



CITY OF OCEANSIDE

DEVELOPMENT SERVICES DEPARTMENT / PLANNING DIVISION

September 28, 2022

Mr. Reza Shera
PO Box 9890
Rancho Santa Fe, CA 92067

Subject: Application Review Committee (ARC), T21-00002, D21-00005, and DB21-00003, Vista Way Senior Housing (Assessor Parcel Number: 165-493-47)

Dear Mr. Shera,

VIA E-MAIL: rezashera@gmail.com

The City of Oceanside Application Review Committee (ARC), with project management coordinated by the City's Planning Division, has conducted the 4th review of the project, which consists of the following applications which your office has submitted and represents:

**Tentative Tract Map T21-00002, Development Plan D21-00005, and
Density Bonus DB21-00003**

The ARC is a standing, working committee comprised of representatives from the various City departments with responsibility for assuring that proposed projects comply with applicable provisions of State and local law. Pursuant to Government Code Section 65943, City staff has evaluated the above applications to determine whether additional information is needed to determine compliance with the City's General Plan, Zoning Ordinance, and other applicable regulations and guidelines. At this time, the Committee finds that the submitted application package is **complete**, but additional information is needed. Therefore, a formal resubmittal of the project application will be necessary to move the proposed project forward through the City's application review process. The following comments from the City's various, responsible Departments and/or Divisions must be addressed before further processing of the application can proceed. At such time that the revised application materials are ready for re-submittal, please contact me to schedule that submission so that we can review the materials together to confirm that all outstanding information has been included in the resubmittal package.

The project site is zoned Medium-Density Residential-A (RMA) and has a General Plan Land Use Designation of Medium-Density A- Residential (MDA-R) with a density range of 6 – 9.9 du/acre).

PLANNING:

The Planning Division's comments are contained in Attachment 1. Please contact me directly at 760-435-3529 or at panders@oceansideca.org should you have any questions regarding any of the comments provided.

ENGINEERING:

The Engineering Division's comments are contained in Attachment 2. Once you receive them, should you have any questions regarding their comments, please contact Edwin Medina, Assistant Engineer, at 760-435-5086 or at emedina@oceansideca.org.

ENGINEERING (STORM WATER):

The storm water review comments are included as Attachment 3. Should you have any questions regarding the comments, please contact Paul Pham, City Land Development Engineer, at 760-435-5030 or at ppham@oceansideca.org

ENGINEERING (LANDSCAPE):

Engineering has conditionally approved the project and their draft conditions of approval are contained in Attachment 4. Should you have any questions regarding their draft conditions, please contact Harry Grove, Landscape Architect, at 760-435-5090 or at hgrove@oceansideca.org.

FIRE:

The Fire Department has redline comments regarding identifying fire hydrants on the plans (see redlines). Should you have any questions regarding their comments, please contact Aaron Murg at 760-435-6311 or at amurg@oceansideca.org.

WATER UTILITIES:

The Water Utilities Department has conditionally approved the project and their draft conditions of approval and are contained here in Attachment 5. Department, please contact Bryan Kallenbaugh, Associate Engineer, at 760-435-5857 or at BKallenbaugh@oceansideca.org

WATER UTILITIES (SOLID WASTE):

Solid Waste Section has conditionally approved the project. When received, should you have any questions, please contact Annika Andersen, Environmental Specialist II, at 760-435-5818 or at aandersen@oceansideca.org.

SHERIFF

Sheriff department has no additional comments.

SUMMARY:

Please respond to all comments and resubmit the application package with appropriate changes which address departmental review comments. Should you have any additional questions, feel free to contact me at (760) 435-3529.

Please be advised that you may direct any questions regarding these review comments to the City staff person who provided them, with the understanding that any written correspondence or e-mail related to this project application needs to be copied to the Planning Division's project manager who is responsible for overall project management. As a general rule, please include the City's project planner in any meetings and/or discussions with other City staff regarding the proposed project. If the City's project manager is not available to attend meetings or participate in such discussions at any time, please provide the project manager with a written meeting summary including any specific staff direction and/or recommendations which resulted from such meetings or discussions.

