field in Concord crashed into Macy's at the Sun Valley Mall, killing 4 and injuring 83).

Don't just take our word for this, just look at any Pilot Training Manual. Eddies and rotor winds are no joke, and flight students are cautioned to be wary of the increased danger when an obstruction of such magnitude is located upwind in close proximity to a runway. To intentionally place such a large building in this location, and densely pack it with children (and adults) is to ignore the documented evidence which advises against it and opposes proven safety standards.

A prevailing fear of any pilot is the potential of causing bodily injury or death to anyone by losing control of an aircraft due to pilot error, mechanical failure, or turbulence. By adding children to the equation of risk, while greatly increasing the potential for turbulence is to place a wager with possible tragic consequences.

Additionally, this project flies in the face of the customary use of land in close proximity to

runways, which by both mandate and tradition involves keeping such areas free of dense population use development, especially involving children. The developers of this corporate project have cited The California Dept. of Transportation Division of Aeronautics as approving the project for safety. This is misleading and does not relate to safety on the ground. The parents of the children who will be drawn to the location should know that the "safety criteria" used to obtain the approval (FAA, part 77) only addresses flight safety, not the safety of people on the ground.

According to the California Airport Land Use Handbook, the nature of this project would qualify for the designation "sensitive use" which is incompatible with close proximity to airport runways: "this category includes land uses which because of their special sensitivity should be excluded for certain locations near airports even if they meet other quantitative criteria: children's schools, day care centers, nursing homes, and other sensitive uses are primary examples. ... Incompatible land uses may include public assembly, large concentrations of people (number of persons attracted by use); residential density; intensity of non residential development, etc." (California Land Use Commission)

The California Airport Land Use Handbook is a document that we believe the Planning Commission members (and public) should familiarize themselves with. Despite the limited jurisdiction of the Airport Land Use Commission (in this case because the airport is "privately owned"), the criteria in The California Land Use Handbook is carefully validated and based on nearly 40 years of facts analyzed from the National Transportation Safety Board, the FAA and the California Dept. of Transportation Division of Aeronautics. The data presented show that building such a large unreinforced structure, filling it with a high density of people and drawing large numbers of children to it and to surrounding playing fields so close to runways is a formula for disaster with extraordinary potential consequences.

The Handbook states: "even a small airplane could cause major to severe harm if it were to strike an exposed densely populated site" (Ch. 9-22, California Airport Land Use Handbook). It further exhorts the controlling agency (in this case the San Rafael Planning Commission and City Council) "to prohibit any facility which would draw large numbers of people" in close proximity to airport runways. It goes on to state, "The most significant safety factors of airport land use development is the number of people attracted to the use. Safety is the principal concern in this regard."

Lastly, the Washington State Airport Land Use Commission comments directly on the legal liability of those responsible for approving nonconforming airport development: "It cannot be stated firmly enough that should a jurisdiction decide to reject implementing best airport land use practices, ignore historic accident data ... regarding appropriate land use, it is the jurisdiction that embraces the cost of uncompensated cost or liability ... and ultimately the consequences of the action" (Washington State Airport Land Use Commission).

Are the commission members willing to place the city in direct responsibility for the consequences of approving this massive, densely populated structure likely to draw many children in such close proximity to airport runways, in view of the already significant history at this airport of aircraft accidents, and the increased risk of additional turbulence generated air crashes?

Allowing this project to proceed without significant modification in location, size, and reinforced building design (concrete walls, limited number and size of windows, upgraded roof strength, enhanced fire sprinkler system, increased number of fire exits, and single story height limitation) would seem willfully negligent on the part of the city. Based on our experiences as pilots, this project as currently proposed appears to be a tragedy waiting to happen.

