

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD  
SAN DIEGO REGION**

2375 Northside Drive, Suite.100, San Diego, CA 92108  
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<http://www.waterboards.ca.gov/sandiego/>

Clean Water Act Section 401 Water Quality Certification  
and Waste Discharge Requirements  
for Discharge of Dredged and/or Fill Materials

**PROJECT: El Camino Real Memory Care Facility (formerly El Camino Executive Center)  
Certification Number 07C-033  
WDID: 9000001631**

Reg. Meas. ID: 323222 Place ID: 648897 Party ID: 371883 Person ID: 371884
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**APPLICANT: Hawkes Oside 1 LLC  
11250 Blazewood Place  
San Diego, CA 92127**

**ACTION:**

<input type="checkbox"/> Order for Low Impact Certification	<input type="checkbox"/> Order for Denial of Certification
<input checked="" type="checkbox"/> Order for Technically-conditioned Certification	<input type="checkbox"/> Enrollment in Isolated Waters Order No. 2004-004-DWQ
<input checked="" type="checkbox"/> Enrollment in SWRCB GWDR Order No. 2003-017-DWQ	

**PROJECT DESCRIPTION**

An application dated March 27, 2007, was submitted by Jeff Hawkes, Hawkes Oside1, LLC (hereinafter Applicant), for Water Quality Certification pursuant to section 401 of the Clean Water Act (United States Code (USC) Title 33, section 1341) for the proposed El Camino Real Memory Care Facility Project (formerly El Camino Executive Center) (Project). The California Regional Water Quality Control Board, San Diego Region (San Diego Water Board) deemed the application to be complete on May 21, 2008. The Applicant proposes to discharge dredged or fill material to waters of the United States and/or State associated with construction activity at the Project site. The Applicant has also applied for a Clean Water Act section 404 permit from the United States Army Corps of Engineers for the Project (USACE File No.SPL-2007-00397-WSZ).

The Project is located within the City of Oceanside, San Diego, California at 2108 El Camino Real, Oceanside, CA, 92054. The Project center reading is located at latitude 33.1907500 and longitude -117.3274167. The Applicant has paid all required State Water Resources Control Board fees for this Certification in the amount of \$ 1,543.00. On an annual basis, the Applicant shall also pay all active discharge fees and post discharge monitoring fees, as appropriate<sup>1</sup>.

<sup>1</sup> The Applicant shall pay an annual active discharge fee each fiscal year or portion of a fiscal year during which discharges occur until the regional board or the State Board issues a Notice of Completion of Discharges Letter to the discharger. Dischargers shall pay an annual post-discharge monitoring fee each fiscal year or portion of a fiscal year commencing with the first fiscal year following the fiscal year in which the regional board or State Board issued a Notice of Completion of Discharges  
*(footnote continued on next page)*

On March 30, 2007, the San Diego Water Board provided public notice of the Project application pursuant to California Code of Regulations, title 23, section 3858 by posting information describing the Project on the San Diego Water Board's web site and providing a period of twenty-one days for public review and comment. No comments were received.

The Applicant proposes to construct a senior living facility. The facility would consist of 32 studio units (32 beds) and 16 2-bedroom units (32 beds), amounting to a total of 48 units (64 beds). The Project would also include construction of 29 parking spaces. A conservation easement would be placed on all non-developed areas on the property.

The Project will convert approximately 0.97 acres of pervious ground cover to impervious surfaces. Runoff leaving the developed Project area would be significantly greater in volume, velocity, peak flow rate, and duration than pre-development runoff from the same area without mitigation. Post-construction best management practices (BMPs) to manage and control the effects of these runoff increases will consist of Modular Wetland Systems and fossil filter inserts at the catch basins. These BMPs will be designed, constructed, and maintained to meet City of Oceanside Low Impact Development (LID) Capture Volume and hydromodification treatment requirements.

The Project application includes a description of the design objective, operation, and degree of treatment expected to be attained from equipment, facilities, or activities (including construction and post-construction BMPs) to treat waste and reduce runoff or other effluents which may be discharged. Compliance with the Certification conditions will help ensure that construction and post-construction discharges from the Project will not cause on-site or off-site downstream erosion, damage to downstream properties, or otherwise damage stream habitats in violation of water quality standards in the *Water Quality Control Plan for the San Diego Basin (9)* (Basin Plan).

The Project construction will permanently impact 0.02 acres (200 linear feet) of streambed waters of the United States and/or State. The Applicant reports that the Project purpose cannot be practically accomplished in a manner which would avoid or result in less adverse impacts to aquatic resources considering all potential practicable alternatives, such as the potential for alternate available locations, designs, reductions in size, configuration or density.

The Applicant reports that compensatory mitigation for the permanent loss of 0.02 acres (200 linear feet) of jurisdictional waters will be achieved by the purchase of 0.02 acres of USACE re-establishment/restoration and 0.002 acres of USACE riparian enhancement mitigation credits from the North County Habitat Bank (NCHB). Mitigation purchased from the NCHB is required to be protected and maintained in perpetuity by the NCHB. All waters of the United States and/or State receiving temporary discharges of fill material will be restored upon removal of the fill. Mitigation for discharges of fill to waters of the United States and/or State will be completed at the NCHB located in the Encinas hydrologic sub-area (HSA 904.40) at a

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*(footnote continued from previous page)*

Letter to the discharger, but continued water quality monitoring or compensatory mitigation monitoring is required. Dischargers shall pay the annual post-discharge monitoring fee each fiscal year until the San Diego Water Board or the State Board issues a Notice of Project Complete Letter to the discharger. Additional information regarding fees can be found electronically at the following location: [http://www.waterboards.ca.gov/water\\_issues/programs/cwa401/docs/dredgefillcalculator.xlsx](http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/dredgefillcalculator.xlsx)

minimum compensation ratio of 1.1:1 (area mitigated:area impacted). By purchasing credits: the Performance Standards; Mitigation Site Design; Long Term Management, Maintenance, and Monitoring; and Mitigation Site Preservation Mechanism for the Project will be implemented by NCHB.

Additional Project details are provided in Attachments 1 through 5 of this Certification.

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### Attachments:

- 1. Definitions**
- 2. Project Location Map**
- 3. Project Site Plans**
- 4. Mitigation Credit Documentation**
- 5. CEQA Mitigation Monitoring and Reporting Program**

## I. STANDARD CONDITIONS

Pursuant to section 3860 of title 23 of the California Code of Regulations, the following three standard conditions apply to all water quality certification actions:

- A. This Certification action is subject to modification or revocation upon administrative or judicial review, including review and amendment pursuant to section 13330 of the Water Code and chapter 28, article 6 (commencing with title 23, section 3867), of the California Code of Regulations.
- B. This Certification action is not intended and shall not be construed to apply to any discharge from any activity involving a hydroelectric facility and requiring a Federal Energy Regulatory Commission (FERC) license or an amendment to a FERC license unless the pertinent Certification application was filed pursuant to California Code of Regulations title 23, section 3855 subdivision (b), and that application specifically identified that a FERC license or amendment to a FERC license for a hydroelectric facility was being sought.
- C. This Certification action is conditioned upon total payment of any fee required under title 23, chapter 28 (commencing with section 3830) of California Code of Regulations and owed by the applicant.

## II. GENERAL CONDITIONS

- A. **Term of Certification.** Water Quality Certification No. 07C-033 (Certification) shall expire upon a) the expiration or retraction of the Clean Water Act section 404 (33 USC Title 33, section 1344) permit issued by the USACE for this Project, or b) five (5) years from the date of issuance of this Certification, whichever occurs first.
- B. **Duty to Comply.** The Applicant must comply with all conditions and requirements of this Certification. Any Certification noncompliance constitutes a violation of the Water Code and is grounds for enforcement action or Certification termination, revocation and reissuance, or modification.
- C. **General Waste Discharge Requirements.** The requirements of this Certification are enforceable through Water Quality Order No. 2003-0017-DWQ, *Statewide General Waste Discharge Requirements for Discharges of Dredged or Fill Material that have Received State Water Quality Certification* (Water Quality Order No. 2003-0017-DWQ). This provision shall apply irrespective of whether a) the federal permit for which the Certification was obtained is subsequently retracted or is expired, or b) the Certification is expired. Water Quality Order No. 2003-0017-DWQ is accessible at:  
  
[http://www.waterboards.ca.gov/water\\_issues/programs/cwa401/docs/generalorders/gowdr401regulated\\_projects.pdf](http://www.waterboards.ca.gov/water_issues/programs/cwa401/docs/generalorders/gowdr401regulated_projects.pdf)
- D. **Project Conformance with Application.** All water quality protection measures and BMPs described in the application and supplemental information for water quality certification are incorporated by reference into this Certification as if fully stated herein.

Notwithstanding any more specific conditions in this Certification, the Applicant shall construct, implement and comply with all water quality protection measures and BMPs described in the application and supplemental information. The conditions within this Certification shall supersede conflicting provisions within the application and supplemental information submitted as part of this Certification action.

- E. Project Conformance with Water Quality Control Plans or Policies.** Notwithstanding any more specific conditions in this Certification, the Project shall be constructed in a manner consistent with the Basin Plan and any other applicable water quality control plans or policies adopted or approved pursuant to the Porter Cologne Water Quality Act (Division 7, commencing with Water Code Section 13000) or section 303 of the Clean Water Act (33 USC section 1313). The Basin Plan is accessible at:

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/basin\\_plan/index.shtml](http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/index.shtml)

- F. Project Modification.** The Applicant must submit any changes to the Project, including Project operation, which would have a significant or material effect on the findings, conclusions, or conditions of this Certification, to the San Diego Water Board for prior review and written approval. If the San Diego Water Board is not notified of a significant change to the Project, it will be considered a violation of this Certification.

- G. Certification Distribution Posting.** During Project construction, the Applicant must maintain a copy of this Certification at the Project site. This Certification must be available at all times to site personnel and agencies. A copy of this Certification shall also be provided to any contractor or subcontractor performing construction work, and the copy shall remain in their possession at the Project site.

- H. Inspection and Entry.** The Applicant must allow the San Diego Water Board or the State Water Resources Control Board, and/or their authorized representative(s) (including an authorized contractor acting as their representative), upon the presentation of credentials and other documents as may be required under law, to:

1. Enter upon the Project or Compensatory Mitigation site(s) premises where a regulated facility or activity is located or conducted, or where records must be kept under the conditions of this Certification;
2. Have access to and copy, at reasonable times, any records that must be kept under the conditions of this Certification;
3. Inspect, at reasonable times, any facilities, equipment (including monitoring and control equipment), practices, or operations regulated or required under this Certification; and
4. Sample or monitor, at reasonable times, for the purposes of assuring Certification compliance, or as otherwise authorized by the Clean Water Act or Water Code, any substances or parameters at any location.

- I. **Enforcement Notification.** In the event of any violation or threatened violation of the conditions of this Certification, the violation or threatened violation shall be subject to any remedies, penalties, process or sanctions as provided for under State law. For purposes of section 401(d) of the Clean Water Act, the applicability of any State law authorizing remedies, penalties, process or sanctions for the violation or threatened violation constitutes a limitation necessary to assure compliance with the water quality standards and other pertinent requirements incorporated into this Certification.
- J. **Certification Actions.** This Certification may be modified, revoked and reissued, or terminated for cause including but not limited to the following:
1. Violation of any term or condition of this Certification;
  2. Monitoring results indicate that continued Project activities could violate water quality objectives or impair the beneficial uses of the unnamed tributary to Buena Vista Creek;
  3. Obtaining this Certification by misrepresentation or failure to disclose fully all relevant facts;
  4. A change in any condition that requires either a temporary or permanent reduction or elimination of the authorized discharge; and
  5. Incorporation of any new or revised water quality standards and implementation plans adopted or approved pursuant to the Porter-Cologne Water Quality Control Act or section 303 of the Clean Water Act.

The filing of a request by the Applicant for modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance does not stay any Certification condition.

- K. **Duty to Provide Information.** The Applicant shall furnish to the San Diego Water Board, within a reasonable time, any information which the San Diego Water Board may request to determine whether cause exists for modifying, revoking and reissuing, or terminating this Certification or to determine compliance with this Certification.
- L. **Property Rights.** This Certification does not convey any property rights of any sort, or any exclusive privilege.
- M. **Petitions.** Any person aggrieved by this action of the San Diego Water Board may petition the State Water Resources Control Board (State Water Board) to review the action in accordance with the California Code of Regulations, title 23, sections 3867 and following. The State Water Board must receive the petition by 5:00 p.m., 30 days after the date of this Certification. Copies of the law and regulations applicable to filing petitions may be found on the Internet at:  
[http://www.waterboards.ca.gov/public\\_notices/petitions/water\\_quality](http://www.waterboards.ca.gov/public_notices/petitions/water_quality) or will be provided upon request.

