

Project: HAMILTON FIELDS

Subject: RESPONSE TO PLANNING DIVISION AND ENGINEERING DIVISION

From:

To:

Date: 6/01/2015

ITEM #	COMMENT	RESPONSE
<b><u>PLANNING DIVISION REQUIREMENTS AND COMMENT</u></b>		
	Several sheets require a legend to understand all elements shown.	ADDITIONAL LEGENDS AND CALL OUTS HAVE BEEN ADDED TO ALL SETS TO PROVIDE MORE DETAILED INFORMATION ON ELEMENTS SHOWN.
	Information summary is also needed to summarize the square footages of all buildings proposed, site coverage and parking provisions.	AN INFORMATION TABLE HAS BEEN ADDED TO THE FIRST SHEET OF THE SET, SUMMARIZING SQUARE FOOTAGES OF ALL BUILDINGS PROPOSED, SITE COVERAGE AND PARKING PROVISIONS.
	The application will also require an amendment to the General Plan Land Use Map. The existing Land Use Map shows a portion of the property as Open Space, including portions of the proposed tournament ball field. A request to amend the map to designate the entire development area as Parkland should be submitted, including an exhibit map.	A SEPARATE PLAN, HIGHLIGHTING THE EXISTING LAND USE AND THE AREAS TO AMEND TO PARKLAND, HAS BEEN SUBMITTED WITH A GENERAL AMENDMENT REQUEST IN THE WRITTEN STATEMENTS SECTION.
<b><u>Submittal requirements for Master Plan (Section 19.42.060 (E) (1)</u></b>		
(a)(6)	Existing trees and trees proposed for removal, including within the creek area must be shown.	ADDED "EXISTING TREES / TREE REMOVAL PLAN", SHEETS 1.03 AND 1.04
(a)(11)	An informational sheet in the plan set indicating the square footages of all buildings proposed.	INFO OF SQUARE FOOTAGE OF ALL BUILDINGS HAS BEEN ADDED BOTH TO THE CHART ON SHEET 0.00 AND ON THE LANDSCAPE LAYOUT SHEETS, L1.01 AND L1.02
(b)(6)	An evaluation of potential historic and archaeological resources will be done as part of the preparation of the environmental document by the City	THIS WILL BE ADDRESSED IN THE EIR
(b)(7)	An evaluation of noise sources will be done as part of the preparation of the environmental document by the City	THIS WILL BE ADDRESSED IN THE EIR
(b)(8)	A preliminary traffic analysis was prepared for the City and will be done as part of the preparation of the environmental document by the City	THIS WILL BE ADDRESSED IN THE EIR

(b)(9)	A hydrologic analysis will be done as part of the preparation of the environmental document by the City	PROVIDED IN PRELIMINARY HYDROLOGY STUDY
(b)(12)	A biological assessment will be done as part of the preparation of the environmental document by the City	THIS WILL BE ADDRESSED IN THE EIR
(c)	A lighting photometric diagram for the Community Park and for the commercial sports complex.	SEE SHEETS L5.00 TO L5.08
(c)	A detailed operational and maintenance plan for the Community Park and maintenance plan including anticipated water demand and use of pesticides and herbicides for the commercial sports complex.	THE OPERATIONS AND MAINTENANCE PLAN HAS BEEN SUBMITTED AS PART OF THE WRITTEN STATEMENTS.  ANTICIPATED WATER DEMAND AND USE OF PESTICIDES AND HERBICIDES HAS BEEN ADDRESSED ON SHEET L4.00.
<b><u>Submittal requirements Precise Development Plan: (Section 19.42.060 (F) (1))</u></b>		
(a)(3)	Identification of existing trees more than 3 inches in diameter proposed for removal in the development area, including the proposed creek crossings	ADDED "EXISTING TREES / TREE REMOVAL PLAN", SHEETS 1.03 AND 1.04
(a)(7)	Architectural details (elevations, floorplans, height, size) of proposed accessory buildings (concession stands, restrooms, etc.)	SEE SHEETS A1-2, A1-3, A1-6, A1-7, A1-9, A1-10, A1-11
(a)(7)	Architectural details of the proposed design and structural support for bridges.	STRUCTURAL SUPPORT PROVIDED ON "TYPICAL SECTIONS" SHEET C5.02
<b><u>Art Program</u></b>		
Section 19.21 of the Zoning Code requires identification of an Art Project to satisfy the requirements of this Section.		ADDRESSED IN WRITTEN STATEMENTS
<b><u>Compliance with Hamilton Field Master Plan</u></b>		
The proposed project must comply with provisions contained in the Hamilton Field Master Plan. A written analysis is needed of project compliance with the Plan's goals, design concepts and land use plan, noting any proposed deviations or amendments. A copy of the Hamilton Field Master Plan will be provided under separate cover.		ADDRESSED IN WRITTEN STATEMENTS
<b><u>Engineering Division Requirements and Comments:</u></b>		
1	All existing property lines and easements need to be clearly shown and labeled on the civil plans.	PROVIDED ON "EXISTING CONDITIONS / BASE MAP" SHEET, C1.01 AND C1.02

