



PROJECT DESIGN CONSULTANTS

DATE: March 13, 2020

FILE: 4375.20

TO: Sergio Madera, City of Oceanside Engineering Division

FROM: Greg Shields, PDC San Diego

SUBJECT: Response to Comments for Tentative Map Water Utilities Division Comments, Ocean Kamp, T19-00004

Here are PDC's response to comments for the plans:

1. Water & sewer studies must be prepared by the developer, at the developer's expense, and reviewed and approved by the Water Utilities Department. Each analysis shall consider all proposed future development on the site (include zones R1-R6), as well as provide tie-in locations and projected sewer flow rates.

Response: Water and Sewer studies included with this submittal package.

2. Coordinate and pay fee for City Water Utilities Department to prepare Water Supply Assessment Study for project.

Response: Acknowledged.

3. The tentative map currently shows the Zephyr development's sewer connection into the existing 24" sewer main in Mission Ave prior to discharging into the drop manhole in front of the Mission Avenue Lift Station. In order to discuss details of sewer mains within development and connections into to system, the City would like to schedule a meeting with the developer and their engineers to address these issues. It may be best to meet prior to revisions to the sewer study. A previously submitted study for this property *Pavilion Project – Sewer Study* dated August 10, 2007, had identified this existing 24" gravity sewer main as needing to be upsized to a 30" to accommodate the increased sewer flows. The Zephyr development is required to submit an updated sewer study for review and approval by Water Utilities Department to determine if any off-site sewer improvements are required. The City is in the process of obtaining sewer flow monitoring of the existing 24" gravity main in Mission Ave from Fireside Street to the lift station. If available, the City will provide this data the developer's engineer to incorporate into the revised sewer study.

Response: Per direction from the City the project is proposing to abandoned the existing 24" sewer in place and construct a 30" sewer in Mission Avenue, see *Ocean Kamp Utility Sheet 6*.

4. Show public water main with minimum 30' easement in private road between northern portion of Ocean Kamp and southern portion of residential development.

Response: A 30-foot easement has been added to the loop road where necessary to accommodate the public water and sewer mains, see *Ocean Kamp Tentative Map Sheet 5 & 6*.

5. The single feed public water loop shown on plans is not acceptable. The on-site fire system shall be private and looped with two connections to City's water system. One connection shall be off the existing 12" steel main in Foussat Road and second off the existing 18" DIP main in

Mission Ave. The existing 4" AC main entering the property shall be used to feed loop, and upsized to meet City's standard and Water study requirements. Provide public water main with minimum 20' easement in private road, turf block, or pavement that can support H-20 loading along northern portion of Ocean Kamp Development.

Response: PDC met with the City and discussed the proposed alignment and it was determined that in order to maintain a 'loop' configuration necessary for water quality; the proposed 12" water main is to connect to the existing 12" water line in Foussat Road and be routed through the developments loop road to the south where it will tie back into the existing 12" water main. See *Ocean Kamp Tentative Map Sheet 5 & 7*.

6. All utilities in Foussat Street (old Foussat), including the exiting 6" Marlado force main shall be relocated to Foussat Road. Eliminate and cap the section of 6" force main crossing under State Route 76 (SR-76), and extend the Marlado Forcemain along southern portion of development, in a minimum 30-ft wide dedicated public easement, with the 24" & 30" public water main, and minimum 14-ft wide access road. All water mains shall tie back into their appropriate connections at the intersections of Foussat St and SR-76. The Marlado force main shall break to gravity in a minimum 20-ft wide public sewer easement and flow into a manhole near manhole (600918049), located in the southern portion of property.

Response: The project is proposing to reroute all existing utilities in Old Foussat Road into new Foussat Road, with the exception of the 12" water main that is being rerouted through the projects loop road. In addition to that, a manhole has been added at the south end of the *Marlado Force Main* with the intent that it break to gravity flow into the proposed public 12" sewer in South Loop Road, see *Ocean Kamp Tentative Map Sheet's 5 & 7*.

7. Show on plans a 1" water service for irrigation of the Alex Road Skate Park, off the Recycled Water main in Foussat Road.

Response: 1" Water Service has been added to the plan, see *Ocean Kamp Tentative Map Sheet 7*.