Sincerely,

Augh Campbell (RETIRED TWA PILOT)
45 MARIN AVENUE, SALSALTO, CA 94965

Jon K. Hanlein
Jon K. Hanlein
33 Blanca Dr.
Novato, CA 94947-3709

Richard Wank
37 VISTA MARIN WAY
SAN RAFAEL, CA 94903

George Lubbe CAPT. TWA RET
9A WIMBLEDON WAY SAN RAFAEL CA 94901

C. F. Pfeffer Capt TWA Ret.
3 HARRIS HILL DR NOVATO, CA 94947

John J. Jones CAPT. TWA RET
718 ESTANCIA WAY, SAN RAFAEL, CA 94903

Howard J. Hall Ret TWA Capt
1156 Bel Marin Keys Novato CA 94949

William C. Hader CAPT. TWA RETIRED
6 RUSTIC WAY
SAN RAFAEL 94901

San Rafael Airport Soccer Complex

From: Ellen [sfskyway@hotmail.com]
Sent: Tuesday, September 04, 2012 3:02 PM
To: Gary Phillips
Cc: Kraig Tambornini
Subject: San Rafael Airport/Soccer Complex

Dear Mayor and City Council Members,

I am writing to urge you to do the right thing and vote NO on the certification of the Airport Soccer Facility. This ill-conceived and dangerous project is not appropriate for this designated area. There are 147 weak and unenforceable mitigations that have already been presented in an effort to make it sound like a good plan. This location is not suitable for so many reasons but in summarization, the most glaring are:

1. Original Density Exchange (Deed Restrictions) agreement regarding the land use ignored with new zoning requested.
2. Endangered species inhabiting the area (Clapper Rails, Salt Harvest Mouse)
3. Effects on the wildlife that live there. For example the lights will change how the birds of prey hunt for food at night, the disruption of mating habits and the noise/human presence affecting their comfort level to stay in the area. Habituation practices have not been proven.
4. Weak levees that no one wants to take responsibility for. The airport owner, City of San Rafael and the County have all said they don't want that responsibility.
5. The airport is in the bay land corridor and is an important wetland area that should not be exempt because of its private status
6. Flood control and future sea level rise
7. Quality of life for residents surrounding the proposed facility. The noise study is inadequate and does not accurately reflect the impacts. Traffic and ingress/egress for emergency vehicles is problematic with a two lane bridge especially if there is a major incident
8. Safety of all those using the facility. The location is within the safety zone. It is called a safety zone for a reason. The state has pointed out that it is unsafe and that should not be ignored,
9. Instead of compromising, the project continues to grow even larger and utilize more hours of the day without further impact studies.
10. Other more appropriate sites have not been fully investigated.
11. There is little consideration for lower income children to play at this private facility. At the last planning commission meeting Mr. Herbst said they would be passing along all the costs associated with trying to prove the site suitable. How much will the soccer players be paying?
12. Mr. Herbst also said that every hour of operation is needed in order to make the business profitable. What happens to that site if it is shut down because it is not profitable? No one wants to answer that question.
13. Serving alcohol at a children's recreational facility?
14. Private business utilizing an area for profit when so many people enjoy it today as open space and a learning experience for the children.

San Rafael Airport Soccer Complex
Marin is such a wonderful place to live because of the open space and wildlife
enjoy. Please do not let money get in the way of changing San Rafael and from
reason so many of us are here.

Ellen Stein

211 Vendola

From: Robin VanTassell [rbnvantassell@gmail.com]
Sent: Monday, September 24, 2012 11:18 AM
To: Kraig Tambornini
Subject: Soccer Complex (San Rafael Airport Sports Facility)
To the Mayor, City Council members,

I write today in the hopes that you will use your own standards and policies in voting against the soccer complex. Since there is no plan to maintain a significant portion of the levees on public lands, approving this project would violate your own policies. Also the EIR admits this is a group recreation facility. Using the California Airport Land Use handbook these types of facilities are prohibited. The city council has come out strongly against new construction near baylands, wetlands etc. noting that with climate change and sea level rise building in these areas is no longer feasible. Marin county touts its commitment to open space and endangered species yet here we are contemplating a facility that would be incredibly destructive and detrimental to both. This facility would be put in immediate flooding areas. This is not news, this area has been dealing with flooding issues for many years. My home would not be directly impacted by this complex. However, It is easy for me to put myself in my neighbors shoes and understand how their peaceful quiet life in Santa Venetia will be destroyed forever along with their property values. These sports facilities DO NOT belong near open space and neighborhoods. Do what you must to make these facilities viable in industrial parts of San Rafael. That is common sense.

Marin county absolutely needs sports playing fields. We have many in Marin that need to be improved and kept up so that they function safely for ALL of Marin children. Not just the children who have parents who can afford membership to a private club.