### III. CONSTRUCTION BEST MANAGEMENT PRACTICES

- A. **Approvals to Commence Construction.** The Applicant shall not commence Project construction until all necessary federal, State, and local approvals are obtained.
- B. **Personnel Education.** Prior to the start of the Project, and annually thereafter, the Applicant must educate all personnel on the requirements in this Certification, pollution prevention measures, spill response measures, and BMP implementation and maintenance measures.
- C. **Spill Containment Materials.** The Applicant must, at all times, maintain appropriate types and sufficient quantities of materials on-site to contain any spill or inadvertent release of materials that may cause a condition of pollution or nuisance if the materials reach waters of the United States and/or State.
- D. **General Construction Storm Water Permit.** Prior to start of Project construction, the Applicant must, as applicable, obtain coverage under, and comply with, the requirements of State Water Resources Control Board Water Quality Order No. 2009-0009-DWQ, the *General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activity*, (General Construction Storm Water Permit) and any reissuance. If Project construction activities do not require coverage under the General Construction Storm Water Permit, the Applicant must develop and implement a runoff management plan (or equivalent construction BMP plan) to prevent the discharge of sediment and other pollutants during construction activities.
- E. **Waste Management.** The Applicant must properly manage, store, treat, and dispose of wastes in accordance with applicable federal, state, and local laws and regulations. Waste management shall be implemented to avoid or minimize exposure of wastes to precipitation or storm water runoff. The storage, handling, treatment, or disposal of waste shall not create conditions of pollution, contamination or nuisance as defined in Water Code section 13050. Upon Project completion, all Project generated debris, building materials, excess material, waste, and trash shall be removed from the Project site(s) for disposal at an authorized landfill or other disposal site in compliance with federal, state and local laws and regulations.
- F. **Waste Management.** Except for a discharge permitted under this Certification, the dumping, deposition, or discharge of trash, rubbish, unset cement or asphalt, concrete, grout, damaged concrete or asphalt, concrete or asphalt spoils, wash water, organic or earthen material, steel, sawdust or other construction debris waste from Project activities directly into waters of the United States and or State, or adjacent to such waters in any manner which may permit its being transported into the waters, is prohibited.
- G. **Downstream Erosion.** Discharges of concentrated flow during construction or after Project completion must not cause downstream erosion or damage to properties or stream habitat.



- H. **Construction Equipment.** All equipment must be washed prior to transport to the Project site and must be free of sediment, debris, and foreign matter. All equipment used in direct contact with surface water shall be steam cleaned prior to use. All equipment using gas, oil, hydraulic fluid, or other petroleum products shall be inspected for leaks prior to use and shall be monitored for leakage. Stationary equipment (e.g., motors, pumps, generator, etc.) shall be positioned over drip pans or other types of containment.
- I. **Process Water.** Water containing mud, silt, or other pollutants from equipment washing or other activities, must not be discharged to waters of the United States and/or State or placed in locations that may be subjected to storm water runoff flows. Pollutants discharged to areas within a stream diversion must be removed at the end of each work day or sooner if rain is predicted.
- J. **Surface Water Diversion.** All surface waters, including ponded waters, must be diverted away from areas of active grading, construction, excavation, vegetation removal, and/or any other activity which may result in a discharge to the receiving water. Diversion activities must not result in the degradation of beneficial uses or exceedance of the receiving water quality objectives. Any temporary dam or other artificial obstruction constructed must only be built from materials such as clean gravel which will cause little or no siltation. Normal flows must be restored to the affected stream immediately upon completion of work at that location.
- K. **Re-vegetation and Stabilization.** All areas that have 14 or more days of inactivity must be stabilized within 14 days of the last activity. The Applicant shall implement and maintain BMPs to prevent erosion of the rough graded areas. After completion of grading, all areas must be re-vegetated with native species appropriate for the area. The re-vegetation palette must not contain any plants listed on the California Invasive Plant Council Invasive Plant Inventory, which can be accessed at <http://www.cal-ipc.org/ip/inventory/>.
- L. **Hazardous Materials.** Except as authorized by this Certification, substances hazardous to aquatic life including, but not limited to, petroleum products, unused cement/concrete, asphalt, and coating materials, must be prevented from contaminating the soil and/or entering waters of the United States and/or State. BMPs must be implemented to prevent such discharges during each Project activity involving hazardous materials.
- M. **Vegetation Removal.** Removal of vegetation must occur by hand, mechanically, or through application of United States Environmental Protection Agency (USEPA) approved herbicides deployed using applicable BMPs to minimize adverse effects to beneficial uses of waters of the United States and/or State. Discharges related to the application of aquatic pesticides within waters of the United States must be done in compliance with State Water Resources Control Board Water Quality Order No. 2004-0009-DWQ, the *Statewide General National Pollution Discharge Elimination System Permit for the Discharge of Aquatic Weed Control in Waters of the United States*, and any subsequent reissuance as applicable.

- N. Limits of Disturbance.** The Applicant shall clearly define the limits of Project disturbance to waters of the United States and/or State using highly visible markers such as flag markers, construction fencing, or silt barriers prior to commencement of Project construction activities within those areas.
- O. On-site Qualified Biologist.** The Applicant shall designate an on-site qualified biologist to monitor Project construction activities within or adjacent to waters of the United States and/or State to ensure compliance with the Certification requirements. The biologist shall be given the authority to stop all work on-site if a violation of this Certification occurs or has the potential to occur. Records and field notes of the biologist's activities shall be kept on-site and made available for review upon request by the San Diego Water Board.
- P. Beneficial Use Protection.** The Applicant must take all necessary measures to protect the beneficial uses of waters of Buena Vista Creek. This Certification requires compliance with all applicable requirements of the Basin Plan. If at any time, an unauthorized discharge to surface waters (including rivers or streams) occurs or monitoring indicates that the Project is violating, or threatens to violate, water quality objectives, the associated Project activities shall cease immediately and the San Diego Water Board shall be notified in accordance with Notification Requirement VII.A of this Certification. Associated Project activities may not resume without approval from the San Diego Water Board.

#### **IV. POST-CONSTRUCTION BEST MANAGEMENT PRACTICES**

- A. Post-Construction Discharges.** The Applicant shall not allow post-construction discharges from the Project site to cause or contribute to on-site or off-site erosion or damage to properties or stream habitats.
- B. Storm Drain Inlets.** All storm drain inlet structures within the Project boundaries must be stamped or stenciled (or equivalent) with appropriate language prohibiting non-storm water discharges.
- C. Post-Construction BMP Design.** The Project must be designed to comply with the most current Standard Storm Water Mitigation and Hydromodification Plans for the City of Oceanside. Post-construction BMPs are described in the *Storm Water Mitigation Plan for El Camino Memory Care (SWMP)*.
- D. Post-Construction BMP Implementation.** All post-construction BMPs must be constructed, functional, and implemented prior to completion of Project construction, occupancy, and/or planned use, and maintained in perpetuity. The post construction BMPs must include those described in the SWMP, dated November 14, 2014, prepared on behalf of the Applicant by Spears and Associates, Inc.; or any subsequent version of the SWMP approved by City of Oceanside.

**E. Post-Construction BMP Maintenance.** The post construction BMPs must be designed, constructed, and maintained in accordance with the most recent California Storm Water Quality Association (CASQA)<sup>2</sup> guidance. The Applicant shall:

1. No less than two times per year, assess the performance of the BMPs to ensure protection of the receiving waters and identify any necessary corrective measures;
2. Perform inspections of BMPs, at the beginning of the wet season no later than October 1 and the end of the wet season no later than April 1, for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows;
3. Regularly perform preventative maintenance of BMPs, including removal of accumulated trash and debris, as needed to ensure proper functioning of the BMPs;
4. Identify and promptly repair damage to BMPs; and
5. Maintain a log documenting all BMP inspections and maintenance activities. The log shall be made available to the San Diego Water Board upon request.

## **V. PROJECT IMPACTS AND COMPENSATORY MITIGATION**

**A. Project Impact Avoidance and Minimization.** The Project must avoid and minimize adverse impacts to waters of the United States and/or State to the maximum extent practicable.

**B. Project Impacts and Compensatory Mitigation.** Unavoidable Project impacts to Buena Vista Creek and its unnamed tributaries within the Carlsbad Watershed must not exceed the type and magnitude of impacts described in the table below. At a minimum, compensatory mitigation required to offset unavoidable temporary and permanent Project impacts to waters of the United States and/or State must be achieved as described in the table below:

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<sup>2</sup> California Storm Water Quality Association (*California Storm Water BMP Handbook, New Development and Redevelopment 2003*), available on-line at: <http://www.cabmphandbooks.org/> [Accessed on January 15, 2012]

Permanent Impacts	Impacts (acres)	Impacts (linear ft.)	Mitigation for Impacts (acres)	Mitigation Ratio (area mitigated :area impacted)	Mitigation for Impacts (linear ft.) <sup>2</sup>	Mitigation Ratio (linear feet mitigated :linear feet impacted) <sup>2</sup>
Stream Channel	0.02	200	0.02 Establishment/ Re-establishment 0.002 Enhancement (0.022 Total) <sup>1</sup>	1.1:1	NA	NA

1. Project mitigation establishment/re-establishment and enhancement credits purchased from the North County Habit Bank in Carlsbad, CA.
2. The amount of mitigation provided from the mitigation bank is part of a larger restoration area and is not reported in terms of linear feet of mitigation.

**C. Temporary Project Impact Areas.** The Applicant must restore all areas of temporary impacts and all other areas of temporary disturbance which could result in a discharge or a threatened discharge of pollutants to waters of the United States and/or State. Restoration must include grading of disturbed areas to pre-project contours and re-vegetation with native species. The Applicant must implement all necessary BMPs to control erosion and runoff from areas associated with the Project.

**D. Performance Standards.** Compensatory mitigation required under this Certification shall be considered achieved once it has met the ecological success performance standards contained in the *North County Habitat Bank Wetland Restoration Plan, July 11, 2006* (Restoration Plan) (Section VIII, Tables 3 and 4) to the satisfaction of the San Diego Water Board.

**E. Compensatory Mitigation Site Design.** The compensatory mitigation site(s) shall be designed to be self-sustaining once performance standards have been achieved. This includes minimization of active engineering features (e.g., pumps) and appropriate siting to ensure that natural hydrology and landscape context support long-term sustainability in conformance with the following conditions:

1. Most of the channels through the mitigation sites shall be characterized by equilibrium conditions, with no evidence of severe aggradation or degradation;
2. As viewed along cross-sections, the channel and buffer area(s) shall have a variety of slopes, or elevations, that are characterized by different moisture gradients. Each sub-slope shall contain physical patch types or features that contribute to irregularity in height, edges, or surface and to complex topography overall; and
3. The mitigation sites shall have a well-developed plant community characterized by a high degree of horizontal and vertical interspersion among plant zones and layers.

**F. Long Term Management and Maintenance.** The compensatory mitigation site(s), must be managed, protected, and maintained, in perpetuity, in conformance with the long term management plan and the final ecological success performance standards identified in the Restoration Plan. The aquatic habitats, riparian areas, buffers and uplands that comprise the mitigation site(s) must be protected in perpetuity from land-use and maintenance activities that may threaten water quality or beneficial uses within the mitigation area(s) in a manner consistent with the following requirements:

1. Any maintenance activities on the mitigation site(s) that do not contribute to the success of the mitigation site(s) and enhancement of beneficial uses and ecological functions and services are prohibited;
2. Maintenance activities must be limited to the removal of trash and debris, removal of exotic plant species, replacement of dead native plant species, and remedial measures deemed necessary for the success of the compensatory mitigation project;
3. The Mitigation site(s) must be maintained, in perpetuity, free of perennial exotic plant species including, but not limited to, pampas grass, giant reed, tamarisk, sweet fennel, tree tobacco, castor bean, and pepper tree. Annual exotic plant species must not occupy more than 5 percent of the mitigation site(s); and
4. If at any time a catastrophic natural event (e.g., fire, flood) causes damage(s) to the mitigation site(s) or other deficiencies in the compensatory mitigation project, the Applicant must take prompt and appropriate action to repair the damage(s) including replanting the affected area(s) and address any other deficiencies. The San Diego Water Board may require additional monitoring by the Applicant to assess how the compensatory mitigation site(s) or project is responding to a catastrophic natural event.

## **VI. MONITORING AND REPORTING REQUIREMENTS**

- A. Representative Monitoring.** Samples and measurements taken for the purpose of monitoring under this Certification shall be representative of the monitored activity.
- B. Monitoring Reports.** Monitoring results shall be reported to the San Diego Water Board at the intervals specified in section VI of this Certification.
- C. Monitoring and Reporting Revisions.** The San Diego Water Board may make revisions to the monitoring program at any time during the term of this Certification and may reduce or increase the number of parameters to be monitored, locations monitored, the frequency of monitoring, or the number and size of samples collected.
- D. Records of Monitoring Information.** Records of monitoring information shall include:
  1. The date, exact place, and time of sampling or measurements;
  2. The individual(s) who performed the sampling or measurements;

3. The date(s) analyses were performed;
4. The individual(s) who performed the analyses;
5. The analytical techniques or methods used; and
6. The results of such analyses.