California Environmental Quality Act (CEQA) Review

Staff has conducted a preliminary review of the proposed project pursuant to Section 15061 of the CEQA Guidelines and has determined that the project may qualify for a categorical exemption. While revisions to the project plans resulting from the ARC review process are not likely to affect or change this CEQA determination, nevertheless, staff will review the CEQA determination issue following re-submission of the application.

Please don't hesitate to contact me at 760-435-3529 or panders@oceansideca.org with any questions regarding the processing of this application.

Sincerely,

Patty Anders

Patty Anders
Contract Planner

Attachments:

1. Planning Division Comments
2. Engineering Division
3. Engineering Division (Storm Water)
4. Engineering (Landscaping)
5. Water Utilities



Application Review Committee Division Comments- Planning

Development Services Department
300 N. Coast Hwy, Oceanside, CA 92054 | (760) 435-4373

To be filled out by Project Planner

Project/property address and/or APN: 3710 Vista Way (APN: 165-493-47)

Project description: Tentative Map, Development Plan, and Conditional Use Permit for proposed 18-unit detached senior housing project on a vacant 1.97 acre site

To be filled out by ARC Division Reviewer

☐ 1st ☐ 2nd ☐ 3rd ☒ 4th **Review** **September 20, 2022**

Staff member: Patty Anders, Contract Planner

Phone number: 760-435-3529

E-mail: panders@oceansideca.org

- ☐ **Approved w/Conditions**
☐ **Returned for Corrections – 15 Days**
☒ **Returned for Corrections – 30 Days**
(include attachments/forms on TRAKiT, if applicable):

1. **REPEAT COMMENT:** Add the interior dimensions of the one car garages on A_101., A_103., A_105 and A_107 to show compliance with the code requirement of Article 31, Section 3103 which requires a minimum interior width of 18 ft. (not exterior).
2. Fencing and Wall Plans (sheets 7 and 8 of site plans). Thank you for providing a color-coded plan. **REPEAT COMMENT:** The wall and fence plan need to call out the maximum height of all retaining walls and the combined height of each retaining wall and fence. However, there is no typical section of each wall/fence type, only a call out in the legend of a “perimeter fencing on top of retaining wall”, “perimeter fencing” and “safety fence on top”. Does the total wall height include the fencing on top of the retaining wall? The walls are visible from the public roads and some interior walls are up to 15’ in height. Provide a typical section for all wall types being proposed and identified in the legend. The section shall include material, color (if not plantable), and total height of combined wall/fences. Also, include the wall height of the dark blue proposed fencing in the legend on sheets 7 and 8; several call outs are missing (see redline comments). See wall comment below regarding planting requirements for walls over 4 feet.

Division:

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3. Setback exhibits: add a table with the required and proposed setbacks which pursuant to Section 1050 are: Front: 20', Side 5/10, Corner: 10' and rear 15'. There is some setback line work that is not labeled (see redlines).
4. Retaining for reference: HOA will be conditioned to maintain the open space that is between existing wall on adjacent property and project's proposed wall.
5. **REPEAT COMMENT:** The Density Bonus Report does not include all of the following waivers that staff listed to assist you so you could have a complete list of all required waivers on the plans and in the Density Bonus Report (include the zoning code sections' also provided). Was there a reason this comprehensive list was not utilized? Pursuant to Density Bonus Report, the project will need waivers for the following development standards:
 - a. Article 31, Section 3103 which requires a two-car garage.
 - b. Section 1050(AA), a usable rear yard area with no slopes greater than 5 percent shall be provided immediately adjacent to the rear of the structure. The depth of the usable rear yard area shall equal the minimum rear yard setback requirement of the underlying zoning district, which for the RM-A Zoning District is 15'.
 - c. Section 1050(Q), requires the project to comply with the Usable Open Space requirements (both private and common). The basic requirement is 300 square feet per unit, 50% of which has to be provided in the form of usable common open space. The landscape plan note is proposing to use the surplus of rear yards of nonconforming open space dimensions to be counted toward meeting the 50% (or 2,700SF) requirement of common usable open space. However, because this area is in private rear yards, it is clearly not common open space for all residents to use and therefore can't not be counted toward meeting the common open space requirement. A waiver is needed anyway so please ensure the waiver is clear on the project not meeting the 300SF requirement and the 50% of usable common open space requirement.
 - d. Section 1050(X) of the Zoning Ordinance, the minimum front-yard setback from the private street to be 15' to the main structure and 20' to the garage.
 - e. Section 1050 Setbacks which are: Front: 20', Side 5/10, Corner: 10' and rear 15'.
 - f. Section 1050(T) with respect to front-yard and side-yard landscaping requirements. This was not included in the Density Bonus Waiver Table.
 - g. Section 1050(DD) with respect to the required 20' garage setbacks.
 - h. **REPEAT COMMENT:** no response was provided for this comment in the response matrix. There is a note on the Tentative Map, Sheet 3 on the street sections that for ROW and driveway retaining walls over 4 feet but there is no information for the highest retaining walls proposed (retaining walls in rear yard) on the site plan, fencing and wall plans or landscape plans. Will these very high retaining walls be planted? If these retaining walls over 4 feet are not planted, this development standard will require

