

# ALTA CONSULTANTS

**PLANNING ♦ ENGINEERING ♦ SURVEYING**

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

August 31, 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: June 21, 2022**

#### **Arc Letter & Additional Comments not included in Arc Letter**

##### General Comment on overall site design:

The infiltration testing for the site showed infiltration rates that were low, so the proposed BMP of pervious pavers could not work in the manor proposed. The pavers within Street “A” and Driveway “B” have been removed and replaced with asphalt. Any remaining site pavers for walkways or patios are considered an impervious surface for the storm water and drainage reports included for this project.

##### Engineering

After receiving the “arc Letter” and accompanying redlines, Edwin medina sent us a redline requesting pedestrian curb ramps for the sidewalk located east of unit 18. No ramps are required in this location because the sidewalk is flush with the adjacent pavement.

##### Engineering (land Survey)

The title report and easement callouts have been updated.

##### Fire

After we received the “Arc Letter “ Tim Rise raised some concerns. We have addressed those concerns and have Fire approval.

##### Transportation

Notes have been added to the plan on sheet 1 of both the TM & Site Plan for the two transportation comments. Transportation has approved.

##### Water Utilities Approved

Police Approved

Solid waste Approved

## **CEQA**

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

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

- 1) As discussed density as now shown on plans is correct.
- 2) The General Plan and Zoning have been revised as requested.
- 3) Has been revised to Vacant
- 4) Note has been added to site plan and Tm sheet 1.
- 5) See architectural floor plan of garages.
- 6) In lieu of a wall profiles sheets 7 & 8 were added to the site plan with wall heights and types. These plans also call out fencing.
- 7) The set back exhibit has been revised as requested.
- 8) This will be a condition of approval.
- 9) Along with the items in the "Arc Letter" following items listed as (h) 2-car garages, (i) Private Road standards, & (j) 300 SF of Open Space are listed on sheet #1 of the site plan with note referencing Bonas Density Report for details
- 10) 3047 will be conditioned as part of this project.
- 11) See landscape plans.
- 12) Community outreach plan is included with this submittal.
- 13) The 300 Sf of open space and 2-car garages are now on Waiver Exhibit included with Bonas Density Report.

### **Bonas Density Report:**

- 14) Acreage has been updated.
- 15) Per conversations density as shown is now correct.
- 16) Income level has been added.
- 17) Redlines have been done.
- 18) Income level is listed. Affordable unit #s are indicated also on sheet 1 of Tm & Site Plan.
- 19) Waiver table has been revised.
- 20) The affordable units are now proportional to the project.
- 21) Updated
- 22) Updated

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

**Drainage Report**

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

**Tory Walker Memorandum:**

- 1.1) Noted
- 1.2) Redlines Have been done.
- 1.3) Has been updated.
- 1.4) Minimum retention will be achieved by the 12" minimum gravel layer underneath the open bottom underground storage vaults
- 1.5) Preliminary testing by Soils Engineer determined that the infiltration results were low so the pavers are no longer being used as a BMP. Letter included
- 1.6) The report has been updated to show 2 (two) POC's
- 1.7) See item 1.5