E. **Discharge Commencement Notification.** The Applicant must notify the San Diego Water Board in writing **at least 5 days prior** to the start of Project construction.

F. **Annual Project Progress Reports.** The Applicant must submit annual Project progress reports describing status of BMP implementation and compliance with all requirements of this Certification to the San Diego Water Board prior to **March 1** of each year following the issuance of this Certification, until the Project has reached completion. The Annual Project Progress Reports must contain information sufficient to demonstrate how the project is progressing towards accomplishing its objectives and meeting its performance standards. Annual Project Progress Reports must be submitted even if Project construction has not begun. The monitoring period for each Annual Project Progress Report shall be January 1<sup>st</sup> through December 31<sup>st</sup> of each year. Annual Project Progress Reports must include, at a minimum, the following:

1. **Project Status and Compliance Reporting.** The Annual Project Progress Report must include the following Project status and compliance information:
  - a. The names, qualifications, and affiliations of the persons contributing to the report;
  - b. The status, progress, and anticipated schedule for completion of Project construction activities including the installation and operational status of best management practices project features for erosion and storm water quality treatment;
  - c. A description of Project construction delays encountered or anticipated that may affect the schedule for construction completion; and
  - d. A description of each incident of noncompliance during the annual monitoring period and its cause, the period of the noncompliance including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and the steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.

G. **Final Project Completion Report.** The Applicant must submit a Final Project Completion Report to the San Diego Water Board **within 30 days of completion of the Project**. The final report must include the following information:

1. Date of construction initiation;

2. Date of construction completion;
3. BMP installation and operational status for the Project;
4. As-built drawings of the Project, no bigger than 11"X17"; and
5. Photo documentation of implemented post-construction BMPs and all areas of permanent and temporary impacts, prior to and after project construction. Photo documentation must be conducted in accordance with guidelines posted at [http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/401\\_certification/docs/StreamPhotoDocSOP.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/401_certification/docs/StreamPhotoDocSOP.pdf). In addition, photo documentation must include Global Positioning System (GPS) coordinates for each of the photo points referenced.

H. **Reporting Authority.** The submittal of information required under this Certification, or in response to a suspected violation of any condition of this Certification, is required pursuant to Water Code section 13267 and 13383. Civil liability may be administratively imposed by the San Diego Water Board for failure to submit information pursuant to Water Code sections 13268 or 13385.

- I. **Electronic Document Submittal.** The Applicant must submit all reports and information required under this Certification in electronic format via e-mail to [SanDiego@waterboards.ca.gov](mailto:SanDiego@waterboards.ca.gov). Documents over 50 megabytes will not be accepted via e-mail and must be placed on a disc and delivered to:

California Regional Water Quality Control Board  
San Diego Region  
Attn: 401 Certification No. 07C-033: 648897: amonji  
2375 Northside Drive, Suite 100  
San Diego, California 92108

Each electronic document must be submitted as a single file, in Portable Document Format (PDF) format, and converted to text searchable format using Optical Character Recognition (OCR). All electronic documents must include scanned copies of all signature pages; electronic signatures will not be accepted. Electronic documents submitted to the San Diego Water Board must include the following identification numbers in the header or subject line: Certification No. 07C-033: 648897: amonji.

- J. **Document Signatory Requirements.** All applications, reports, or information submitted to the San Diego Water Board must be signed as follows:
1. For a corporation, by a responsible corporate officer of at least the level of vice president.
  2. For a partnership or sole proprietorship, by a general partner or proprietor, respectively.

3. For a municipality, or a state, federal, or other public agency, by either a principal executive officer or ranking elected official.
4. A duly authorized representative may sign applications, reports, or information if:
  - a. The authorization is made in writing by a person described above.
  - b. The authorization specifies either an individual or position having responsibility for the overall operation of the regulated activity.
  - c. The written authorization is submitted to the San Diego Water Board Executive Officer.

If such authorization is no longer accurate because a different individual or position has responsibility for the overall operation of the Project, a new authorization satisfying the above requirements must be submitted to the San Diego Water Board prior to or together with any reports, information, or applications, to be signed by an authorized representative.

- K. Document Certification Requirements.** All applications, reports, or information submitted to the San Diego Water Board must be certified as follows:

*"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."*

## **VII. NOTIFICATION REQUIREMENTS**

- A. Twenty Four Hour Non-Compliance Reporting.** The Applicant shall report any noncompliance which may endanger health or the environment. Any such information shall be provided orally to the San Diego Water Board within **24 hours** from the time the Applicant becomes aware of the circumstances. A written submission shall also be provided within five days of the time the Applicant becomes aware of the circumstances. The written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected; the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. The San Diego Water Board, or an authorized representative, may waive the written report on a case-by-case basis if the oral report has been received within 24 hours.
- B. Hazardous Substance Discharge.** Except for a discharge which is in compliance with this Certification, any person who, without regard to intent or negligence, causes or permits any hazardous substance or sewage to be discharged in or on any waters of the State, shall as soon as (a) that person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the County of San



Diego, in accordance with California Health and Safety Code section 5411.5 and the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State toxic disaster contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.17), and immediately notify the State Water Board or the San Diego Water Board of the discharge. This provision does not require reporting of any discharge of less than a reportable quantity as provided for under subdivisions (f) and (g) of section 13271 of the Water Code unless the Applicant is in violation of a Basin Plan prohibition.

- C. **Oil or Petroleum Product Discharge.** Except for a discharge which is in compliance with this Certification, any person who without regard to intent or negligence, causes or permits any oil or petroleum product to be discharged in or on any waters of the State, or discharged or deposited where it is, or probably will be, discharged in or on any waters of the State, shall, as soon as (a) such person has knowledge of the discharge, (b) notification is possible, and (c) notification can be provided without substantially impeding cleanup or other emergency measures, immediately notify the California Office of Emergency Services of the discharge in accordance with the spill reporting provision of the State oil spill contingency plan adopted pursuant to Government Code Title 2, Division 1, Chapter 7, Article 3.7 (commencing with section 8574.1). This requirement does not require reporting of any discharge of less than 42 gallons unless the discharge is also required to be reported pursuant to Clean Water Act section 311, or the discharge is in violation of a Basin Plan prohibition.
- D. **Anticipated Noncompliance.** The Applicant shall give advance notice to the San Diego Water Board of any planned changes in the Project or the Compensatory Mitigation project which may result in noncompliance with Certification conditions or requirements.
- E. **Transfers.** This Certification is not transferable in its entirety or in part to any person or organization except after notice to the San Diego Water Board in accordance with the following terms:
1. **Transfer of Property Ownership:** The Applicant must notify the San Diego Water Board of any change in ownership of the Project area. Notification of change in ownership must include, but not be limited to, a statement that the Applicant has provided the purchaser with a copy of the Section 401 Water Quality Certification and that the purchaser understands and accepts the certification requirements and the obligation to implement them or be subject to liability for failure to do so; the seller and purchaser must sign and date the notification and provide such notification to the San Diego Water Board **within 10 days of the transfer of ownership.**
  2. **Transfer of Mitigation Responsibility:** Any notification of transfer of responsibilities to satisfy the mitigation requirements set forth in this Certification must include a signed statement from an authorized representative of the new party (transferee) demonstrating acceptance and understanding of the responsibility to comply with and fully satisfy the mitigation conditions and agreement that failure to comply with the mitigation conditions and associated requirements may subject the transferee to enforcement by the San Diego Water Board under Water Code section

13385, subdivision (a). Notification of transfer of responsibilities meeting the above conditions must be provided to the San Diego Water Board **within 10 days of the transfer date.**

3. **Transfer of Post-Construction BMP Maintenance Responsibility:** The Applicant assumes responsibility for the inspection and maintenance of all post-construction structural BMPs until such responsibility is legally transferred to another entity. At the time maintenance responsibility for post-construction BMPs is legally transferred the Applicant must submit to the San Diego Water Board a copy of such documentation and must provide the transferee with a copy of a long-term BMP maintenance plan that complies with manufacturer specifications. The Applicant must provide such notification to the San Diego Water Board within **10 days** of the transfer of BMP maintenance responsibility.

Upon properly noticed transfers of responsibility, the transferee assumes responsibility for compliance with this Certification and references in this Certification to the Applicant will be interpreted to refer to the transferee as appropriate. Transfer of responsibility does not necessarily relieve the Applicant of this Certification in the event that a transferee fails to comply.

#### **VIII. CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE**

- A. The City of Oceanside is the Lead Agency under the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et seq.) section 21067, and CEQA Guidelines (California Code of Regulations, title 14, section 15000 et seq.) section 15367, and has filed a Mitigated Negative Declaration (MND) titled El Camino Executive Center (State Clearing House Number 2007081046). The Lead Agency has determined the Project will not have a significant effect on the environment and mitigation measures were made a condition of the Project.
- B. The San Diego Water Board is a Responsible Agency under CEQA (Public Resources Code section 21069; CEQA Guidelines section 15381). The San Diego Water Board has considered the Lead Agency's MND and finds that the Project as proposed will have a significant effect on resources within the San Diego Water Board's purview.
- C. The San Diego Water Board has required mitigation measures as a condition of this Certification to avoid or reduce the environmental effects of the Project to resources within the Board's purview to a less than significant level.
- D. The Lead Agency has adopted a mitigation monitoring and reporting program pursuant to Public Resources Code section 21081.6 and CEQA Guidelines section 15097 to ensure that mitigation measures and revisions to the Project identified in the MND are implemented. The Mitigation Monitoring and Reporting Program (MMRP) is included and incorporated by reference in Attachment 5 to this Certification. The Applicant shall implement the Lead Agency's MMRP described in the MND, as it pertains to resources within the San Diego Water Board's purview. The San Diego Water Board has imposed additional MMRP requirements as specified in sections V and VI of this Certification.

- E. As a Responsible Agency under CEQA, the San Diego Water Board will file a Notice of Determination in accordance with CEQA Guidelines section 15096 subdivision (i).

**IX. SAN DIEGO WATER BOARD CONTACT PERSON**

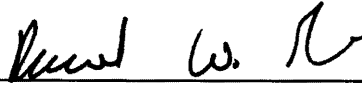
Staff Name: Alan Monji  
Telephone: 619-521-3968  
Email: [Alan.Monji@waterboards.ca.gov](mailto:Alan.Monji@waterboards.ca.gov)

**X. WATER QUALITY CERTIFICATION**

I hereby certify that the proposed discharge from the **El Camino Memory Care Facility** (Certification No. 07C-033) will comply with the applicable provisions of sections 301 ("Effluent Limitations"), 302 ("Water Quality Related Effluent Limitations"), 303 ("Water Quality Standards and Implementation Plans"), 306 ("National Standards of Performance"), and 307 ("Toxic and Pretreatment Effluent Standards") of the Clean Water Act. This discharge is also regulated under State Water Board Order No. 2003-0017-DWQ, "*Statewide General Waste Discharge Requirements for Dredged or Fill Discharges that have Received State Water Quality Certification (General WDRs)*," which requires compliance with all conditions of this Water Quality Certification. Please note that enrollment under Order No. 2003-017-DWQ is conditional and, should new information come to our attention that indicates a water quality problem, the San Diego Water Board may issue individual waste discharge requirements at that time.

Except insofar as may be modified by any preceding conditions, all Certification actions are contingent on (a) the discharge being limited to, and all proposed mitigation being completed in strict compliance with, the applicants' Project description and/or the description in this Certification, and (b) compliance with all applicable requirements of the Basin Plan.

I, David W. Gibson, Executive Officer, do hereby certify the forgoing is a full, true, and correct copy of Certification No. 07C-033 issued on August 11, 2015.

  
\_\_\_\_\_  
DAVID W. GIBSON  
Executive Officer  
San Diego Water Board

11 Aug. 2015  
Date

# ATTACHMENT 1

## DEFINITIONS

**Activity** - when used in reference to a permit means any action, undertaking, or project including, but not limited to, construction, operation, maintenance, repair, modification, and restoration which may result in any discharge to waters of the state.

**Buffer** - means an upland, wetland, and/or riparian area that protects and/or enhances aquatic resource functions associated with wetlands, rivers, streams, lakes, marine, and estuarine systems from disturbances associated with adjacent land uses.

**California Rapid Assessment Method (CRAM)** - is a wetland assessment method intended to provide a rapid, scientifically-defensible and repeatable assessment methodology to monitor status and trends in the conditions of wetlands for applications throughout the state. It can also be used to assess the performance of compensatory mitigation projects and restoration projects. CRAM provides an assessment of overall ecological condition in terms of four attributes: landscape context and buffer, hydrology, physical structure and biotic structure. CRAM also includes an assessment of key stressors that may be affecting wetland condition and a "field to PC" data management tool (eCRAM) to ensure consistency and quality of data produced with the method.

**Compensatory Mitigation Project** - means compensatory mitigation implemented by the Applicant as a requirement of this Certification (i.e., applicant -responsible mitigation), or by a mitigation bank or an in-lieu fee program.

