

ALTA CONSULTANTS

PLANNING ♦ ENGINEERING ♦ SURVEYING

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November 3, 2021

Job No. 499-01

T21-00002 (Tentative Tract Map)

D21-00005 (Development Plan)

DB21-00003 (Density Bonus) No longer applicable

VISTA WAY SENIOR HOUSING APN: 165-493-47 CITY COMMENTS DATED: JULY 19, 2021

CEQA

From the CEQA memo the site will most likely qualify for a *Categorical Exemption*.

Attachment 1: Planning, Sergio Madera (760) 435-3539

- 1) Site Area is 1.97 AC (Alta). The APN plat shows 2.08, application has been corrected.
- 2) The revised layout only has 18 Units. Density bonus is no longer applicable.
- 3) The site has a covenant that limits development to 1-story only. This covenant combined with the long narrow shape of the lot severely limits the constructable area. As one of the spaces saving design features proposed with this project we are proposing one-car garages with 1-assigned parking space. This option also increases fire access by providing a proposed 11' separation between units for the open assigned parking space.
- 4) We are asking for a waiver for building setbacks due to the odd shape of this project. See new sheets 12 and 13 of TM & sheets 9 & 10 of site plan for setback exhibits.
- 5) A parking schedule has been added to sheet 1 of TM & site plan.
- 6) The Street Design Table requires a minimum width of 36' right-of-way, 28' curb, 200' centerline radiuses, street lights and 100' vertical curves (per 3.4-B1). We have proposed sidewalk for only one side of the private street reducing the street width to 32'. We cannot meet the cl radius requirement or the 100' VC requirement due to the lack of depth for this site. So we are asking for a waiver of these requirements.
- 7) The wall does exceed City standards and is one of the design exceptions requested. Alta can add sheets for wall profile although I think we should argue this with Sergio.
- 8) See comment #4
- 9) Open space: two common open space areas are shown on plans one at the SW corner of the site (1,203 SF) the other at the east end of the site (1,521 sf). We have 18 units with an open space requirement of 5,400 sf 50%=2,700 sf. We are proposing a total of 2,724 sf of usable open space.
- 10) See comment #4

- 11) We have a minimum of 11' between units except for the 2-triplexes at the east end of site.
To achieve this we have a parking space in between the units that is assigned parking for the adjacent unit.
- 12) Landscape architect
- 13) See comment #4
- 14) Ordinance 3047 is for renewable energy the units will be designed accordingly.
- 15) Ordinance 3049 Urban Canopy (landscape Architect)
- 16) Community Outreach Plan (developer).

Attachment 2: Engineering, Edwin Medina (760) 435-5086

- 1) Added to Plans.
- 2) Form Signed & Dated.
- 3) Updated Title Report Pending.
- 4) Same as #2.
- 5) Added RW lines and dimension
- 6) Improvements added.
- 7) No existing site structures other than some retaining walls which are labelled already.
- 8) See comment #6.
- 9) Added bench mark #.
- 10) Add Basis of Bearings to sheet 1 of TM (Alta).
- 11) Added FEMA date.
- 12) Updated Vista Way Section.
- 13) For curb dimensions see either sheets 4 & 5 or sheets 12 & 13.
- 14) Did not add arc lengths concept plans.
- 15) N/A redesign eliminated emergency access.
- 16) Fire-hydrant is now labelled on plans.
- 17) Typical sections for streets have maximum proposed wall heights. Storm drain profiles and site sections show wall heights with top and bottom of wall labels.
- 18) Private street has been designed for this site.
- 19) Noted

Drainage Report

- 1) Added discussion to section 1.2
- 2) Added discussion to section 1.3 under pre-development.
- 3) Added discussion to section 1.3 under post development at page 4 paragraph 2.
- 4) Already in report under section 1.1 paragraph 2.).
- 5) Where applicable has been revised.
- 6) We believe that the method used is correct since the downstream drainage system at the time of construction was required to be designed to meet the existing zoning which should have been multiunit however being conservative we assumed that it matched the existing development prior to the construction of the public storm drain system.
- 7) Will do once all other design issues have been resolved. (Note we disagree on what the City request to change the existing "C" Value from single family C=0.55 to vacant .35.)

- 8) With the revised design there is minimal diversion of drainage. The only diversion being at the northeast corner of the site. Pre-development drainage basin P3 Q100= 0.03CFS drained to inlet "A" it now flows into the cross gutter as post-development drainage basin C. There is no need to do an analysis of the downstream drainage structures skince this if necessary the 0.03 CFS could be detained on-site although it is our opinion that this is not necessary for such a minor diversion considering that the cross-gutter drainage flows into an existing inlet east of the site within the say storm drain system.
- 9) Added to conclusion.
- 10) Table has been moved to conclusion.
- 11) Did not do instead changed the calculations to sq ft. Showing in sq ft since some sub-areas are have small acreages.
- 12) Added to exhibits
- 13) Have removed parking #'s
- 14) See soil map as attachment 3
- 15) Site located on ISSOpluvials.

Engineering/Land Survey, Edwin Medina (760) 435-5086

- 1) South Vista Way right-of-way has been added.
- 2) Added benchmark info.
- 3) Updated Title Report Pending.
- 4) .

