



HAMILTON FIELDS SPORTS PARK
PRECISE DEVELOPMENT PLAN
RESUBMITTAL PER LETTER OF INCOMPLETENESS
STATEMENTS

1. Pursuant to: **Engineering Division Requirements and Comments #3:**

The project description states that approximately 12 acres will be dedicated to the City. The Easement for Recreational Uses does not appear to grant the applicant this right. How is this “dedication” proposed to be accomplished?

Response: While, per the Easement granted to the Project Applicant by the Department of the Army, the Project Applicant does have the right to grant sub-easements, in this case, the Project Applicant will not dedicate the 12 acres for the Community Park to the City of Novato. Rather, it is the intention of the Project Applicant to construct, operate, own and maintain the Community Park at its sole expense, and allow community access at no charge to the public.

2. Pursuant to: Art Program Requirement: ***Art Program: Section 19.21 of the Zoning Code requires identification of an Art Project to satisfy the requirements of this Section.***

The Project Applicant has met with Parks, Recreation and Community Services Director Pam Shinault and discussed the various options and potential programmatic elements involved with the City of Novato Art Requirement. The Project Applicant will meet this requirement to the satisfaction of the City of Novato by fully defining the nature and scope of the Art Project in cooperation with Design Review and Parks and Recreation prior to submission of project plans to the Planning Commission for review and recommendation.

3. Pursuant to: Relocation of Wetlands Interpretive Pavilion:

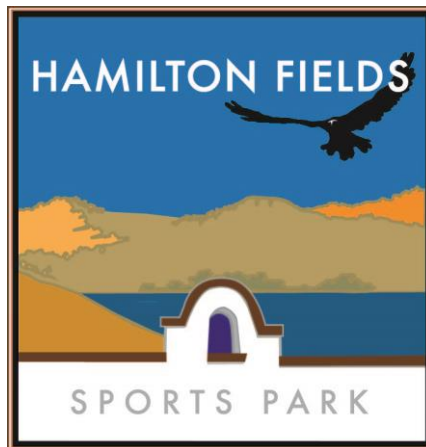
If the proposed Interpretive Pavilion is to be relocated, revised plan sets will be required.

The Project Applicant will not be relocating the Pavilion to City Land, but rather plans to leave in its current location on the Bay Trail and work out an easement or other use rights with the State of California.

Scott Mendelsohn, Project Manager

Cell: 415-717-3660

Email: evergmc@aol.com



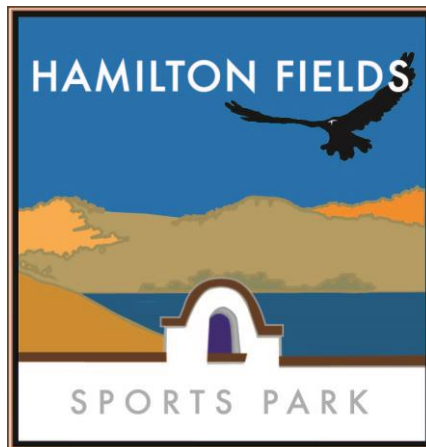
Engineering Division Requirements and Comments:

- 9. Explain how underground utilities and structure foundations such as backstop posts can be installed without disturbing the landfill cap.**

In general, the landfill cap has a couple feet of soil cover over the landfill's geotextile drainage and geomembrane. Actual landfill cap thickness at various locations to be determined based on site exploration "pot holing". Site grading for the project can add fill instead of cutting if there are areas with a thin landfill cap. Underground utilities that have less than the standard cover can be backfill with controlled density fill (CDF) instead of soil to protect utilities at shallow depth. Foundations for structures are intended to be design with post-tensioned slabs or mat slab foundations that require very little penetration into the cap. For light and backstop poles, spread footings can be used instead of the more traditional drilled piers. Based on review of Florida Dept of Transportation standard designs for 40' light poles with high wind loads, footing depths are less than 2 feet deep. It is our opinion that most of the proposed improvements can be construction within the soil layer above the geotextile drainage and geomembrane that seals that landfill materials.

Scott Stephens
Miller Pacific Engineering Group
504 Redwood Blvd., Suite 220, Novato, CA 94947
tel 415-382-3444
fax 415-382-3450

HAMILTON FIELDS SPORTS PARK
Scott Mendelsohn, Project Manager
Cell: 415-717-3660
Email: evergmc@aol.com



Engineering Division Requirements and Comments:

- 9. Explain how underground utilities and structure foundations such as backstop posts can be installed without disturbing the landfill cap.**

In general, the landfill cap has a couple feet of soil cover over the landfill's geotextile drainage and geomembrane. Actual landfill cap thickness at various locations to be determined based on site exploration "pot holing". Site grading for the project can add fill instead of cutting if there are areas with a thin landfill cap. Underground utilities that have less than the standard cover can be backfill with controlled density fill (CDF) instead of soil to protect utilities at shallow depth. Foundations for structures are intended to be design with post-tensioned slabs or mat slab foundations that require very little penetration into the cap. For light and backstop poles, spread footings can be used instead of the more traditional drilled piers. Based on review of Florida Dept of Transportation standard designs for 40' light poles with high wind loads, footing depths are less than 2 feet deep. It is our opinion that most of the proposed improvements can be construction within the soil layer above the geotextile drainage and geomembrane that seals that landfill materials.

Scott Stephens
Miller Pacific Engineering Group
504 Redwood Blvd., Suite 220, Novato, CA 94947
tel 415-382-3444
fax 415-382-3450

HAMILTON FIELDS SPORTS PARK
Scott Mendelsohn, Project Manager
Cell: 415-717-3660
Email: evergmc@aol.com