I urge you to follow your own advice and do the right and legal thing in making this decision and vote against this complex.

Sincerely,

Robin Van Tassell
Robert Candelaria
335 N. San Pedro Rd.
San Rafael, Ca 94903

Kraig Tambornini

From: Robin VanTassell [rbnvantassell@gmail.com]
Sent: Monday, September 24, 2012 11:18 AM
To: Kraig Tambornini
Subject: Soccer Complex (San Rafael Airport Sports Facility)

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I urge you to follow your own advice and do the right and legal thing in making this decision and vote against this complex.

Sincerely,

Robin Van Tassell
Robert Candelaria
335 N. San Pedro Rd.
San Rafael, Ca 94903

Marin's State Parks

The news from State Parks in Marin is promising in spite of the cloud that descended when the State discovered \$54 million in hidden funds. After a year of effort to raise funds and gain community support, Friends of China Camp came through on their promise to keep China Camp State Park open seven days a week. Under an agreement with the State and with the guidance of Marin District State Parks Superintendent Danita Rodriguez, FOCC has begun operating the park. The organizing committee is now engaged in installing pay kiosks to collect parking fees and coordinating volunteer training through the Marin District to complement the shared ranger and maintenance staff. All fees and donations will remain with the park.

Olompali State Historic Park will be open on weekends only, with the support of the non-profit The Olompali People. No services beyond basic water, electricity, and sewer will be available. The heavily used Mt. Tamalpais State Park was never targeted for closure but suffers nonetheless from serious budget constraints for trail maintenance and services. Tamalpais Conservation Club, this year celebrating its centennial, will host a fund-raiser "Mt. Tam Jam" extravaganza on June 22, 2013. In the meantime, TCC is planning an October 6 event centered at Mountain Theater to raise funds for much needed ranger and maintenance positions.

The announcement that the State Department of Parks and Recreation had discovered some \$54 million in concealed funds had a disastrous effect on public confidence, coming as it did in the wake of a year of extraordinary efforts across the state to raise funds to keep parks open. It is critical to recognize that about \$34 million were fees earmarked for off-road vehicle facilities. Governor Brown has now assured the public that the other \$20 million will be used to make critically needed maintenance fixes—such as to water and waste treatment facilities required to keep parks open—and to establish a matching fund for contributions. While this will help in the short-term, it is a one-time "find" only. To address a greater than \$1 billion maintenance backlog that confronts the Park System and to continue to

keep parks open next year and beyond, longer term solutions will be needed.

650 N. San Pedro Rd. ("Baycreek")

For many years, MCL has followed a proposed residential development on North San Pedro Road through environmental and merits hearings before the County Planning Commission—interspersed with long delays. We have consistently called for a reduction in the number and size of homes, citing physical, biological, and aesthetic constraints due to steep topography, wooded vegetation, and the site's location on the rural fringe between built-up Santa Venetia neighborhoods and Buck's Landing and China Camp State Park. On June 12, the Board of Supervisors voted 4 to 1 to uphold the Planning Commission's recommendation to deny without prejudice the applicant's proposal for twelve homes plus two second units.

The Supervisors gave the applicant the opportunity to revise the plan and return to the County within twelve months, without incurring additional fees. They also gave Supervisor Susan Adams, in whose district the site is located, an opportunity to facilitate face-to-face meetings between applicant and the community to consider possible revisions that would be agreeable to both sides.

These meetings between the applicant and a four-member community working group have provided an opportunity for both community and applicant to air their positions and concerns. At this writing, Supervisor Adams had planned to continue the meetings weekly with a resolution targeted for late August. All evidence pointed to a stalemate on the twelve proposed units; whether home size or site plan would be modified in other respects could not be predicted. Certainly the local Santa Venetia community has made every effort to inform itself and to continue its diligent engagement in the

planning and review process. MCL continues to recommend eight or nine homes as the maximum number of units the site can comfortably accommodate.

