

DEXTER S. WILSON, P.E.
ANDREW M. OVEN, P.E.
STEPHEN M. NIELSEN, P.E.
NATALIE J. FRASCHETTI, P.E.
STEVEN J. HENDERSON, P.E.

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1025-001

Burke Real Estate Group
260 E. Baker Street, Suite 100
Costa Mesa, CA 92626

Attention: Mike Coady, Vice President – Development and Acquisitions

Subject: Water Study Compliance for the Mission Assisted Living – Oceanside Project

Background

A water study was prepared for the Mission Assisted Living – Oceanside project on February 6, 2007, by Dexter Wilson Engineering, Inc., titled, “Water System Analysis for the Villa at Mission San Luis Rey Project in the City of Oceanside.” This water study identified the public water system improvements needed to provide adequate fire protection to the proposed project. The public water system improvement consisted of a single 10-inch water main to be connected between the existing 10-inch water main in Mission Avenue and the existing 8-inch water main in Peyri Road.

Connected to this public water main improvement will be laterals feeding an onsite private fire protection system and private domestic water system. The proposed 10-inch public water main improvement was confirmed in the February 2007 report to be adequate for supplying a fire hydrant flow of 3,000 gpm at a minimum of 20 psi residual within the proposed project site.

Project Description

The proposed project, called The Villas, represents the implementation of the Land Use designation established for the site through the Mission San Luis Rey de Francia Planned Development Plan (hereinafter referred to as the PD Plan). The PD Plan was originally approved by the City Council on October 1, 2003 by Ordinance No. 03-OR610-1. An amendment to the PD Plan was approved by the Planning Commission on September 8, 2008 by Resolution No. 2008-P53. The area subject to this application is identified in that document as Plan Area 9, which designates the area for the proposed retirement facility.

The Villas project was originally approved in 2009 pursuant to Planning Commission Resolution No. 2009-P36 (refer also to Oceanside Historic Preservation Advisory Commission Resolution 2009-H02, Development Plan D-5-07 and Historic Permit H-2-07), permitting the development of a 4-story, 348,896 square foot (floor area), 235-unit Continuing Care Retirement Community containing 239 units with 439 beds and offering independent living, assisted living, memory care, and skilled nursing services on the same 8.01-acre site. For various reasons, the original developer was unable to break ground on the project.

The Villas project currently proposes a significant reduction in overall development which translates to a lower resident and guest population culminating in less impact on city utilities and utility infrastructure when compared to the previous project approved in 2009. The Villas project is comprised of an articulated two and three-story building (108,380 square feet of coverage and 242,022 square feet of floor area) with a total of 222 senior living units. Of these units, 92 are proposed to be supported independent living units, 105 as assisted living units, and 25 as memory care. There are a variety of common outdoor recreation areas including interpretive landscaped courtyards, pedestrian walkways, gardens, and a pool.

New Water Master Plan

Since the water study for The Villas project was prepared in 2007 and the project approved in 2009 but not constructed, the City of Oceanside completed a new water master plan dated June 2015. Upon a review of this water master plan in reference to The Villas project, we

can conclude that the new water master plan does not bring to bear any requirements that would alter the conclusions of the February 2007 water study for The Villas.

Service Pressure Zone. There is no change in the Water Pressure Zone that will serve The Villas project. The 320 Pressure Zone was analyzed in the February 2007 water study and the June 2015 Water Master Plan maps show The Villas project to be within the 320 Pressure Zone service area (ref. Figure ES.3).

Water Supply. The June 2015 Water Master Plan indicates that water supply for the Year 2050 can be met based on existing and future supply sources.

Transmission and Distribution Pipelines. No capital improvement projects are identified by the June 2015 Water Master Plan in the near vicinity of the proposed The Villas project. Transmission mains in the 320 Pressure Zone are primarily to benefit existing users. The Villas project would contribute its share through payment of water connection fees.

Water Storage. No new water storage is identified in the 320 Pressure Zone for the tanks providing service to the proposed The Villas project location. Storage capacity improvements identified in the June 2015 Water Master Plan provide regional benefit in the 320 Pressure Zone. The Villas project would contribute its share through payment of water connection fees.

Conclusion

The hydraulic analysis for The Villas project as completed in February 2007 remains valid today. The recommendation to construct a new segment of 10-inch diameter piping between Mission Avenue and Peyri Road will allow The Villas project to obtain adequate domestic water service and fire protection. The design criteria used for the analysis of the project's water service system in February 2007 is consistent with the current design criteria required by the City of Oceanside Water Utilities Department. The primary design criterion is the high density residential fire flow of 3,000 gpm.

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From the perspective of the updated June 2015 Water Master Plan, there are no master plan improvements identified in the near vicinity of The Villas project which would directly affect the ability of The Villas project to obtain adequate water service.

Therefore, the February 2007 water study for The Villas remains valid today and its recommendations are appropriate for the current project as they were when the report was originally prepared. Please contact us if you have any questions about our opinions on this topic.

Dexter Wilson Engineering, Inc.



Andrew Owen, P.E.

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