**Discharge of dredged material** – means any addition of dredged material into, including redeposit of dredged material other than incidental fallback within, the waters of the United States and/or State.

**Discharge of fill material** – means the addition of fill material into waters of the United States and/or State.

**Dredged material** – means material that is excavated or dredged from waters of the United States and/or State.

**Ecological Success Performance Standards** – means observable or measurable physical (including hydrological), chemical, and/or biological attributes that are used to determine if a compensatory mitigation project meets its objectives.

**Enhancement** – means the manipulation of the physical, chemical, or biological characteristics of an aquatic resource to improve a specific aquatic resource function(s). Enhancement results in the gain of selected aquatic resource function(s), but may also lead to a decline in other aquatic resource function(s). Enhancement does not result in a gain in aquatic resource area.

**Establishment** – means the manipulation of the physical, chemical, or biological characteristics present to develop an aquatic resource that did not previously exist. Creation results in a gain in aquatic resource area.

**Fill material** – means any material used for the primary purpose of replacing an aquatic area with dry land or of changing the bottom elevation of a water body.

**Isolated wetland** – means a wetland with no surface water connection to other aquatic resources.

**Mitigation Bank** – means a site, or suite of sites, where resources (e.g., wetlands, streams, riparian areas) are restored, established, enhanced, and/or preserved for the purpose of providing mitigation for impacts authorized by this Certification.

**Preservation** - means the removal of a threat to, or preventing the decline of, aquatic resources by an action in or near those aquatic resources. This term includes activities commonly associated with the protection and maintenance of aquatic resources through the implementation of appropriate legal and physical mechanisms. Preservation does not result in a gain of aquatic resource area or functions.

**Re-establishment** - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/ historic functions to a former aquatic resource. Re-establishment results in rebuilding a former aquatic resource and results in a gain in aquatic resource area and functions.

**Rehabilitation** - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural/ historic functions to a degraded aquatic resource. Rehabilitation results in a gain in aquatic resource function, but does not result in a gain in aquatic resource area.

**Restoration** - means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural/historic functions to a former or degraded aquatic resource. For the purpose of tracking net gains in aquatic resource area, restoration is divided into two categories: re-establishment and rehabilitation.

**Start of Project Construction** - For the purpose of this Certification, "start of Project construction" means to engage in a program of on-site construction, including site clearing, grading, dredging, landfilling, changing equipment, substituting equipment, or even moving the location of equipment specifically designed for a stationary source in preparation for the fabrication, erection or installation of the building components of the stationary source within waters of the United States and/or State.

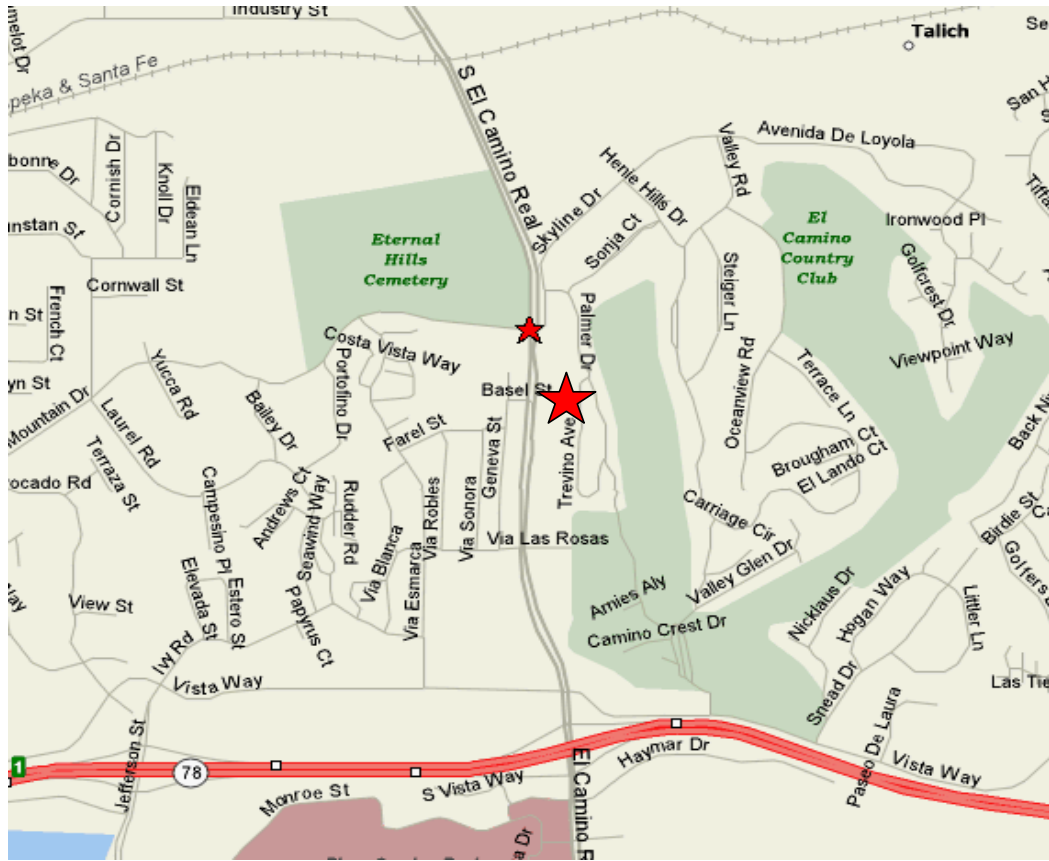
**Uplands** - means non-wetland areas that lack any field-based indicators of wetlands or other aquatic conditions. Uplands are generally well-drained and occur above (i.e., up-slope) from nearby aquatic areas. Wetlands can, however, be entirely surrounded by uplands. For example, some natural seeps and constructed stock ponds lack aboveground hydrological connection to other aquatic areas. In the watershed context, uplands comprise the landscape matrix in which aquatic areas form. They are the primary sources of sediment, surface runoff, and associated chemicals that are deposited in aquatic areas or transported through them.

**Water quality objectives and other appropriate requirements of state law** – means the water quality objectives and beneficial uses as specified in the appropriate water quality control plan(s); the applicable provisions of sections 301, 302, 303, 306, and 307 of the Clean Water Act; and any other appropriate requirement of state law.

**ATTACHMENT 2**

**LOCATION MAP**

1. Storm Water Management Plan, Figure 1, Vicinity Map



## Vicinity Map

# FIGURE I

Project Name: *Hawkes Holdings*  
Address: S. El Camino Real  
Oceanside, CA 91944

### **ATTACHMENT 3**

#### **SITE PLANS**

1. Spear and Associates El Camino Real Memory Care Grading Plans, Sheets 1-6
2. Foothill Associates Jurisdictional Delineation, Oceanside ECR Property, Sheet 2



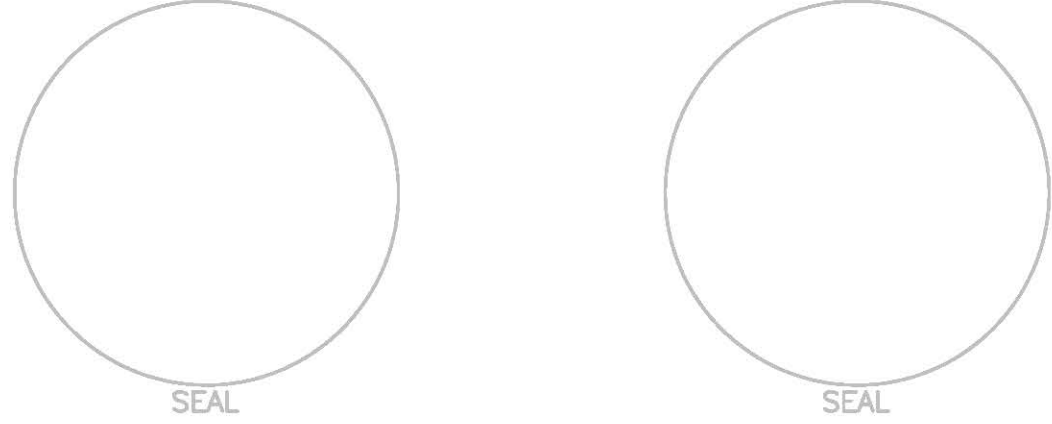
**GRADING PLAN DESIGN NOTES**

- ALL GRADING AND DRAINAGE IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY'S CURRENT GRADING ORDINANCE, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION WITH SUPPLEMENTS (A.P.W.A. SPECIFICATIONS) AND THE "SAN DIEGO AREA REGIONAL STANDARD DRAWINGS", AS AMENDED BY THE CITY SUPPLEMENTS, AND THE EARTHWORK SPECIFICATIONS ATTACHED TO THE "PRELIMINARY SOILS REPORTS".
- THE DEVELOPER SHALL BE RESPONSIBLE FOR LANDSCAPING, FOR SLOPE STABILIZATION OF ALL EMBANKMENTS OVER 3 FEET IN HEIGHT, WITHIN 45 DAYS OF COMPLETION OF PRELIMINARY GRADING. PERMANENT IRRIGATION SYSTEMS SHALL BE INSTALLED FOR ALL EMBANKMENTS OVER 5 FEET IN HEIGHT (AND FOR ALL SLOPES ALONG MAJOR STREETS). LANDSCAPING SPECIFICATIONS, AND PLANS AS REQUIRED, SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO ISSUANCE OF THE GRADING PERMIT. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF SLOPE STABILIZATION LANDSCAPING UNTIL RELEASE OF THE GRADING BOND OR UNTIL INDIVIDUAL LOTS (OR LIVING UNITS) CLOSE ESCROW, WHICHEVER OCCURS LATER.
- ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER.
- CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH AND UNIFORM SURFACE OF CROSS-SECTION. THE SLOPES OF EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS DIRECTED BY THE ENGINEER OF WORK AND AS APPROVED BY THE CITY ENGINEER. FINISH SLOPES SHALL BE LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS OR OTHER WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF SITE.
- COMPACTION TESTS SHALL BE SUPPLIED FOR TRENCHES.
- ALL EXISTING ABANDONED PIPELINES SHALL BE REMOVED AND REPLACED WITH PROPERLY COMPACTED SOILS UNLESS SPECIFICALLY APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES.
- NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF WORK AND PUBLIC WORKS INSPECTOR PRIOR TO PERFORMING ROCK-REMOVAL OPERATIONS.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL A VALID GRADING PERMIT HAS BEEN ISSUED, AND ALL AFFECTED PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED.
- THESE PLANS ARE SUBJECT TO A SIGNED AND APPROVED SET OF IMPROVEMENT PLANS.
- AN ENCROACHMENT PERMIT FROM THE CITY ENGINEER SHALL BE REQUIRED BY THE CONTRACTOR FOR ANY WORK WITHIN THE EXISTING CITY RIGHT OF WAY.
- ALL ROCK-SLOPE PROTECTION SHALL BE RIP RAP UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- ALL LOT PADS SHALL BE DESIGNED TO DRAIN TO AN ACCEPTABLE LOCATION AT A MINIMUM GRADIENT OF 1%.
- ALL RETAINING WALLS SHALL HAVE A PERMIT FROM THE BUILDING DEPARTMENT PER THE UNIFORM BUILDING CODE.
- MAXIMUM SLOPE RATIO SHALL BE 2:1.
- A 12-INCH HIGH BY 4-FOOT WIDE BERM (90% COMPACTED) SHALL BE CONSTRUCTED ALONG THE TOP OF THE SLOPE. NO RUNOFF SHALL FLOW OVER THE TOP OF THE SLOPE. DOWNDRAINS SHALL BE USED PER D-75.
- FOR THIS PLAN TO BECOME EFFECTIVE, AN APPROVED HAUL ROUTE PLAN THAT HAS BEEN APPROVED BY THE CITY ENGINEER SHALL BE INCLUDED (FOR HAULING OF MATERIAL ON A PUBLIC STREET).
- LOT GRADING IS TO BE IN ACCORDANCE WITH CITY SUPPLEMENT DRAWING M-12 ("TYPICAL LOT GRADING").
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS, SUNDAYS OR LEGAL HOLIDAYS, UNLESS WAIVED BY THE CITY ENGINEER.
- ALL DISTURBED AREAS MUST BE REVEGETATED, SUBSTANTIALLY GERMINATED, AND ESTABLISHED WITHIN 45 DAYS OF COMPLETION OF GRADING AND PRIOR TO REQUESTING FINAL INSPECTION.
- IMPORT MATERIAL SHALL BE OBTAINED FROM, AND WASTE MATERIAL SHALL BE DEPOSITED AT A SITE APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEBRIS OR DAMAGE OCCURRING ALONG THE HAUL ROUTES OR ADJACENT STREETS AS DIRECT RESULT OF THE OPERATION.
- THE PRESENT OR FUTURE OWNER/DEVELOPER SHALL INDEMNIFY AND SAVE THE CITY OF OCEANSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITIES, CLAIMS ARISING FROM ANY LANDSLIDE ON THIS SITE.