San Rafael Airport Recreational Facility

San Rafael's decision to approve an 85,400 square-foot indoor soccer facility with lighted outdoor playing fields next to the San Rafael Airport runway continues to be on hold. The San Rafael Planning Commission approved the project on a 4 to 1 vote. The City Council postponed a hearing scheduled for August 7 to a date uncertain, pending review by the Fair Political Practices Commission of Mayor Gary Phillips' possible conflict of interest. Mayor Phillips leases space for his airplane at the Airport. MCL partnered with Marin Audubon Society and Gallinas Creek Defense Council in engaging Shute, Mihaly and Weinberger, environmental attorneys, to send a letter to the City challenging the adequacy of the EIR. In our view, the intensity of the recreational use violates the intent of the 1983 covenant to limit development intensity on the site and conflicts with zoning of the site. Among other issues, the EIR does not make a convincing case that the endangered California clapper rail population in Gallinas Creek would become habituated to disturbance from this intensive use. Furthermore, locating a group recreational facility within designated airport safety zones presents a serious hazard. The area is also vulnerable to flooding from future sea level rise. On these and other grounds, MCL urges that the project be denied.

Gallinas Creek marshes serve as habitat for the endangered California clapper rail. The proposed sports facility would be built between the north fork of the Creek and the airport runway.



Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RE: Proposed Airport Soccer Complex

RECEIVED
SEP - 6 2012
COMMUNITY DEVELOPMENT
CITY OF SAN RAFAEL

Dear Mayor and Councilmembers:

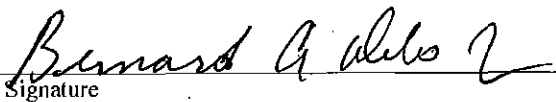
I strongly urge you to not certify the Final Environmental Impact Report for the proposed San Rafael Airport Soccer Complex and not to approve zoning changes that would allow it to go forward.

I am deeply concerned about a number of aspects of this proposal, including:

- Safety of children and adults playing sports 160 feet from an active runway (why set aside state safety regulations and the warnings of Caltrans?). Not to mention the moral and liability issues of such a step. Planes have crashed there and it is not a question of "if" but "when" another will.
- Adult out-of-county leagues would be those most served by this pay to play, commercial project, more than local youth, as most parents in support have been led to believe.
- The public trust has been betrayed. The intent of the Deed of Restrictions on this property should of course be honored, as signatory and former Mayor Larry Mulryan has urged. The applicant/owner has already profited greatly from the development of Autodesk, Embassy Suites and Villa Marin, as was offered in exchange for keeping the airport area open and undeveloped.
- Wetland zoning allowing "low-impact" recreation is well-reasoned and should be kept in place, not rezoned to allow an 86,000 square foot commercial sports building and stadium lights.
- This would be a *calamity* for the quality of life for surrounding neighborhoods. The amount of noise, lights and traffic would seriously degrade people's ability to enjoy themselves on their own property or in surrounding open space. Prospective home buyers are already awaiting your decision.
- It is (now) a rich wildlife corridor and sensitive wetlands habitat, home to a great many types of animals, insects and plants (including one of the most Endangered Species in California, the Clapper Rail). This is not the place for a 12-hour a day, giant human development.
- Serious flaws in the FEIR have been found, including a lack of mitigation for the federally protected Clapper Rail, or anything close to sufficient mitigation of noise, light and air pollution.
- Other alternatives for creating more soccer sites should be explored, such as revitalizing existing sites and public/private partnerships.

Please, I urge you not to allow this proposed soccer complex to be built. It presents a clear safety hazard and would be devastating to the environment and to nearby communities. This area should remain open space. Now and into the future. It is an inappropriate location for this type of development.

Sincerely,


Signature

BERNARD A DEBO JR
Print Name

105 LAS FLORES AVE, SAN RAFAEL
Address

9-4-12
Date

August 10, 2012

San Rafael City Council
c/o Community Development Department
P. O. Box 151560
San Rafael, CA 94915

RECEIVED
AUG 16 2012
COMMUNITY DEVELOPMENT
CITY OF SAN RAFAEL

Re: San Rafael Airport Recreational Facility Access Bridge

Dear City Council Members,

I hope the City Council will give serious consideration to the proposed access to the San Rafael Airport Recreational Facility Project when it next meets to consider this proposal.