8. Proposed water main on Sheet C-2, in Zones R-4 and R-6 shall be looped with two connections to the City's water system. One connection shall be off the existing 12" AC main in Mission Ave, and a second connection off the existing 8" AC main in Heritage St.

Response: The project is proposing to loop the water line in Street C as described above, see *Ocean Kamp Tentative Map Sheet 6 & 8*.

9. On-site sewer to serve Ocean Kamp development shall be private and 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. All on-site private sewer shall discharge in to existing lateral in southern portion of property. Revise and resubmit civil plans.

Response: Per direction from the City the onsite sewer is to discharge into the new proposed 12" sewer main in South Loop Road.

10. Sheet 7 and 9 – Tees have been installed as part of G19-00003. Show the location of the tees on the plans and how they will be removed.

Response: The connections described above are part of the ongoing mass grading operation which is a temporary condition. Once the connections have been made PDC will provide the location of those tees to the City.

11. Sheet 9 – proposed 16" force main, 18" water main (511), and 20" ground water main shall be located within property boundary, with proper separations called out. Provide a minimum 45-ft wide dedicated public utility easement and access road constructed of turf block or pavement that can support H-20 loading, with a turnaround or hammer head.

Response: Per discussions with the City the project is proposing to route the utilities in City property with a 15-foot maintenance road that runs along project boundary to provide the City with access to those utilities. See *Ocean Kamp Tentative Map Sheet's 7 & 9*.

12. A block wall enclosure with double swing gates shall be provided around the existing air-release valves for containment during cleaning and maintenance operations. This enclosure shall provide access for required maintenance vehicles at all times.

Response: Per discussions with the City the project will provide protection/access to the air release valves where necessary.

General Conditions:

13. For developments requiring new water service or increased water service to a property, the landowner must enter in to an agreement with the City providing for landowner's assignment of any rights to divert or extract local groundwater supplies for the benefit of the property to receive new or increased water service, in return for water service from the City, upon such terms as may be provided by the Water Utilities Director.

Response: Acknowledged.

14. All existing active and non-active groundwater wells must be shown on conceptual, grading, and improvement plans.

Response: Acknowledged.

15. 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.

Response: Acknowledged.

16. 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.

Response: Acknowledged.

17. The property owner shall maintain private water and wastewater utilities located on private property.

Response: Acknowledged.

18. 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.

Response: Acknowledged.

19. Provide a separate irrigation water meter with reduced pressure principle backflow device for common area landscaping. Meter shall be managed and paid for by the Homeowner's Association for the development. Irrigation meter may be a dedicated water meter, or a private sub-meter.

Response: Acknowledged.

20. Per the latest approved California Fire Code, all new residential units shall be equipped with fire sprinkler system.

Response: Acknowledged.

21. 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

Response: Acknowledged.

22. The City operates a groundwater purification facility (Mission Basin Water Purification Facility adjacent to the R-group developments proposed at the northern portion of the property. The facility contains outdoor pumps that face the development. Any sound proofing modifications required at the City facility will be designed, permitted, and installed at the developer's expense.

Response: Acknowledged.

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

23. 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.

Response: Acknowledged.

24. 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.

Response: Acknowledged.

25. No trees, structures or building overhang shall be located within any water or wastewater utility easement.

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Response: Acknowledged.

26. 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.

Response: Acknowledged.

27. Recycled water is anticipated to be supplied through the Fallbrook outfall line in the near future. When recycled water becomes available, this property shall be required to convert its irrigation supply to recycled water. The irrigation system shall be designed in anticipation of a future recycled water service and meter.

Response: Acknowledged.

28. An inspection manhole for commercial swaste as described by the *Water, Sewer, and Recycled Water Design and Construction Manual*, shall be on each building sewer lateral and the location shall be called out on the approved engineering plans.

Response: Acknowledged.

29. Connections to public sewer main with 6-inch or larger sewer lateral will required a new sewer manhole for connection to main per Section 3.3. of *Water, Sewer, and Recycled Water Design and Construction Manual*.

Response: Acknowledged.

30. Show on plan, each commercial building with a separate City water meter. Design plans will show private sub-meter for buildings maintained by hotel resort. Water supply lines after the City meters to each building shall be privately maintained and have a backflow assembly.

Response: Acknowledged.