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a waiver. Section 1050(U) Fences and Walls, maximum height shall be 6' except in the front yard abutting a street shall be 42" and all walls over 4' shall be planted and irrigated. Call out heights, material, planting and irrigation of all walls on civil and wall and fence plans.

6. Since the community meeting was held on September 19, 2022, provide a summary report and include all the report content outlined in the City's Enhanced Notification Policy.
7. The waiver exhibit required minimum open space square footages does not match the landscape plans; please revise to be consistent with the open space calculations.

DENSITY BONUS REPORT (DBR) COMMENTS:

8. Use the detailed list of required waivers staff compiled above to assist you. Put all of the waivers in a table and include the "required" and "proposed" development standards, with the zoning code sections also provided above. The text and table in the existing report are incomplete and the format is off so the text does not align and doesn't read or present well.
9. See extensive redline comments and address each comment in the response matrix. Staff would like to set up a call to discuss the edits to ensure the waiver information contained herein is utilized and all requested information is provided.
10. Several places in the report state one affordable unit is provided or required which is not accurate or what the project is proposing. These kind of errors must be corrected as the project can not be scheduled for hearing until the report and plans are consistent and accurate.
11. **REPEAT COMMENT:** The exact setback waivers need to be listed in the waiver table, not just one "standard setback". It must include the front, rear, side, garage as applicable. Setbacks are: Front: 20', Side 5/10, Corner: 10' and rear 15'. Setbacks can be grouped as one waiver and don't have to be listed separately.
12. Since the project is providing 17% low income units, the project is eligible for two incentives per State Law. Update Density Bonus Report so it reflects this allowance.

Division:

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(Parent) Project Number: T21-00002

Project Name: 3710 Vista Way

Project Planner: Sergio Madera



Application Review Committee

Division Comments- **ENGINEERING**

Development Services Department

300 N. Coast Hwy, Oceanside, CA 92054 | (760) 435-4373

Project/property address and/or APN: 3710 Vista Way (APN: 165-493-47-00)

Project description: Tentative Map for proposed 20 unit detached senior housing project

☐ 1st ☐ 2nd ☐ 3rd ☒ 4th **Review**

Staff member: Edwin Medina

Phone number: (760) 435-5086

E-mail: emedina@oceansideca.org

☐ **Approved w/Conditions**

☐ **Returned for Corrections – 15 Days**

☒ **Returned for Corrections – 30 Days**

1. Proposed ADA ramps must entirely be in the public right-of-way. Redesign or provide a dedication.
2. Retaining wall drainage concept is not allowed. Please revise design, consider a brow ditch or pipe system design.

Drainage Report

1. Report may need to be revised with redesign of retaining wall drainage.
2. The following comments will be required in final engineering:
 - a. Sub-area (A1, A2, etc.) doesn't seem to add to analysis. Unless proven otherwise, remove from map and report and keep only watershed areas.
 - b. Convert watershed area from square foot to acres.
 - c. Watershed Area "D" is negligible. Please remove.