**GRADING PLAN DESIGN CERTIFICATES**

- ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED SOILS ENGINEER AND ENGINEERING GEOLOGIST AND IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE APPROVED SOILS AND GEOLOGICAL REPORT PREPARED BY: **SEE GEOTECHNICAL & ENVIRONMENTAL SOLUTIONS JOB No:TPD-71914.4 DATED: JANUARY 9, 2015** AND UPDATE LETTERS DATED: - - - - - JOB No: - - - - - DATED: - - - - - AND CHANGE OF GEOTECHNICAL FIRM OF RECORD LETTER PREPARED BY: - - - - -
- THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE SOILS AND GEOLOGICAL REPORT PREPARED FOR THIS DEVELOPMENT.

BY: JERRY L. MICHAL R.G.E. 2515 DATE: \_\_\_\_\_  
 BY: HECTOR G. ESTRELLA P.G. 9019 DATE: \_\_\_\_\_

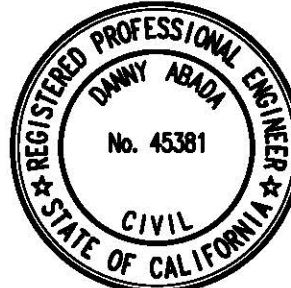


**AS BUILT CERTIFICATION**

**CIVIL ENGINEER CERTIFICATION**  
 I HEREBY CERTIFY THAT AS THE ENGINEER IN RESPONSIBLE CHARGE OF WORK FOR THIS PROJECT, I HAVE SUPERVISED THE CONSTRUCTION OF THE ENGINEERING WORK AS SHOWN ON THESE PLANS INCLUDING THE PERIODIC OBSERVATION OF MATERIALS AND COMPLETED WORK TO DETERMINE GENERAL COMPLIANCE WITH PLANS AND SPECIFICATIONS, AND THAT THE COMPLETED CONSTRUCTION IS IN CONFORMANCE WITH THESE PLANS.

I ALSO CERTIFY THAT ALL CHANGES AND/OR ADDITIONS MADE DURING CONSTRUCTION, ALL INFORMATION AS REQUIRED BY THE CITY OF OCEANSIDE GRADING ORDINANCE, AND ALL RECOMMENDATIONS FROM THE SOILS ENGINEERING AND ENGINEERING GEOLOGY REPORTS PREPARED FOR THIS PROJECT HAVE BEEN INCORPORATED IN THESE PLANS.

CIVIL ENGINEER OF RECORD: DANNY ABADA SEAL: \_\_\_\_\_

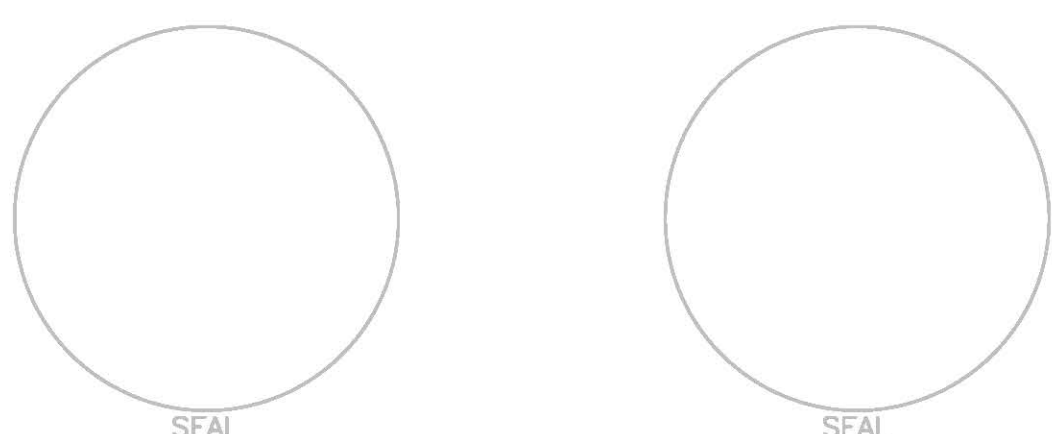


**SOILS ENGINEER CERTIFICATION**

WE HEREBY CERTIFY THAT WE HAVE PROVIDED PROFESSIONAL INSPECTION AND APPROVAL CONCERNING THE PREPARATION OF GROUND TO RECEIVE FILLS, TESTING FOR REQUIRED COMPACTION, STABILITY OF ALL FINISH SLOPES, DESIGN OF BUTTRESS FILLS WHERE REQUIRED, THE ADEQUACY OF THE NATURAL GROUND FOR RECEIVING FILL, THE STABILITY OF CUT SLOPES WITH RESPECT TO GEOLOGICAL MATTERS AND THE NEED FOR SUBDRAINS AND OTHER GROUNDWATER DRAINAGE DEVICES, AND THAT THESE GRADING PLANS ACCURATELY REFLECT ALL CONDITIONS AND CONSTRUCTION RECOMMENDATIONS PREPARED FOR THIS PROJECT AS DATED: \_\_\_\_\_

SOILS ENGINEER OF RECORD: JERRY L. MICHAL SEAL: \_\_\_\_\_

ENGINEERING GEOLOGIST OF RECORD: HECTOR G. ESTRELLA SEAL: \_\_\_\_\_



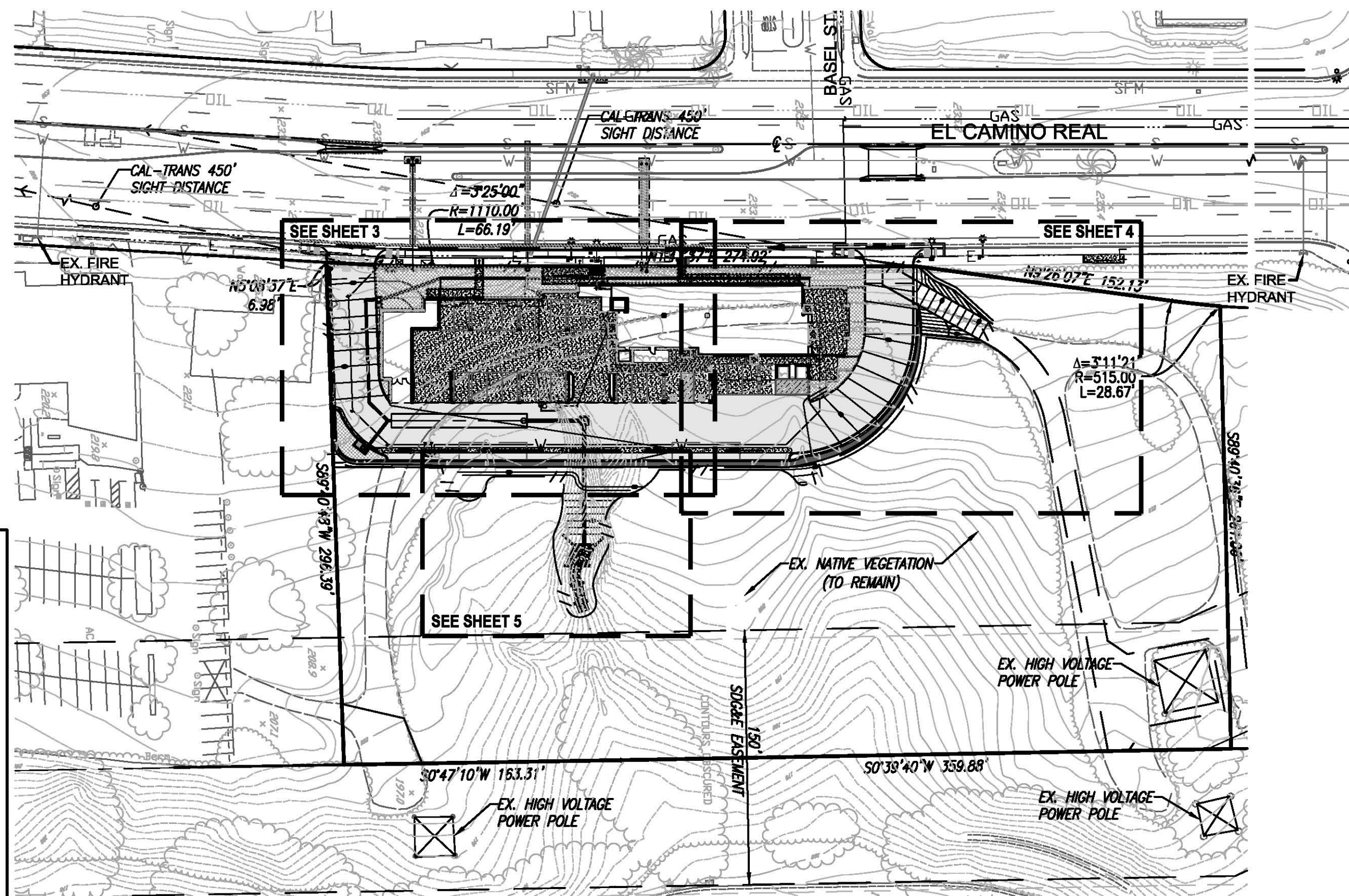
**"DECLARATION OF ENGINEER OF WORK"**

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF OCEANSIDE IS A REVIEW FOR THIS LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH CITY PROCEDURES AND OTHER APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS.

AS ENGINEER OF WORK, I AGREE TO INDEMNIFY AND SAVE THE CITY OF OCEANSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF WORK, MY EMPLOYEES, AGENTS OR CONSULTANTS.

DANNY ABADA R.C.E. No. 45381 DATE: \_\_\_\_\_  
 EXP. 9-30-16

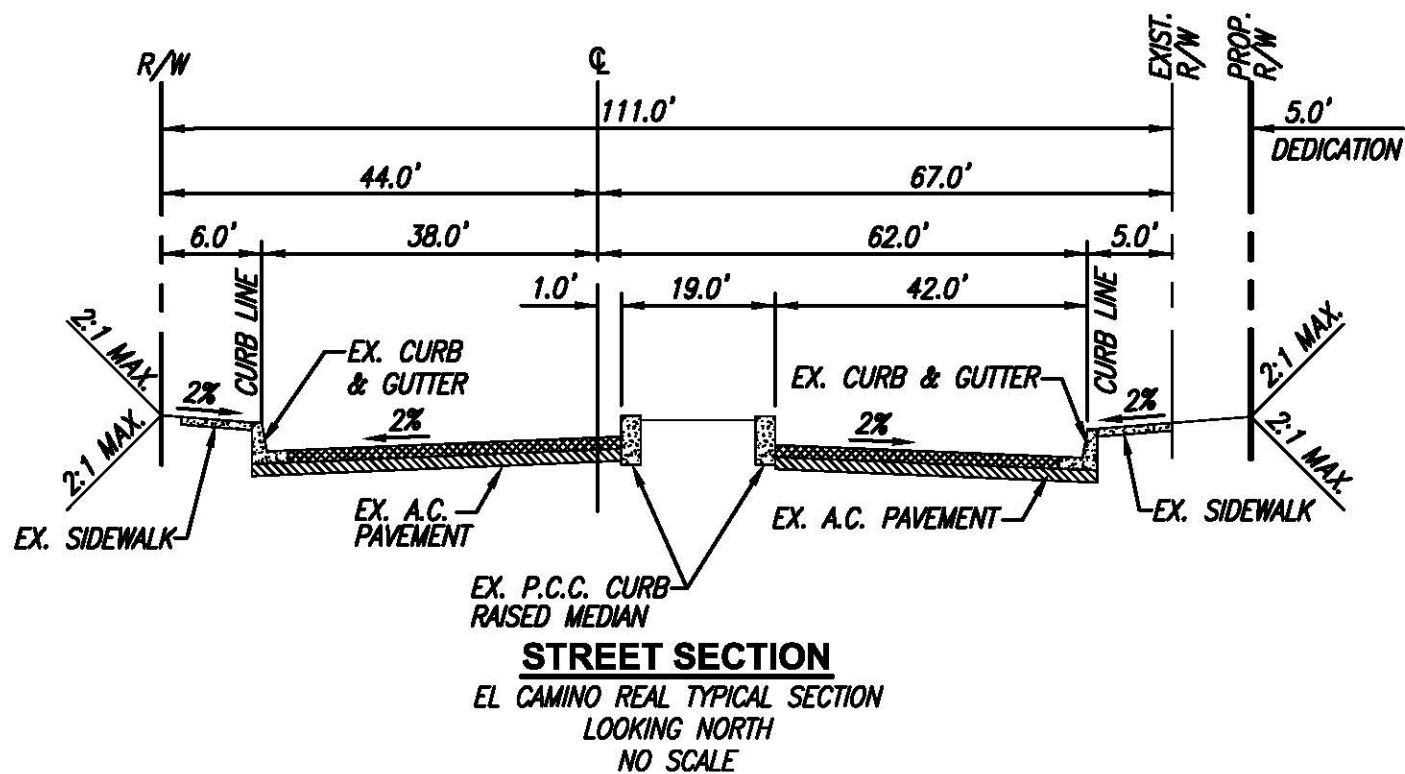
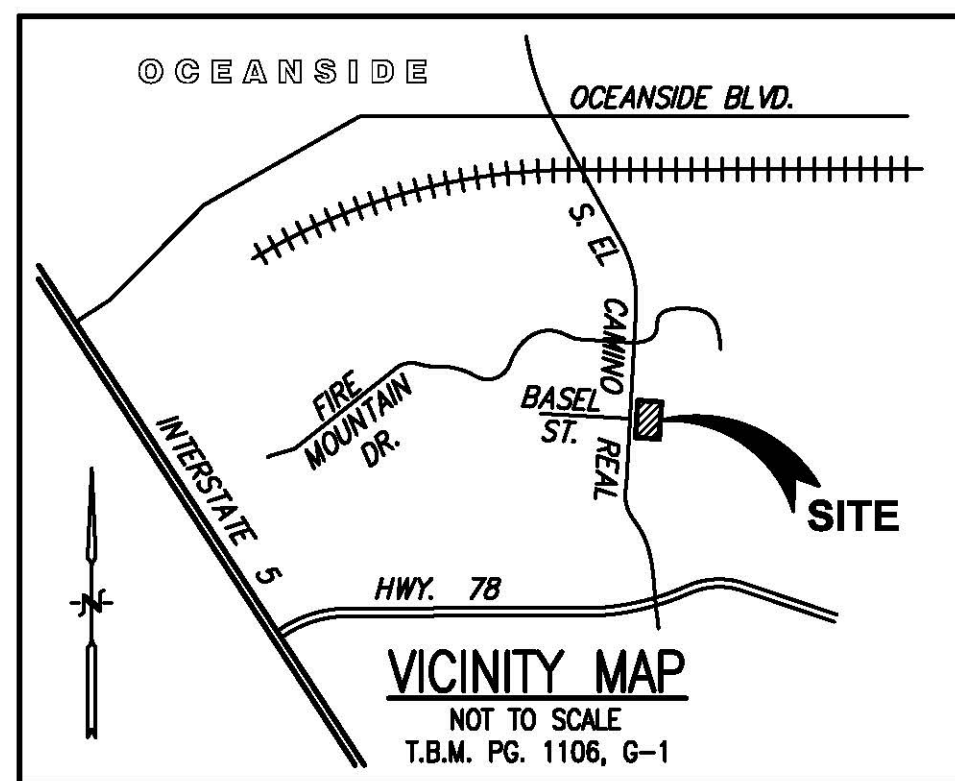
**PRECISE GRADING PLAN FOR:  
EL CAMINO REAL MEMORY CARE**



