

ALTA CONSULTANTS

PLANNING ♦ ENGINEERING ♦ SURVEYING

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State License R.C.E. 38606 and L.S. 5335

May 19, 2022

Job No. 499-01

T21-00002 (Tentative Tract Map)

D21-00005 (Development Plan)

DB21-00003 (Density Bonus)

VISTA WAY SENIOR HOUSING APN: 165-493-47

CITY COMMENTS DATED: February 24, 2022

CEQA

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

Attachment 1: Planning, Patty Anders (760) 435-3529

- 1) From Comment #2 we are incorrect in our statement that the bonus density does not apply. Have added references to bonus density back to plans
- 2) See comment #1
- 3) Noted
- 4) Noted
- 5) Noted
- 6) (previous comment #7) Profile is not needed since a waiver has been requested as part of the bonus density.
- 7) (previous comment #8) As discussed and shown on plans the existing lot's topography and shape require us to reduce the rear usable depth. A waiver has been requested as part of the bonus density.
- 8) (previous comment #9) Per 1050R we need to provide 300 SF of usable open space per unit or $18 \times 300 = 5,400$ SF both private & common. The common open space is currently shown as 2,724 SF. The remaining open space is private and within the fenced yard spaces. These as shown meet the open space requirements. Have added this info to plans as TM note #24 & site plan note #18.
- 9) (previous comment #10) As discussed and shown on plans the existing lot's topography and shape require us to waive the front setback requirements. A waiver has been requested as part of the bonus density.
- 10) (previous comment #11) We have a minimum of 11' between units except for the units within 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. These plans meet this requirement.
- 11) (previous comment #12) See landscaping plans. A waiver has been requested as part of the bonus density.

- 12) (previous comment #13) We do not comply with the garage setbacks. A waiver has been requested as part of the bonus density.
- 13) (previous comment #14) Ordinance 3047 is for renewable energy. Note added to plans: TM #31, Site Plan #20
- 14) (previous comment #15) See landscape exhibit.
- 15) (previous comment #16) Community Outreach Plan: Developer is working with patty on this.

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

- 1) Noted, Done
- 2) See new title report included this submittal
- 3) Added as note #21
- 4) Added 35' radius label to plans

Drainage Report

- 1) C Values have been revised
- 2) Will do (consultant for storm water)
- 3) Parking #s removed

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

- 1) Noted, Done
- 2) See new title report included this submittal

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

- 1) PDP SWQMP See attached.

Fire Department, Tim Rise (760) 435-4101

Conditionally approved. Updated fire notes

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

Response to planning

Have noted stripping comments do we need to do a stripping plan now or as part of final design?

- 1) Will revise to 8" minimum for sewer and fire lines. Leaving water services as shown per comment 5 it is OK.
- 2) Flow calcs not required will be serviced by water meter per fire department.
- 3) Did not move sewer main.
- 4) Noted, backflow preventers removed
- 5) Added water note #7 to sht. 4 & 5

- 6) Same as 5
- 7) Will revise retaining walls to increase clearance. Added water note #8 to sht. 4 & 5
- 8) Added water note #9 to sht. 4 & 5.
- 9) N/A

Water Utilities, General Conditions. Sergio Madera & Ibrahim Hassan

- 10) Noted, no wells on site that we are aware of.
- 11) Noted, no wells on site that we are aware of.
- 12) Noted
- 13) Noted
- 14) Noted
- 15) Noted
- 16) Noted
- 17) Noted, the existing water meter has been designated as the proposed irrigation meter and is already shown on plan
- 18) Noted
- 19) Per fire note #2 the water meters will be sized to provide fire service.

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

- 20) Noted
- 21) Noted
- 22) Noted
- 23) Noted
- 24) Noted
- 25) No zone change, so per this not no studies required.
- 26) Noted
- 27) N/A
- 28) We are showing Manhole connections.
- 29) N/A no connections proposed to existing manholes.
- 30) Ex. meter will be used for irrigation already shown on plans.
- 31) To be provided by landscape architect with final design.
- 32) Noted
- 33) N/A
- 34) N/A
- 35) Noted, 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) Noted, water & Sewer fees

Solid Waste

- 1) The bins for units 1-12 will be stored in the garage. Units 13-18 will use the trash enclosure.

Police

- A) Gate to be remote entry and pin pad. Gates will not be open will always require pin pad or remote entry.
- B) Noted, type & architectural along with landscape design will be determined by developer. Alcoves have been modified to 45 degree angles on Vista Way to eliminate concealment spaces.
- C) Use of cameras to be determined in final design.
- D) No, not needed street is a cul-de-sac and not very long. Also this is a senior community.
- E) Lighting to be determined in final design.
- F) Porches are very short as part of design.
- G) Maintenance will be done by HOA.
- H) This is a walkable community. The pavers will be flush.