Division: Engineering

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(Parent) Project Number: T21-00002

Project Name: 3710 Vista Way

Project Planner: Sergio Madera

d. Remove 5-year storm from report.

Any questions please contact me.

Division: Engineering

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City of Oceanside Engineering Department

MEMORANDUM

Date: September 26, 2022

To: Edwin Medina, EIT
City of Oceanside

From: Bryan T. Hill, PE
Tory R. Walker Engineering

Subject: SWQMP for Vista Way Senior Housing – 4th Planning Plan Check (2nd for SWQMP) for Preliminary Grading and Associated Improvements (T21-00002)

Mr. Medina,

We have completed our review of the Preliminary Stormwater Quality Management Plan (SWQMP) for the subject project. Based upon our review, we find the SWQMP remains incomplete at this time. We have summarized our comments as follows:

COMMENTS

- 1.1. Resolved.
- 1.2. **Repeat Comment:** See report redlines for additional comments. Most of the comments provided in the prior review were not addressed.
- 1.3. **Repeat Comment:** The SWQMP must be updated accordingly with the City's January 2022 BMP Design Manual (BMPDM). The BMPDM is available on the [City's Development Services website](#).
- 1.4. **Repeat Comment:** Demonstrate that minimum site retention is provided, use the County of San Diego Automated Stormwater Pollutant Control Worksheets V2.0 to calculate retention volume. Provide a tree well or other appropriate retention BMP.
- 1.5. Resolved.
- 1.6. Resolved.
- 1.7. **Repeat Comment:** Attachment 1e - Along with the City of Oceanside BMP Design Manual Form 4 (as also summarized on County of San Diego Automated Worksheet B.2), provide an assessment of infiltration feasibility from the soils engineer, including Worksheet C.4-1 if infiltration is feasible and proposed.
- 1.8. Please note that, at the engineering phase, the project will need to confirm that no

run-on from the adjacent developed properties contributes offsite run-on to the project site and that all proposed DMA boundaries are valid when considering roof ridgelines and downspout locations.

Please call if you have any questions 760-414-9212



Date to Planning: September 14, 2022

To Planner: Patricia Anders

From: Harry Grove

Subject: Landscape Conditions for T21-00002 - Vista Way Senior Housing - 091422

Conditions

1. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines and Specifications for Landscape Development (latest revision), Water Conservation Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and ordinances, including the maintenance of such landscaping shall be submitted, reviewed and approved by the City Engineer prior to the issuance of building permits. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval. In addition, a refundable cash deposit for the preparation of the final As-built/ Maintenance Guarantee shall be secured with the City prior to the final approval of the landscape construction plan. A landscape pre-construction meeting shall be conducted by the landscape architect of record, Public Works Inspector, developer or owner's representative and landscape contractor prior to commencement of the landscape and irrigation installation. The following landscaping items shall be required prior to plan approval and certificate of occupancy:
 - a. Final landscape plans shall accurately show placement of all plant material such as but not limited to trees, shrubs, and groundcovers.
 - b. Landscape Architect shall be aware of all utility, sewer, water, gas and storm drain lines and utility easements and place planting locations accordingly to meet City of Oceanside requirements.
 - c. Final landscape plans shall be prepared under the direct supervision of a Registered Landscape Architect (State of California), with all drawings bearing their professional stamp and signature.
 - d. All required landscape areas both public and private (including trees and palms in the public rights-of-way) shall be maintained by owner, project association or successor of the project (including public rights-of-way along North Way and Vista Way). The landscape areas shall be maintained per City of Oceanside requirements.