2	Provide a copy of the Final Closure and Post Closure Landfill Maintenance Plan	ONE COPY SUBMITTED WITH PLANS AND WRITTEN STATEMENTS
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?	ADDRESSED IN WRITTEN STATEMENTS
4	The existing conditions base map topo needs to show and label all existing structures and improvements (e.g., existing roads, skate park parking lot, concrete slabs and bunkers).	SEE SHEET L1.00
5	Submit a preliminary drainage report with hydrology and hydraulics calculations. Include positive drainage of City property east of the landfill.	PROVIDED IN PRELIMINARY HYDROLOGY STUDY
6	Show and label FIRM Flood Hazard Zones and flood elevations or depths on the grading plans.	PROVIDED IN PRELIMINARY HYDROLOGY STUDY, APPENDIX 8.8
7	The proposed development will need to comply with Municipal Code Section 5-31 - Flood Damage Prevention Requirements. In addition, for any fill or structures proposed within a Flood Hazard Area, a hydraulic study must be prepared demonstrating that this will not increase any flood elevations. Explain how this will be accomplished and submit hydraulic analysis to support.	PROVIDED IN PRELIMINARY HYDROLOGY STUDY, SECTION 7.4 AND APPENDIX 8.8
8	Submit a preliminary Stormwater Control Plan prepared in accordance with the BASMAA Post Construction Manual. Incorporate integrated Low Impact Design (LID) principals into the site design. In addition, post-development runoff shall not exceed pre-development runoff for the 2-year, 24-hour storm.	PROVIDED IN PRELIMINARY HYDROLOGY STUDY. FOR STORMWATER CONTROL PLAN, SEE APPENDIX 8.7. FOR 2-YEAR, 24-HOUR RUNOFF ANALYSIS, SEE SECTION 5 AND 7.2.
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 OF FEET OF SOIL COVER OVER THE LANDFILL'S GEOTEXTILE DRAINAGE AND GEO-MEMBRANE. ACTUAL LANDFILL CAP THICKNESS AT VARIOUS LOCATIONS TO BE DETERMINED BASES 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 BACKFILLED WITH CONTROLLED DENSITY FILL (CDF) INSTEAD OF SOIL,

		TO PROTECT UTILITIES AT SHALLOW DEPTH. FOUNDATIONS FOR STRUCTURES ARE INTENDED TO BE DESIGNED 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 THE FLORIDA DEPT. OF TRANSPORTATION STANDARD DESIGN FOR 40' LIGHT POLES WITH HIGH WIND LOADS, FOOTING DEPTHS ARE LESS THAN 2' DEEP. IT IS OUR OPINION THAT MOST OF THE PROPOSED IMPROVEMENTS CAN BE CONSTRUCTED WITHIN THE SOIL LAYER ABOVE THE GEO-TEXTILE DRAINAGE AND GEO-MEMBRANE THAT SEALS THE LANDFILL MATERIALS.
10	The access road needs to be designed to City standards for a public. Provide a typical cross-section.	PROVIDED IN TYPICAL SECTIONS, SHEET C5.01
11	Provide additional cross section and extend sections to show existing houses relative to proposed grades.	SEE SHEET C5.01 AND C5.02
<b><u>Advisories:</u></b>		
12	We suggest including a Class 1 multi-use path connecting the SMART MUP to the future Bay Trail.	NOT ADDRESSED
<b><u>North Marin Water District Requirements and Comments - Advisories (not required for application completeness):</u></b>		
1	Construction of new water distribution facilities is required before water service can be provided to the project. The owner must apply to the District; enter into an agreement with the District and complete financial arrangements for the new facilities prior to recording the final map. Occupancy approval shall not be granted until water service installation is complete.	NOT ADDRESSED
2	The District recently expanded recycled water delivery to this area and the onsite facilities shall be designed to use recycled water for dual plumbing and landscape irrigation. Accordingly, the project will require installation of both in-tract and off-tract potable and recycled water mains in compliance with District regulations and specifications.	NOT ADDRESSED
3	The owner must dedicate easements where necessary for	NOT ADDRESSED