**KEY MAP**  
SCALE: 1"=60'

**SHEET INDEX**

- TITLE SHEET..... SHEET 1
- GENERAL, SEWER & WATER NOTES..... SHEET 2
- GRADING PLANS..... SHEET 3 - 5
- SWMP BMP EXHIBIT FOR..... SHEET 6



**EASEMENT NOTES**

- EASEMENT FOR STREET LIGHT PURPOSES PER DOC # 1992-0437320 RECORDED IN THE SAN DIEGO COUNTY RECORDER'S OFFICE JULY 13, 1992.
- EASEMENT GRANTED TO SDG&E AS DOC # 202071 RECORDED IN THE SAN DIEGO COUNTY RECORDER'S OFFICE DECEMBER 22, 1987.
- EASEMENT FOR ELECTRIC TRANSMISSION LINES PER DOC # 118329 RECORDED IN THE SAN DIEGO COUNTY RECORDER'S OFFICE AUGUST 28, 1953 THE EXACT LOCATION OF EASEMENT IS NOT DISCLOSED OF RECORD.

NOTE: EASEMENTS THAT REFLECT DEDICATION OF LAND TO THE CITY OF OCEANSIDE FOR PUBLIC HIGHWAY PURPOSE HAVE NOT BEEN SHOWN ON THE PLAN. THE EXISTING ROW LINE INDICATES THE PROPERTY AFTER DEDICATION OF THOSE EASEMENTS.

**\*EARTHWORK QUANTITIES**

CUT: 340 CY  
 FILL: 8,450 CY  
 IMPORT: 8,110 CY  
 REMEDIAL: 1,350 CY

\*THE QUANTITIES OF CUT AND FILL SHOWN HEREON WERE CALCULATED USING REASONABLE ENGINEERING METHODS. THE QUANTITIES ARE FOR USE IN CALCULATING THE FEES AND BONDS REQUIRED BY THE PUBLIC AGENCY. THEY ARE NOT TO BE USED FOR JOB BIDDING PURPOSES. ACTUAL QUANTITIES MAY VARY DUE TO FACTORS SUCH AS SHRINKAGE OR SWELL, RETAINING WALL BACKOUT REQUIREMENTS AND THE RECOMMENDATIONS OF THE SITE SOILS REPORT.

**NOTE:**

- THE PRESENT OR FUTURE OWNER/DEVELOPER SHALL INDEMNIFY AND SAVE THE CITY OF OCEANSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITIES, CLAIMS ARISING FROM ANY FLOODING THAT OCCURS ON THIS SITE, AND ANY FLOODING THAT IS CAUSED BY THIS SITE IMPACTING ADJACENT DOWNSTREAM PROPERTIES.
- THE PRESENT OR FUTURE OWNER/DEVELOPER SHALL INDEMNIFY AND SAVE THE CITY OF OCEANSIDE, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITIES, CLAIMS ARISING FROM ANY LANDSLIDES ON THIS SITE.

**WORK TO BE DONE:**  
 REFERENCE TO EITHER SAN DIEGO REGIONAL STANDARD DRAWINGS (SDRSD), CITY OF OCEANSIDE ENGINEER MANUAL (COE) OR CITY OF OCEANSIDE WATER, SEWER AND RECLAIMED WATER DESIGN AND CONSTRUCTION MANUAL.

IMPROVEMENTS	STD. DWG.	SYMBOL
PROPERTY BOUNDARY		---
EXISTING CONTOURS		380
EXISTING SEWER LINE		S
EXISTING WATER LINE		W
4" A.C. PAVEMENT OVER 16" CL-II A.B. 95% COMPACTED NATIVE (DRIVES)	(PER SOILS ENGINEER)	▬
4" P.C.C. SIDEWALK	G-7 (SDRSD)	▬
RETAINING WALL (PER SEPARATE PERMIT)	(PER STRUCTURAL ENGINEER)	▬
6" P.C.C. CURB	G-1 (SDRSD)	▬
6" P.C.C. CURB & GUTTER TYPE-G	G-2 (SDRSD)	▬
12" HPDE STORM DRAIN		▬
18" HPDE STORM DRAIN		▬
18"x18" CATCH BASIN		▬
STORM DRAIN CLEANOUT TYPE A	D-7 (SDRSD)	▬
RIP-RAP		▬
8" PVC WATER MAIN C-900 CL-150 (PVT)		▬
8" DOUBLE CHECK-DETECTOR CHECK ASSEMBLY (PVT)	W-14 (OSD)	▬
2" DOMESTIC RPDA (PVT)	W-12 (OSD)	▬
1-1/2" IRRIGATION RPDA (PVT)	W-12 (OSD)	▬
STANDARD POST INDICATOR VALVE WITH FIRE DEPARTMENT CONNECTION (PVT)	W-21 (OSD)	▬
6" FIRE HYDRANT ASSEMBLY (PVT)	W-1 (OSD)	▬
THRUST BLOCK (PVT)	W-27 (OSD)	▬
4" PVC ASTM D3034 SDR-135 GRAVITY SEWER LINE (PVT)	S-3 (OSD)	▬

**SITE ADDRESS APN**

EL CAMINO REAL OCEANSIDE, CA. 92056 165-430-23

**OWNER / PERMITTEE**

HAWKES HOLDINGS LLC.  
 16935 WEST BERNARDO DR, STE. 112  
 SAN DIEGO, CA 92127  
 PHONE: (858) 673-0202

**AREAS**

TOTAL GROSS PROPERTY AREA =... 3.48 ACRES  
 TOTAL NET PROPERTY AREA =... 3.43 ACRES  
 TOTAL PROPERTY AREA (EX EASEMENTS EXCLUDED) =... 2.53 ACRES NET  
 TOTAL DISTURBED AREA =... 1.04 ACRES  
 SITE BUILDING FOOTPRINT =... 0.95 ACRES

**TOPOGRAPHY SOURCE**

AERIAL SURVEY BY SAN-LO AERIAL SURVEYS FLOWN 1-19-06.

**LEGAL DESCRIPTION**

PARCEL 2 OF PARCEL MAP 1133 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON DECEMBER 4, 1972 AS FILE NO. 323578 OF OFFICIAL RECORDS.

WDD# \_\_\_\_\_ FILE No. D13-00001

SHEET 1	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	6 SHEETS
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PRECISE GRADING PLAN FOR:  
**EL CAMINO REAL MEMORY CARE**

APPROVED	
SCOTT O. SMITH R.C.E. 58655	CITY ENGINEER
ENGINEER OF WORK: DANNY ABADA	Checked By: _____ PLAN NUMBER
RCE 45381 EXP. 9-30-16	Approval Date: <b>G14-00025</b>

**BENCHMARK:**

Description: FOUND CHISELED SQUARE ON TOP OF CURB  
 CITY OF OCEANSIDE BENCHMARK #D-40  
 Location: W.P.C. OF NORTHWEST CURB RETURN OF MESA DRIVE & VANILLA WAY  
 Record From: CITY OF OCEANSIDE F.B. 165, PG. 36  
 Elev. 151.125 Datum: U.S.C. & G.S.

**APPROVED CHANGES:**

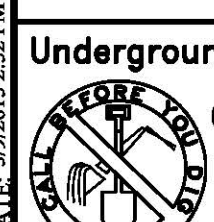
NO.	DESCRIPTION	APP'D	DATE

APPROVED BY GEOTECHNICAL CONSULTANT  
 GEOTECHNICAL CONSULTANT DATE

APPROVED BY WATER UTILITIES DEPT.  
 WATER UTILITIES DATE

Underground Service Alert  
 Call: TOLL FREE 1-800-422-4133  
 TWO WORKING DAYS BEFORE YOU DIG

PLANS PREPARED BY:  
**SPEAR & ASSOCIATES, INC.**  
 CIVIL ENGINEERING & LAND SURVEYING  
 475 PRODUCTION STREET, SAN MARCOS, CA 92078  
 PHONE (760) 736-2040 FAX (760) 736-4866  
 WWW.SPEARINC.NET