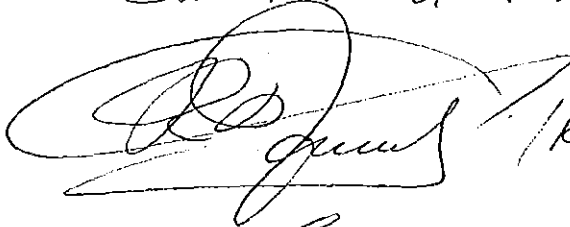
There are residences located right next to the access road from Smith Ranch Road and the little bridge, and they will be subject to constant traffic noise and headlights intruding into their homes at night. The developer apparently has plans to build a small fence and plant shrubbery along the property line of Captain's Cove, but this will hardly mitigate the adverse effects of the 1700 cars per day that are projected.

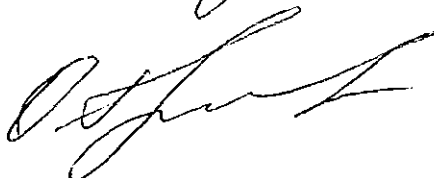
I don't believe adequate consideration has been given to the safety hazards involved with managing the tight turns on the access road, particularly since the facility will be open until midnight or later, serving alcoholic beverages.

I respectfully request that the City Council evaluate the appropriateness of the access to the facility currently in the plan.

Very truly yours,

KONSTANTIN & OLGA GRYSUKO
60 DOCKSIDE CDR.
SAN RAFAEL, CA 94903

 / Konstantin Gryshko

 / Olga Gryshko

August 11, 2012

RECEIVED
AUG 14 2012
COMMUNITY DEVELOPMENT
CITY OF SAN RAFAEL

San Rafael City Council
c/o Community Development Department
P. O. Box 151560
San Rafael, CA 94915

Re: San Rafael Airport Recreational Facility Access Bridge

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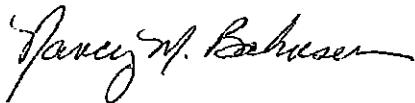
I hope the City Council will give serious consideration to the proposed access to the San Rafael Airport Recreational Facility Project.

The developer apparently has plans to build a small fence and plant shrubbery along the property line of Captain's Cove. There are residences located right next to the access road and bridge, and they will be subject to constant traffic noise and headlights intruding into their homes at night.

I don't believe adequate consideration has been given to the safety hazards involved with managing the tight turns on the access road, particularly since the facility will be open until midnight or later, serving alcoholic beverages.

I respectfully request that the City Council evaluate the appropriateness of the access to the facility currently in the plan.

Very truly yours,



Nancy M. Bahnsen
75 Dockside Circle
San Rafael, CA 94903
(415) 462-6295

cc: Captain's Cove HOA

RECEIVED

AUG 14 2012

COMMUNITY DEVELOPMENT
CITY OF SAN RAFAEL

August 11th, 2012

San Rafael City Council
c/o Community Development Department
P. O. Box 151560
San Rafael, CA 94915

Re: San Rafael Airport Recreational Facility Access Bridge

Dear City Council Members,

By now, all of you have taken at least one trip out to the San Rafael Airport property and crossed/seen the current access bridge. **When you turn from Smith Ranch Rd. onto Airport Blvd., ONLY ONE CAR AT A TIME CAN PASS, BLOCKING THE OPPOSITE WAY. ON TOP OF THAT, THE SMART TRAIN RAILROAD GATES WILL BE OPERATIONAL CREATING TRAFFIC CONGESTION OF HUGE PROPORTION. THIS HAS NOT BEEN ADDRESSED BY THE IER. IT JUST DEFIES COMMON SENSE.**

On numerous occasions, the applicant has stated that the closest any home is to the proposed project is ¼ mile. What has conveniently been avoided by the applicant is that the *access bridge* to the airport property is, in fact, merely just a *few yards* away from Captain's Cove Condominium Complex.

If the project is approved as is, the hours of operation and the over 1700 vehicle crossings expected each day at the facility will make this bridge completely inappropriate – even if it's widened. It will most certainly promise non-stop traffic noise to Captain's Cove residents, and after dark it will mean not only traffic noise but will mean continuous headlights into these homes until well after midnight. Then there is the safety aspect of the twists and turns of the road to and from the current bridge. This multiplied (especially at night) by soccer players who have had a few beers is most certainly a recipe for disaster in regards to noise and safety.