Additional Engineering Comment, Edwin Medina (760) 435-5086

- 1) PDP SWQMP Will do once revisions are done. Since this was a complete redesign from our first submittal.

Fire Department, Tim Rise (760) 435-4101

- 1) On sheet 3 this note has been added as fire note 3 on TM and Site Plan.
- 2) On sheet 3 this note has been added as fire note 4 on TM and Site Plan.
- 3) Site redesign includes private road to city standards.
- 4) All curb radiuses are 30' minimum.
- 5) N/A Emergency access eliminated.
- 6) N/A same as comment #5
- 7) N/A same as comment #5
- 8) Added hydrant coverage to sheet no. 3.
- 9) Hydrants are private.
- 10) N/A since hydrants are proposed to be directly connected to the Vista Way Main.
- 11) Pending.
- 12) On sheet 3 this note has been added as fire note 6 on TM and Site Plan.
- 13) On sheet 3 this note has been added as fire note 7 on TM and Site Plan.
- 14) On sheet 3 this note has been added as fire note 8 on TM and Site Plan.
- 15) On sheet 3 this note has been added as fire note 9 on TM and Site Plan.
- 16) Noted

Public Work/Transportation, Tam Tran (760) 435-5115

- 1) Redesign proposes only one driveway.
- 2) Site redesign includes private road to city standards.
- 3) Per the typical street sections on sheet #3 there are standard G-14A d/w's proposed only along the southern side of private street "A". All other locations have rolled curb or along driveway "B" no curb fronting the units.
- 4) See details added to sheet no. 11.
- 5) ADA path is show on sheet #3
- 6) Plans have been updated to show existing improvements and right-of-ways..
- 7) Yes, driveways are G-14A.
- 8) Revised to ADA ramp.
- 9) N/A Emergency access has been eliminated.
- 10) Site Plan: (a) Already on detail sheets for site plan. (b) Already on detail sheets for site plan. (c) added note to plans for ADA ramp.
- 11) N/A standard private street entrance
- 12) Painted Medians?
- 13) What is the required design speed?
- 14) Has been redesigned to private street and labelled accordingly.
- 15) If we add sidewalks to both sides of private street we will have a total minimum private street width of 5' S/w+ 0.5' curb+28' travelled way+0.5' curb+5' S/W=39'. After discussion with City it was determined only need sidewalk on one side of private street. 28' travelled way with standard curb and sidewalk one side rolled curb on other side. See revised street sections on sheet #3.
- 16) N/A no longer have emergency access.
- 17) Turn-a-round has been added and reviewed by fire department.
- 18) Yes, utilities will be underground.

Water Utilities, Sergio Madera & Ibrahim Hassan

- 1) All easements are shown on sheet no. 2. All meter locations are shown on all plan views. If there are additional water laterals that do not have existing meter boxes we do not have this information.
- 2) Noted
- 3) Site redesign includes private road to city standards.
- 4) We are not proposing a water main just water laterals with that service more than 1 unit. The water laterals will have private meters and be maintained and billed through the HOA.
- 5) Replace or impact fee for existing water main in Vista way. We are installing less units than were previously serviced by this existing main. Do not believe this comment applicable.
- 6) Similar to comment 4. We are proposing private sewer laterals not mains. The flow generated only needs a 6" main.
- 7) Pending, will be done by another consultant.

8) General Conditions

- 9) Noted
- 10) There are no ground water wells on site so does not apply. Add note to plan saying this.
- 11) Noted
- 12) Noted
- 13) Noted
- 14) Noted
- 15) Noted Called out on plans as private meters HOA.
- 16) Even though the proposed units for this site are not attached this is what we are proposing.
- 17) Have noted on plans that the ex. 1" water meter is to remain to service this project's irrigation needs. Noted HOA to pay for.
- 18) On sheet 3 this note has been added as fire note 3 on TM and Site Plan.
- 19) N/A since hydrants are proposed to be directly connected to the Vista Way Main.

The Following Conditions Shall be Met Prior to Engineering Design Plans.

- 20) Noted
- 21) Noted
- 22) Noted
- 23) Noted
- 24) Recycled water main for site frontage both North Way and Vista Way. Excessive cost do to the amount of site frontage and limited amount of units would like to have fee waived.
- 25) No zone change so per this not no studies required.
- 26) Flow studies required?
- 27) N/A
- 28) We are showing Manhole connections.
- 29) N/A no connections proposed to existing manholes.
- 30) Ex. meter already shown on plans.
- 31) To be provided by landscape architect with final design.
- 32) Noted
- 33) N/A
- 34) N/A
- 35) As proposed by these plans.
- 36) Noted

The Following Conditions of Approval Shall be met Prior to Building Permit Issuance.

Note these comments are for the architects building plans.

- 37) Noted
- 38) Noted
- 39) Noted
- 40) Noted
- 41) Noted
- 42) N/A
- 43) Noted

Solid Waste

Note these comments have incorrect project name and APN

- 1) Noted (Architect)
- 2) Noted (Architect)
- 3) Noted For the two triplexes at the east end of the project a trash enclosure is proposed. See detail on sheet #11