**GENERAL NOTES**

- THE CONTRACTOR SHALL NOTIFY THE SAN DIEGO GAS AND ELECTRIC COMPANY, PACIFIC TELEPHONE AND TELEGRAPH COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE THEIR WORK WITH COMPANY REPRESENTATIVES. ALL TELEPHONE SERVICES WITHIN THIS SUBDIVISION ARE UNDERGROUND INSTALLATION. FOR LOCATION OF ELECTRIC CABLE, GAS PIPING, TELEPHONE CABLES APPURTENANCES, CONTACT (UNDERGROUND SERVICE ALERT) 1-800-227-2600. ALSO REFER TO CITY STANDARDS.
- A PERMIT SHALL BE OBTAINED FROM THE CITY TRANSPORTATION/ DEVELOPMENT ENGINEERING DEPARTMENT FOR WORK WITHIN EXISTING CITY RIGHTS-OF-WAY.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF OCEANSIDE TRANSPORTATION/ DEVELOPMENT ENGINEERING DEPARTMENT 48 HOURS PRIOR TO STARTING WORK SO THAT INSPECTION MAY BE PROVIDED. PLEASE CALL: (760)435-5081
- ALL WORK SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, WITH SUPPLEMENTS (A.P.W.A. SPECIFICATIONS), THE SAN DIEGO COUNTY REGIONAL STANDARD DRAWINGS (SDRSD); CITY OF OCEANSIDE WATER, SEWER, AND RECLAIMED DESIGN & CONSTRUCTION MANUAL; AND CITY OF OCEANSIDE ENGINEER'S DESIGN AND PROCESSING MANUAL ( OCEANSIDE ENGINEERS MANUAL).
- PAVEMENT SECTIONS SHOWN, ARE TO BE VERIFIED BY "R" VALUE TESTS (TEST METHOD NO. CALIFORNIA 301) AND PAVEMENT DESIGN REPORT; TO BE SUBMITTED BY SOILS ENGINEER AFTER UNDERGROUND UTILITIES CONSTRUCTION IS COMPLETE, FOR DEPUTY PUBLIC WORKS DIRECTOR'S APPROVAL.
- ALL METALS PLACED IN THE GROUND SHALL BE ENCASED IN 6" OF NEUTRAL SAND.
- CONSTRUCTION EXPANSION JOINTS IN CURB AND GUTTER AT RETURNS AND AT DRIVEWAY INTERSECTIONS IS REQUIRED PER (SDRSD) G-9 AND G-10.
- ALL UNDERGROUND UTILITIES LATERALS SHALL BE INSTALLED BEFORE CONSTRUCTION OF CURBS, CROSSED GUTTERS, OR SURFACING OF THE STREETS AND SHALL BE MARKED FOR EASY LOCATION. THE ENGINEER OF WORK SHALL CERTIFY ALL IMPROVEMENTS TO WITHIN 0.1 FEET OF THE DESIGN.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN EXCAVATION PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY AND ADHERE TO ALL PROVISIONS OF THE STATE CONSTRUCTION SAFETY ORDERS.
- SOILS REPORTS ON ALL TRENCHES SHALL BE SUBMITTED TO THE ENGINEER OF WORK AND THE CITY ENGINEER BY THE SOILS ENGINEER OF RECORD, WHICH CERTIFIES THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH EARTH EARTHWORK SPECIFICATIONS AND CITY OF OCEANSIDE SPECIFICATIONS AND GRADING ORDINANCE.
- BLUE FIRE HYDRANT MARKERS SHALL BE PLACED ON THE PAVEMENT PER CITY OF OCEANSIDE STANDARD DRAWING M-13.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT ADDITION OF THE FHWA CA MUTCD TRAFFIC CONTROL WARNING SIGNS, LIGHTS AND DEVICES SHALL CONFORM TO THE CURRENT EDITION FEDERAL HIGHWAY ADMINISTRATION CA MANUAL ON UNIFORM TRAFFIC DEVICES (CA MUTCD) THE CONTRACTOR IS REQUIRED TO OBTAIN A TRAFFIC CONTROL PERMIT FROM THE TRANSPORTATION/DEVELOPMENT ENGINEERING DEPARTMENT IN CONFORMANCE WITH CITY AND CALTRAN REQUIREMENTS. TRAFFIC CONTROL PLAN SHALL BE IN OPERATION FROM 9:00 A.M. TO 3:00 P.M. UNLESS OTHERWISE APPROVED.
- CENTERLINE MONUMENTS SHALL BE INSTALLED AT THE EC AND BC OF ALL CURVES, AT THE CENTERLINE INTERSECTION OF ALL STREETS WHERE MANHOLES ALLOW, AT THE RADIUS POINT OF CONCENTRIC CUL-DE-SACS, AND AT THE ANGLE POINT OF OFFSET CUL-DE-SACS, PER (SDRSD) M-10 AND M-11.
- ALL EXISTING IMPROVEMENTS INCLUDING CURB AND GUTTERS, SIDEWALKS, ASPHALT CONCRETE OR P.C.C. PAVING, WHICH ARE BEING JOINED OR MATCHED IN CONNECTION WITH THIS PROJECT, SHALL BE JOINED OR MATCHED IN A MANNER SATISFACTORY TO THE DEPUTY PUBLIC WORKS DIRECTOR, INCLUDING NECESSARY SAWCUTTING, REMOVAL, REPLACEMENT, AND CAPPING.
- ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE, OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT, AND ANY OTHER ASSOCIATED EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 A.M. AND 6:00 P.M. EACH DAY, MONDAY THROUGH FRIDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SATURDAYS OR SUNDAYS OR LEGAL HOLIDAYS, UNLESS WAIVED BY THE DEPUTY PUBLIC WORKS DIRECTOR. HAULING OPERATIONS SHALL BE FROM 8 A.M. TO 3:30 P.M. UNLESS OTHERWISE APPROVED.
- STRIPING SHALL BE DONE BY THE CONTRACTOR AT DEVELOPER'S EXPENSE UNLESS OTHERWISE DIRECTED.
- TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL NOT BE APPLIED OVER EXISTING STRIPES THAT ARE TO BE REMOVED. EXISTING STRIPES SHALL BE FIRST REMOVED BEFORE ANY NEW APPLICATION.
- REFLECTIVE PAVEMENT MARKERS TO BE INSTALLED BY CONTRACTOR ON PERMANENT STRIPING. ALL STREET SIGNS SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. SIGN SPECIFICATIONS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF OCEANSIDE STANDARD DRAWING T-3 AND THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION SPECIFICATION FOR REGULATORY, WARNING AND GUIDE SIGNS.
- PATCHING OF SIDEWALK IS NOT PERMITTED.
- DAMAGED, GOUGED, BROKEN, OR GRAFFITI-MARKED SECTIONS OF CURB, GUTTER, OR SIDEWALK SHALL BE REMOVED AND REPLACED.
- A MINIMUM REPLACEMENT SECTION TO BE AT LEAST EQUAL TO SCORE MARK TO SCORE MARK (TYPICALLY 5' X 5'). FOR SIDEWALKS EXCEEDING 5' WIDTH, REPLACEMENT IS TO BE FULL WIDTH SQUARED TO THE NEXT SCORE MARK.
- ALL VALVE CANS AND RISERS ON THE CITY'S OPERATIONAL SYSTEM WILL BE RAISED TO GRADE, INCLUDING COMPACTION AROUND RISER AND PAVING AROUND VALVE CANS, WITHIN 48 HOURS AFTER PAVEMENT HAS BEEN PLACED. THIS INCLUDES VALVE CANS AND RISERS ON THE EXISTING SYSTEMS AND ON ALL NEW SYSTEMS THAT ARE TIED INTO THE CITY'S EXISTING SYSTEMS.

**GENERAL NOTES CONTINUED**

- ALL SEWER MANHOLES ON THE CITY'S OPERATIONAL SYSTEM WILL BE RAISED TO GRADE WITHIN 48 HOURS AFTER PAVEMENT HAS BEEN PLACED. THIS INCLUDES MANHOLES ON THE EXISTING SYSTEMS AND ON ALL NEW SYSTEMS THAT ARE TIED INTO THE CITY'S EXISTING SYSTEMS.
- THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING, ADMINISTERING AND MAINTAINING A CONFINED SPACE ENTRY PROGRAM IN ACCORDANCE WITH SECTIONS 5156, 5157, AND 5158 TITLE 8, CALIFORNIA CODE OF REGULATIONS (CCR).

**WATER NOTES**

- ALL WORK SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITIONS OF THE CITY OF OCEANSIDE WATER, SEWER AND RECLAIMED WATER DESIGN AND CONSTRUCTION MANUAL; SAN DIEGO AREA REGIONAL STANDARD DRAWINGS (SDRSD) AND, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC OR GREENBOOK) AND SUPPLEMENTAL AMENDMENTS.
- A "W" SHALL BE INSCRIBED ON CURB DIRECTLY ABOVE ALL WATER SERVICES. SERVICES SHALL BE SHOWN ON AS-BUILT PLANS AND SHALL BE LOCATED BY THE WATER LINE STATIONING.
- PRESSURE TEST, DISINFECTANT, SAMPLE TEST(S) AND FLUSH THE WATER SYSTEM IN ACCORDANCE WITH THE GUIDELINE TITLED, "CONSTRUCTION GUIDELINES AND REQUIREMENTS", INCLUDED AS SECTION "F" OF THE CITY OF OCEANSIDE'S WATER, SEWER AND RECLAIMED WATER DESIGN AND CONSTRUCTION MANUAL.
- NO DISRUPTION TO EXISTING WATER DISTRIBUTION MAINS WILL BE ALLOWED ON MONDAYS OR FRIDAYS. ALL SHUTDOWNS FOR SYSTEM TIE-INS WILL BE SCHEDULED BETWEEN TUESDAY, WEDNESDAY AND THURSDAY, AND WILL BE CONFINED TO NORMAL WORKING HOURS. REFER TO THE GUIDELINE TITLED, "ADMINISTRATIVE PROCEDURES FOR WATER LINE SHUTDOWNS" IN THE CONSTRUCTION GUIDELINES AND REQUIREMENTS APPENDIX OF THE CITY OF OCEANSIDE'S WATER, SEWER AND RECLAIMED WATER DESIGN AND CONSTRUCTION MANUAL.
- NO CONNECTIONS FOR THE PURPOSE OF OBTAINING WATER SUPPLY DURING CONSTRUCTION SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF STRUCTURE WITHOUT FIRST OBTAINING A WATER CONSTRUCTION PERMIT FROM THE CITY OF OCEANSIDE WATER UTILITIES DEPT. A REDUCED PRESSURE PRINCIPLE ASSEMBLY (RP ASSEMBLY) SHALL PROTECT THE METER.
- ALL WATER USED ON A CONSTRUCTION PROJECT SHALL BE METERED. THE COST OF THE WATER WILL BE CHARGED TO THE DEVELOPER/CONTRACTOR. THIS INCLUDES WATER FOR LOADING OF NEW WATER LINES, FLUSHING OF LINES, PRESSURE TESTING, ETC. CITATIONS WILL BE ISSUED TO PARTIES TAKING WATER FROM NON-METERED FACILITIES.
- THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION SO THAT EXISTING WATER FACILITIES SHALL BE MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. (UNDERGROUND SERVICE ALERT NUMBER: 1-800-227-2600).
- LOCATION AND ELEVATION OF EXISTING WATER FACILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENTS AND EXCAVATION EXPLORATION (POT-HOLING) BY THE CONTRACTOR, AFTER USA MARK-OUT HAS BEEN COMPLETED AND THE WATER UTILITIES DEPARTMENT HAS BEEN GIVEN A TWO (2) WORKING DAYS NOTICE.
- THE EXISTENCE AND LOCATION OF WATER FACILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE CITY RECORDS. TO THE BEST OF OUR KNOWLEDGE, THE EXISTING WATER FACILITIES ARE AS SHOWN ON THE PLANS. THE CITY OF OCEANSIDE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING WATER FACILITIES.
- NO REVISION SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE WATER UTILITIES DIRECTOR.
- NUTS AND BOLTS ON ALL FLANGE FITTINGS SHALL BE CADMIUM PLATED AND COATED PER SECTION 2.12.C OF THE CITY OF OCEANSIDE'S WATER, SEWER AND RECLAIMED WATER DESIGN AND CONSTRUCTION MANUAL, EXCEPT FOR BURIED SERVICE, WHICH SHALL BE TYPE 316 STAINLESS STEEL. ALL PLATED NUT AND BOLT THREADS SHALL BE COATED WITH NON-OXIDE GREASE PRIOR TO INSTALLATION. APPLY ANTI-SEIZE TO ALL STAINLESS STEEL NUT AND BOLT THREADS, BURIED SERVICE VALVES, FITTINGS, AND APPURTENANCES. SHALL BE COATED AND WRAPPED PER SECTION 4.12 OF THE OCEANSIDE ENGINEER'S MANUAL.
- WATER SERVICE LATERALS ARE NOT PERMITTED IN DRIVEWAYS AND METER BOXES ARE NOT PERMITTED IN CONCRETE.
- THE CITY INSPECTOR SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO ANY INSPECTION. TO ARRANGE FOR INSPECTION, CALL (760) 435-5800.
- PIPE BEDDING AND TRENCH BACKFILL SHALL CONFORM TO SAN DIEGO REGIONAL STANDARD DRAWING W-21, EXCEPT THAT COMPACTION SHALL BE 95%. THE PIPE SHALL BE LAID ON 6 INCH MINIMUM SAND BED WITH SAND EQUIVALENT OF SE-30 OR MORE. THE BACKFILL MATERIAL FOR THE PIPE ZONE SHALL BE SAND OR NATIVE MATERIAL WITH A S.E. OF 30 OR MORE, FREE FROM STONES, CLODS AND OTHER DELETERIOUS MATERIALS.
- ALL FITTINGS AND SERVICES SHALL BE ENCASED WITH A MINIMUM OF SIX (6) INCHES OF NEUTRAL SAND, AND PER SECTION 2.12.C AND G OF THE CITY OF OCEANSIDE'S WATER, SEWER AND RECLAIMED WATER DESIGN AND CONSTRUCTION MANUAL.
- PIPE DEFLECTIONS FOR SHORT RADIUS CURVES AND ANGLE POINTS SHALL NORMALLY BE ACCOMPLISHED BY MEANS OF STANDARD FITTINGS, THE LOCATION OF WHICH SHALL BE DETAILED ON THE PLANS.
- POLYETHYLENE ENCASEMENT: ALL UNDERGROUND INSTALLED VALVES, DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN 2 LAYERS OF 8-MIL POLYETHYLENE ENCASEMENT AND INSTALLATION SHALL BE IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.
- PIPE INSTALLATION: THE INSIDE AND OUTSIDE OF THE PIPE SHALL BE CLEAN AND FREE FROM FOREIGN MATERIAL OF ANY KIND BEFORE BEING INSTALLED.
- 3-INCH MINIMUM WIDTH COLOR CODED TAPE MARKED "WATER" IN 1-1/2 INCH BLACK LETTERS SHALL BE PLACED ON THE COMPACTED AND GRADED SAND BEDDING ONE FOOT ABOVE AND CENTERED OVER THE WATER MAIN PRIOR TO BACKFILLING THE TRENCH.
- WATER QUALITY TEST SHALL INCLUDE BACTERIOLOGICAL (BT) AND GENERAL PHYSICAL (GP) TESTING. ALL TESTING WILL COMPLY WITH THE PROVISIONS OF SECTION F) WATER SYSTEM TESTING REQUIREMENTS IN THE CONSTRUCTION GUIDELINES AND REQUIREMENTS APPENDIX OF THE CITY OF OCEANSIDE'S WATER, SEWER AND RECLAIMED WATER DESIGN AND CONSTRUCTION MANUAL. ALL TESTING WILL BE SUCCESSFULLY COMPLETE BEFORE CONNECTION (TIE-IN) SUBMITTAL AND APPROVAL.
- ALL WATER DISCHARGE FROM FLUSHING, TESTING AND DEWATERING SHALL COMPLY WITH ALL REQUIREMENTS OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - SAN DIEGO REGION (SDRWQCB) REGULATIONS.
- DETAILED PLANS FOR FIRE SERVICE LINES MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