During the June 6, 2012 Planning Commission Discussion of Merits, Commissioner Lang even stated that she did not like the location of the bridge and that it would be much better located closer to McGinnis Park. This has been discussed in the past, but the applicant has gotten away with saying "there's nothing we can do about it; it's the County's property." This is unacceptable. In no forum of the Community Development process has there been requirements placed on the applicant in regards to moving the bridge. Adding a little fence and some bushes is not sufficient. If this is to be a state-of-the-art facility as the applicant keeps boasting, than the City should require they make accommodations for properly located access.

I ask that the City Council not let this matter go unattended.

Thank you for your attention to this issue.

Kind regards,



Victor Fridman
34 Keel Ct.
San Rafael, CA 94903

August 10, 2012

San Rafael City Council
c/o Community Development Department
P. O. Box 151560
San Rafael, CA 94915

RECEIVED
AUG 14 2012
COMMUNITY DEVELOPMENT
CITY OF SAN RAFAEL

Re: San Rafael Airport Recreational Facility Access Bridge

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There are residences located right next to the access road from Smith Ranch Road and the little bridge, and they will be subject to constant traffic noise and headlights intruding into their homes at night. The developer apparently has plans to build a small fence and plant shrubbery along the property line of Captain's Cove, but this will hardly mitigate the adverse effects of the 1700 cars per day that are projected.

I respectfully request that the City Council evaluate the appropriateness of the access to the facility currently in the plan.

Very truly yours,



Dina Moraes
73 Dockside circle
San Rafael Ca 94903

August 10, 2012

San Rafael City Council
c/o Community Development Department
P. O. Box 151560
San Rafael, CA 94915

RECEIVED
AUG 13 2012
PLANNING

Re: San Rafael Airport Recreational Facility Access Bridge

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Very truly yours,



LOREE ALYCE ADES
65 DOCKSIDE CIRCLE
SAN RAFAEL CA 94903

August 10, 2012

San Rafael City Council
c/o Community Development Department
P. O. Box 151560
San Rafael, CA 94915

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PLANNING

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Victor J. Duran
67 Dockside Circle
San Rafael, CA 94903

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RE: Proposed Airport Soccer Complex

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I am deeply concerned about a number of aspects of this proposal, including:

- Safety of children and adults playing sports 160 feet from an active runway (why set aside state safety regulations and the warnings of Caltrans?). Not to mention the moral and liability issues of such a step. Planes have crashed there and it is not a question of "if" but "when" another will.
- Adult out-of-county leagues would be those most served by this pay to play, commercial project, more than local youth, as most parents in support have been led to believe.
- The public trust has been betrayed. The intent of the Deed of Restrictions on this property should of course be honored, as signatory and former Mayor Larry Mulryan has urged. The applicant/owner has already profited greatly from the development of Autodesk, Embassy Suites and Villa Marin, as was offered in exchange for keeping the airport area open and undeveloped.
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- This would be a *calamity* for the quality of life for surrounding neighborhoods. The amount of noise, lights and traffic would seriously degrade people's ability to enjoy themselves on their own property or in surrounding open space. Prospective home buyers are already awaiting your decision.
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Please, I urge you not to allow this proposed soccer complex to be built. It would be devastating to the environment and to nearby communities. This area should remain open space. Now and into the future. It is an inappropriate location for this type of development.

Sincerely,


Signature

D. Nasetaris
Print Name

104 N. San Pedro, San Rafael
Address

July 29, 2012
Date

424

RECEIVED

AUG 9 2 2012

RECEIVED PLANNING

AUG 29 2012

PLANNING

Attn: Gary O. Phillips, Mayor
Marc Levine, Councilmember
Damon Connolly, Councilmember
Barbara Heller, Councilmember
Andrew McCullough, Councilmember

C/o: Kraig Tambornini, Senior Planner
City of San Rafael, Community Development
PO Box 151560
San Rafael, CA 94915-1560

RECEIVED
AUG 29 2012
PLANNING

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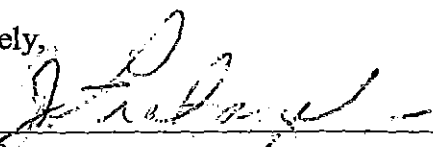
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Signature

J. Fratarangelo

Print Name

304 N. San Pedro St

Address

7/29/12 SR, CA. 94903

Date

425