	District facilities (both potable water and recycled) to serve this proposed project. Water pressure in this area at an elevation of 60 feet is approximately 40 psi and fire flows are in excess of 3500 GPM. Separate fire services would be required for commercial/retail structures and separate meters for landscaping demands would also typically be provided.	
4	The project must conform to District Regulation 15 – Mandatory Water Conservation Measures. Occupancy approval shall not be granted until compliance with water conservation measures, as applicable, can be verified. For the full scope of the required water conservation measures for both indoor fixtures/appliances and landscaping refer to Regulation 15 (sections e. and f.) at <a href="http://www.nmwd.com">www.nmwd.com</a> . Please contact the District Water Conservation Coordinator at (415) 761-8933 if you have any questions regarding clarification of required water conservation measures or plan submittal requirements.	NOT ADDRESSED
5	Installation of an above-ground, reduced pressure principle (RPP) backflow prevention device at the meter is required in accordance with the District's Regulation 6 (at <a href="http://www.nmwd.com">www.nmwd.com</a> ) and California Department of Health Regulations (Title 17). Upon installation, an inspection report (device testing) must be completed and returned to the District prior to the commencement of business activities. Please contact our Cross Connection Control Technician at (415) 761-8931 for more specific requirements.	NOT ADDRESSED
<b><u>Novato Fire Protection District Requirements and Comments:</u></b>		
1	Roadways shall be not less than 20 feet wide, capable of accommodating 60,000 pounds gross vehicle weight and conform to NFD Standard #210. All turn-outs and turn-arounds for fire apparatus shall be dedicated and noted on plans. "No Parking Fire Lane" signs and curb marking shall be installed conforming to NFD Standard #204	PROVIDED IN "FIRE LANES, EMERGENCY VEHICLE ACCESS, AND FIRE HYDRANTS", SHEET C6.01
2	A second means of fire apparatus ingress and egress shall be provided for the project and acceptable to the Fire Marshal prior to deeming the project	SAME COMMENT AS ABOVE

	<p>submittal complete. In addition to the main entrance, a minimum of one additional emergency ingress and egress shall be required for the proposed project conforming to NFD Standard #210. Additional details shall be provided on proposed secondary emergency vehicle access prior to approval, including a section showing the grade of the proposed EVA and submittal of the existing easement language for connection to Serra Court.</p>	
3	<p>A recorded and dedicated four wheel drive access shall be provided with curb cuts to maintain access to open space and the existing levees and shall be indicated on project plans.</p>	<p>SAME COMMENT AS ABOVE</p>
4	<p>An approved fire gate shall be installed and shown on project plans, located by the Fire Marshal and conforming to NFD Standard #221.</p>	<p>SAME COMMENT AS ABOVE</p>
<p><b><u>Advisories (not required for application completeness):</u></b></p>		
5	<p>Automatic fire sprinklers are required per NFPA Std. 13. Plans, calculations shall be submitted under permit with NFPD for review and approval. Automatic fire sprinklers are required for all buildings (except those with "U" &lt;1000 sq.ft.) including but not limited to the indoor training facility and Ball Park Building, and shall conform to NFD local ordinances and standards. See NFD Ordinance 2013-1.</p>	<p>NOT ADDRESSED</p>
6	<p>A fire alarm and detection system including emergency voice/alarm communication system and captions conforming to 2013 California Fire Code Chapter 9 and NFD standards. All fire sprinkler alarms and valves shall be monitored and zoned by an approved UL Central Station conforming to NFD Standard #400. A serially numbered UL</p>	<p>NOT ADDRESSED</p>

	Certificate shall be issued by the approved monitoring company on the alarm monitoring system.	
7	Fire hydrants shall be capable of flowing 3,500 fpm, spotted by the Fire Marshal and spaced not to exceed 300 feet. Number and location to be determined by the Fire Marshal.	NOT ADDRESSED
8	Emergency plans shall be developed and submitted to NFD conforming to CFC Ch. 4 and local ordinance for review and approval	NOT ADDRESSED
9	Knox key access shall be installed conforming to NFD Standard #202.	NOT ADDRESSED
10	Maximum occupant capacity signs shall be installed conforming to NFD Standard #115.	NOT ADDRESSED