- e. The As-built/ Maintenance Guarantee (refundable cash deposit) shall not be released until the as-built drawings have been approved on the original approved Mylar landscape plan and the required maintenance period has been successfully terminated.
- f. Proposed landscape species shall fit the site and meet climate changes indicative to their planting location. The selection of plant material shall also be based on cultural, aesthetic, and maintenance considerations. In addition proposed landscape species shall be low water users as well as meet all fire department requirements.
- g. All planting areas shall be prepared and implemented to the required depth with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site.
- h. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to a 3” depth to help conserve water, lower the soil temperature and reduce weed growth.
- i. The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.
- j. Root barriers shall be installed adjacent to all paving surfaces where a paving surface is located within 6 feet of a tree trunk on site (private) and within 10 feet of a tree trunk in the right-of-way (public). Root barriers shall extend 5 feet in each direction from the centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around the tree’s root ball is unacceptable.
- k. All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain Planning Division approval for these items in the conditions or application stage prior to 1st submittal of working drawings.
- l. For the planting and placement of trees and their distances from hardscape and other utilities/ structures the landscape plans shall follow the City of Oceanside’s (current) Tree Planting Distances and Spacing Standards.
- m. An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low volume equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off.
- n. Irrigation systems shall use high quality, automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive material. All

drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters.

- o. All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.
 - p. The landscape plans shall match all plans affiliated with the project.
 - q. Landscape construction drawings are required to implement approved Fire Department regulations, codes, and standards at the time of plan approval.
 - r. Landscape plans shall comply with Biological and/or Geotechnical reports, as required, shall match the grading and improvement plans, comply with Storm Water Management Plan (SWMP), Hydromodification Plan, or Best Management Practices and meet the satisfaction of the City Engineer.
 - s. Existing landscaping on and adjacent to the site shall be protected in place and supplemented or replaced to meet the satisfaction of the City Engineer.
 - t. All pedestrian paving (both decorative and standard) shall comply with the most current edition of the American Disability Act.
2. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way and within any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors-in-interest in the property. The maintenance program shall include: a) normal care and irrigation of the landscaping b) repair and replacement of plant materials (including interior trees and street trees) c) irrigation systems as necessary d) general cleanup of the landscaped and open areas e) maintenance of parking lots, walkways, enhanced hardscape, trash enclosures, walls, fences, etc. f) pruning standards for street trees shall comply with the International Society of Arboriculture (ISA) *Standard Practices for Tree Care Operations – ANSI A300, Appendix G: Safety Standards, ANSI Z133; Appendix H; and Tree Pruning Guidelines, Appendix F* (most current edition). Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions including but not limited to citations. This maintenance program condition shall be recorded with a covenant as required by this resolution.
3. In the event that the conceptual landscape plan (CLP) does not match the conditions of approval, the resolution of approval shall govern.

Water Utilities Project Comments & Conditions

Date: June 22, 2022
Planner: Patricia Anders
From: Bryan Kallenbaugh
RE: APN-165-493-47: 12 1-Story Detached Units, & 2 1-Story Triplex Units
Submittal #3: T21-00002, D21-00005, CUP21-00005

STATUS: APPROVED WITH THE FOLLOWING CONDITIONS

General Conditions:

1. The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense.
2. All Water and Wastewater construction shall conform to the most recent edition of the *Water, Sewer, and Recycled Water Design and Construction Manual* or as approved by the Water Utilities Director.
3. The property owner shall maintain private water and wastewater utilities located on private property.
4. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by an approved and licensed contractor at developer's expense.
5. Each new residential dwelling unit shall be metered individually.
6. For new developments with multiple residential dwelling units; the City has accepted, as an alternative, a public master meter for the development provided there is a private sub-meter for each individual dwelling unit. The Owner or Home Owner's Association would be responsible for the ownership, maintenance, reading, and replacement of the private sub-meters. There shall be a shared agreement for the shared water supply line and private water and sewer facilities among the owners. This should be addressed in the CC&Rs or maintenance agreement.
7. Provide a separate irrigation water meter for common area landscaping. Meter shall be managed and paid for by the Owner or Homeowner's Association for the development. The existing irrigation meter located along the property frontage is owned and operated by the City, and shall not be utilized for the development.
8. Per the latest approved California Fire Code, all new residential units shall be equipped with fire sprinkler system. Water services that feed the fire sprinkler system along with the domestic water system shall be equipped with a dual check valve device.
9. Buildings requiring an NFPA 13 or NFPA 13R automatic sprinkler system for fire protection shall have a dedicated fire service connection to a public water main with a

double check detector backflow assembly. Location of the backflow assembly must be approved by Fire Department.