31. Show on plan, dedicated City water meter(s) for hotel resort and associated buildings. Design plans will show a private sub-meter for each commercial suite where there is more than one tenant or commercial business within a building. Water supply lines after the City meters to each building shall be privately maintained and have a backflow assembly.

Response: Acknowledged.

32. Show on plan, a separate City water meter for outdoor water play areas maintained by resort hotel, such as wave pool, lazy river, adult pool, children's splash, etc.

Response: Acknowledged.

33. Maximum fire hydrant spacing is 300 feet and all portions of commercial or industrial buildings shall be within 150 feet of an approved fire hydrant accessible to the fire department vehicles per Section 2.6 of the *Water, Sewer, and Recycled Water Design and Construction Manual*.

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Response: Acknowledged.

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Response: Acknowledged.

35. A separate irrigation meter and connection to main with an approved backflow prevention device is required to serve common landscaped areas and shall be displayed on the plans.

Response: Acknowledged.

36. Provide peak irrigation flows per zone or control valve to verify size of irrigation meter and reduced pressure principle backflow device on Landscape Plans.

Response: Acknowledged.

37. Beach sand is proposed throughout portions of development. Oil and Sand Interceptor(s) shall be installed, as described by the latest adopted California Plumbing Code Chapter 10. Interceptor shall be maintained in accordance with the Fats, Oil, and Grease permit. The location shall be shown on the approved Engineering Plans with reference to Building Plans for design and detail.

Response: Acknowledged.

38. A Grease Interceptor, as required per City of Oceanside Ordinance 07-OR0021-1 & 18-OR0021-1 relating to food service establishments shall be on each building sewer when deemed necessary in an appropriate outside location and shall be maintained by the property owner. The grease interceptor shall be shown on Engineering Plans with reference to Building Plans for design and detail.

Response: Acknowledged.

39. All existing and proposed public sewer mains on site shall show on plans an access road, turf block, or pavement that can support H-20 loading for sewer vector truck. Access road or pavement must have a minimum turning radius of 46-feet (outer wheel) for curb clearance and a wall clearance of 46'-11". Truck length is 41'-6". No parking spaces shall be designated around a public manhole such that it would impede the maintenance of the sewer main by a City vector truck.

Response: Acknowledged.

40. Provide stationing and offsets for existing and proposed water service connections and sewer laterals on plans.

Response: Acknowledged.

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41. Where private sewer system is shared with other tenants, a Property Management Company and CC&Rs should address the maintenance, repair, and replacement of "shared" sewer lateral or facilities.

Response: Acknowledged.

42. Any unused water services or sewer laterals by the proposed development or redevelopment, shall be abandoned in accordance with Water Utilities requirements.

Response: Acknowledged.

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

43. Show location and size of existing and proposed water meter(s) on site plan of building plans. Show waterline from proposed meter to connection point to building or residence.

Response: Acknowledged.

44. Show location and size of existing and proposed sewer lateral(s) from property line or connection to sewer main to connection point at building or residence.

Response: Acknowledged.

45. Provide table of fixture count and flow calculations per the latest adopted California Plumbing Code to size water meter and service lines on site plan of building plans.

Response: Acknowledged.

46. If a larger water meter is required, then the incremental increase in water and sewer buy-in fees between the existing and proposed meter size will be charged. If the existing water service connection is less than the proposed meter size, then the Owner/Developer will be required to abandon the existing water service and show on engineering and building plans the location and size of the new service connection to public main.

Response: Acknowledged.

47. Provide drainage fixture unit count per the latest adopted California Plumbing Code to size sewer lateral for property.

Response: Acknowledged.

48. If a Grease Interceptor is required per City of Oceanside Ordinance 07-OR0021-1, then building plans must show sizing calculations per the latest California Plumbing Code, the location, the make and model, and plumbing schematic showing the required appurtenances at each building sewer lateral.

Response: Acknowledged.

49. If a Sand and Oil Separator is required, then building plans must show drainage fixture unit count and calculations per the latest California Plumbing Code to size oil and sand separator

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and show on plans the location, make and model of separator, inlet/outlet piping, and a plumbing schematic of the separator along with the required appurtenances at each building sewer lateral.

■ **Response:** Acknowledged.

50. 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.

Response: Acknowledged.