10. Private on-site fire hydrants shall be served by a private fire main that is looped on-site with two connections to a public water main. Each connection shall have a double check detector assembly for backflow protection.
11. Hot tap connections will not be allowed for size on size connections, and 6-inch connections to an 8-inch water main. The connection shall be a cut-in tee with three valves for each end of the tee. Provide a connection detail on the improvement plans for all cut-in tee connections.
12. On-site water and sewer mains shall be private, 8" minimum. Design shall be in accordance with latest edition of the City of Oceanside *Water, Sewer and Recycled Water Design and Construction Manual*. Indicate which mains and lines are private on plans

The following conditions shall be met prior to the approval of engineering design plans.

13. Any water and/or sewer improvements required to develop the proposed property will need to be included in the improvement plans and designed in accordance with the *Water, Sewer, and Recycled Water Design and Construction Manual*.
14. All public water and/or sewer facilities not located within the public right-of-way shall be provided with easements sized according to the *Water, Sewer, and Recycled Water Design and Construction Manual*. Easements shall be constructed for all weather access.
15. No trees, structures or building overhang shall be located within any water or wastewater utility easement.
16. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing and maintaining an approved type backwater valve, per the latest adopted California Plumbing Code.
17. Per City of Oceanside Ordinance No. 14-OR0565-1, the developer shall pay a recycled water impact fee since the proposed project is not within 75 feet of a recycled water main. The impact fee shall be established by submitting a formal letter requesting the City to determine this fee, which is based on 75% of the design and construction cost to construct a recycled water line fronting the property in Vista Way.
18. If a property goes through a zone change and an increase in density occurs, a water and sewer study will be required to be prepared by the developer at the developer's expense and reviewed and approved by the Water Utilities Department. The water study shall demonstrate that adequate fire flows and pressures can be delivered to the development. The sewer study shall analyze downstream capacity of the existing sewer collection system. Additional off-site improvements may be required as a result of the studies.
19. Connections to a public sewer main with a 6-inch or larger sewer lateral will require a new sewer manhole for connection to main per Section 3.3 of *Water, Sewer, and Recycled Water Design and Construction Manual*.

20. Connection to an existing sewer manhole will require rehabilitation of the manhole per City standards. Rehabilitation may include, but not be limited to, re-channeling of the manhole base, surface preparation and coating the interior of the manhole, and replacing the manhole cone with a 36" opening and double ring manhole frame and lid.
21. A separate irrigation meter and connection with an approved backflow prevention device is required to serve common landscaped areas and shall be displayed on the plans.
22. Provide peak irrigation flows per zone or control valve to verify size of irrigation meter and reduced pressure principle backflow device on Landscape Plans.
23. Provide stationing and offsets for existing and proposed water service connections and sewer laterals on plans.
24. Each dwelling unit shall have a separate sewer lateral connection to the private sewer collection system.
25. Where private sewer system is shared with other tenants, a Homeowner's Association or Property Management Company and CC&Rs should address the maintenance, repair, and replacement of "shared" sewer lateral or facilities.
26. Any unused water services or sewer laterals by the proposed development shall be abandoned in accordance with Water Utilities requirements.

The following conditions of approval shall be met prior to building permit issuance.

27. Show location and size of proposed water meter(s), including sub-meters, on site plan of building plans. Show waterline from proposed meter to connection point to each residence.
28. Show location and size of proposed sewer lateral(s) from private sewer main to connection point at each residence.
29. Provide a fixture unit count table and supply demand estimate per the latest adopted California Plumbing Code (Appendix A) to size the water meter(s) and service line(s).
30. Provide drainage fixture unit count per the latest adopted California Plumbing Code to size sewer lateral for the development.
31. Water and Wastewater buy-in fees and the San Diego County Water Authority Fees are to be paid to the City at the time of Building Permit issuance per City Code Section 32B.7.