**SEWER NOTES**

- ALL WORKS SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITIONS OF THE CITY OF OCEANSIDE WATER, SEWER AND RECLAIMED WATER DESIGN AND CONSTRUCTION MANUAL; CITY OF OCEANSIDE DESIGN AND PROCESSING MANUAL (OCEANSIDE ENGINEERS MANUAL); SAN DIEGO AREA REGIONAL DRAWINGS (SDRSD); AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC OR GREEN BOOK) AND SUPPLEMENTAL AMENDMENTS.
- EACH LOT SHALL BE SERVED BY A MINIMUM OF 4 INCH SEWER LATERAL SET AT A MINIMUM GRADE OF 2% WITH A MINIMUM DROP OF 0.3 FEET AND A MINIMUM OF FIVE FEET OF COVER AT PROPERTY LINE PER OCEANSIDE STANDARD DRAWING S-3.
- THE CONTRACTOR MUST SECURE APPROVAL FROM THE CITY INSPECTOR PRIOR TO BACKFILL OVER ANY SEWER LINE.
- NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE DEPUTY PUBLIC WORKS DIRECTOR AND THE WATER UTILITY DIRECTOR.
- CONTRACTOR SHALL MAKE ALL 4 INCH SEWER LATERAL CONNECTIONS TO EXISTING SEWER MAINS UNLESS OTHERWISE APPROVED BY THE WATER UTILITIES DIRECTOR AND INSPECTED BY THE WATER UTILITIES DEPARTMENT.
- THE CONTRACTOR MAY MAKE 4 INCH SEWER LATERAL CONNECTIONS TO EXISTING SEWER MAINS THAT ARE LOCATED IN EASEMENTS WHERE NO PAVING IS INVOLVED. THIS MAY BE DONE WITH THE APPROVAL OF THE WATER UTILITIES DIRECTOR AND WILL BE INSPECTED BY THE WATER UTILITIES DEPARTMENT.
- NO DISRUPTION TO EXISTING SEWER SERVICES WILL BE ALLOWED DURING CONNECTIONS TO EXISTING MAINS WITHOUT THE SPECIFIC APPROVAL OF THE CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT.
- THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND SERVICE ALERT 48 HOURS PRIOR TO STARTING EXCAVATION SO THAT EXISTING SEWER FACILITIES MAY BE MARKED IN THE FIELD. UNDERGROUND SERVICE ALERT NUMBER: 1-800-227-2600.
- POT HOLING LOCATION AND ELEVATION OF EXISTING SEWER FACILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENTS AND EXCAVATION EXPLORATION BY THE CONTRACTOR, IN THE PRESENCE OF A CITY INSPECTOR AFTER A TWO (2) WORKING DAY NOTICE PRIOR TO THE BEGINNING OF NEW WORK. THIS WILL ALLOW TIME TO REVISE PLANS AS NECESSARY, BECAUSE OF CONFLICTS WITH OTHER FACILITIES.
- THE EXISTENCE AND LOCATION OF SEWER FACILITIES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE CITY RECORDS. TO THE BEST OF OUR KNOWLEDGE, THE EXISTING SEWER FACILITIES ARE AS SHOWN ON THE PLANS. THE CITY OF OCEANSIDE SHALL NOT BE HELD RESPONSIBLE FOR ANY ERROR IN THE LOCATION AND ELEVATION OF THE EXISTING SEWER FACILITIES.
- THE CITY'S INSPECTOR SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO COMMENCING WORK ON THE SEWERS. TO ARRANGE FOR INSPECTION CALL THE WATER UTILITIES DEPARTMENT AT (760) 435-5800.
- ALL SEWER HOUSE CONNECTIONS SHALL BE PLACED PRIOR TO SURFACING OF STREETS.
- ALL MANHOLES ARE TO BE COATED INSIDE WITH SANCON 100 OR ZEBRON.
- ALL MANHOLE COVERS FOR PRIVATE SEWER SYSTEMS SHALL BE MANUFACTURED WITH "PRIVATE SEWER" STAMPED ON TOP OF THE LID.
- ALL MANHOLE COVERS FOR PUBLIC SEWER SYSTEM SHALL BE MANUFACTURED WITH "CITY OF OCEANSIDE" STAMPED ON TOP OF IT.
- ALL SEWER MAINS SHALL BE INSPECTED BY CLOSED CIRCUIT VHS TELEVISION AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING WILL TAKE PLACE AFTER COMPLETION OF TRENCH BACKFILL AND FINISH GRADING BUT PRIOR TO THE PAVEMENT OR FINISH TRENCH RESURFACING TO DETERMINE THE EXISTANCE AND EXTENT OF ANY OBSTRUCTIONS, STRUCTURAL DEFICIENCIES, SAGS OR FOREIGN MATERIAL. BOTH A VERBAL DESCRIPTION AND A WRITTEN MANUSCRIPT OF THE VIDEO TAPE WILL BE SUBMITTED TO THE WATER UTILITIES DIRECTOR FOR REVIEW AND APPROVAL PRIOR TO FINAL ACCEPTANCE. VIDEOTAPING WILL MEET THE REQUIREMENTS OF TELEVISION SEWER MAINS IN THE APPENDIX OF THE CITY OF OCEANSIDE'S WATER, SEWER AND RECLAIMED WATER DESIGN & CONSTRUCTION MANUAL TITLED, "CONSTRUCTION GUIDELINES AND REQUIREMENTS".
- ALL SEWER MAINS WILL PASS A 95% MANDREL TEST AND AIR PRESSURE TEST PRIOR TO STREET PAVING, BUT AFTER ALL OTHER UTILITIES HAVE BEEN COMPLETED AND CERTIFIED COMPACTION TESTING APPROVED.
- PLASTIC SEWER PIPE SHALL BE BEDDED IN STRICT ACCORDANCE WITH CITY OF OCEANSIDE STANDARD DRAWING S-2. BEDDING SHALL REMAIN UNDISTURBED BY SUBSEQUENT CONSTRUCTION.
- EACH PARCEL OR LOT SHALL HAVE A SEPARATE CONNECTION TO THE PUBLIC SEWER MAIN.
- SADDLE CONNECTIONS THAT CUT THROUGH SEWER MAINS SHALL NOT BE ACCEPTED WITHOUT APPROVAL OF THE WATER UTILITIES INSPECTOR.
- PVC PIPE SHALL BE STORED ON A FLAT SURFACE SO THE BARREL IS EVENLY SUPPORTED. DO NOT STACK PIPE HIGHER THAN 4 FEET. GASKETS SHALL BE STORED IN A COOL, DARK PLACE OUT OF CONTACT WITH OIL OR GREASE.
- NEW SEWER MAINS WILL NOT BE CONNECTED TO THE CITY'S SEWER SYSTEM UNTIL THE REQUIREMENTS FOR OCCUPANCY ARE MET. FLOWS WILL BE RETAINED WITHIN THE NEWLY CONSTRUCTED SYSTEM BY MEANS OF PLUGGING THE NEW SYSTEM WITH A MIXTURE OF PLASTER OF PARIS AND PORTLAND CEMENT (KNOWN AS DYNAMITING) IN A PLACE THAT WILL NOT IMPAIR THE FUNCTION OF THE CITY'S SEWER SYSTEM.
- ALL SEWER LINES SHALL MEET ALL TESTING, CLEANING AND VIDEOTAPING REQUIREMENTS, PRIOR TO CONNECTION TO THE CITY'S SEWER SYSTEM. NO TIE-IN CONNECTIONS WILL BE DONE UNTILL THE CITY HAS ACCEPTED THE NEW LINE.

**SEWER NOTES CONTINUED**

- PRIOR TO RELEASING SEWER INTO THE CITY'S SEWER SYSTEM, THE CONTRACTOR WILL: A) PERFORM AN AIR PRESSURE TEST AS PER SECTION 306-1-4.4 OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION; B) WAYNEBALL ALL LINES; C) HAVE AN APPROVED VIDEOTAPING OF THE LINE FROM CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT.
- AN INFILTRATION TEST SHALL BE PERFORMED ON ALL SEWER LINES LAID IN GROUNDWATER, PER SECTION 306.1-4.3 OF THE STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION.
- EXISTING SEWER MAINS WILL NOT BE USED FOR DISCHARGE OF STORM WATERS, DRAINAGE, OR OTHER SIMILAR USES PER OCEANSIDE CITY CODE SECTION 2945.1 (O).
- ALL SEWER FORCE MAINS SHALL BE PROVIDED WITH RELEASE VALVES AT THE REQUIRED LOCATIONS. THE AIR RELEASE ASSEMBLY SHALL BE EASILY ACCESSIBLE TO WATER UTILITIES DEPARTMENT FOR MAINTENANCE PURPOSES.
- DURING ANY ACTIVITY OR WORK AROUND, OR IN, AN EXISTING SEWER LINE, THE CONTRACTOR AT THEIR EXPENSE, WILL PROTECT THE SYSTEM BY INSTALLING "TRAPS" IN THE OUTLET SIDE OF THE CLOSEST MANHOLE. THE "TRAPS" AND THEIR LOCATIONS SHALL BE SUBMITTED TO THE WATER UTILITIES DIRECTOR FOR APPROVAL. THE "TRAPS" WILL REMAIN IN PLACE UNTILL ALL REQUIREMENTS (TESTING, CLEANING, VIDEOTAPING, ETC.), HAVE BEEN COMPLETED AND APPROVED.
- UPON APPROVAL OF A SEWER LINE, THE CONTRACTOR, AT THEIR EXPENSE, WILL PROTECT THE LINE FROM FOREIGN MATERIAL BY INSTALLING PLYWOOD OVER THE MANHOLE BASE UNTILL ALL GRADING, PAVING AND MANHOLE RAISING IS COMPLETE AND ACCEPTED BY THE CITY.
- POLYETHYLENE ENCASEMENT: ALL UNDERGROUND INSTALLED VALVES, DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN 2 LAYERS OF 8-MIL POLYETHYLENE AT THE TIME OF INSTALLATION. POLYETHYLENE ENCASEMENT AND INSTALLATION SHALL BE IN ACCORDANCE WITH ANSI/AWWAC105/A21.5.
- PIPE INSTALLATION: THE INSIDE AND OUTSIDE OF THE PIPE SHALL BE CLEAN AND FREE FROM FOREIGN MATERIAL OF ANY KIND BEFORE BEING INSTALLED.
- 3 INCH MINIMUM WIDTH, COLOR CODED DETECTOR TAPE MARKED "SEWER" IN 1-1/2 INCH BLACK LETTERS SHALL BE PLACED ON THE COMPACTED AND GRADED BEDDING MATERIAL ONE FOOT ABOVE AND CENTERED OVER THE SEWER MAIN PRIOR TO BACKFILLING THE TRENCH.
- ALL WATER DISCHARGE FROM CLEANING, VIDEOTAPING AND OTHER ACTIVITIES SHALL COMPLY WITH ALL REQUIREMENTS OF THE CALIFORNIA WATER QUALITY CONTROL BOARD - SAN DIEGO REGION (SDRWQCB) REGULATIONS.

**APPROVED CHANGES:**

NO.	DESCRIPTION	APPYD	DATE

**BENCHMARK:**

Description: FOUND CHISELED SQUARE ON TOP OF CURB  
CITY OF OCEANSIDE BENCHMARK #D-40  
Location: W.P.C. OF NORTHWEST CURB RETURN OF MESA DRIVE  
& VANILLA WAY  
Record From: CITY OF OCEANSIDE F.B. 165, PG. 36  
Elev.: 151.125 Datum: U.S.C. & G.S.



WDID# FILE No. D13-00001

SHEET 2	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	6 SHEETS
PRECISE GRADING PLAN FOR: <b>EL CAMINO REAL MEMORY CARE</b>		
APPROVED		
SCOTT O. SMITH	R.C.E. 58655	CITY ENGINEER
ENGINEER OF WORK: DANNY ABADA	Checked By:	PLAN NUMBER
RCE 45381 EXP. 9-30-16	Approval Date:	G14-00025

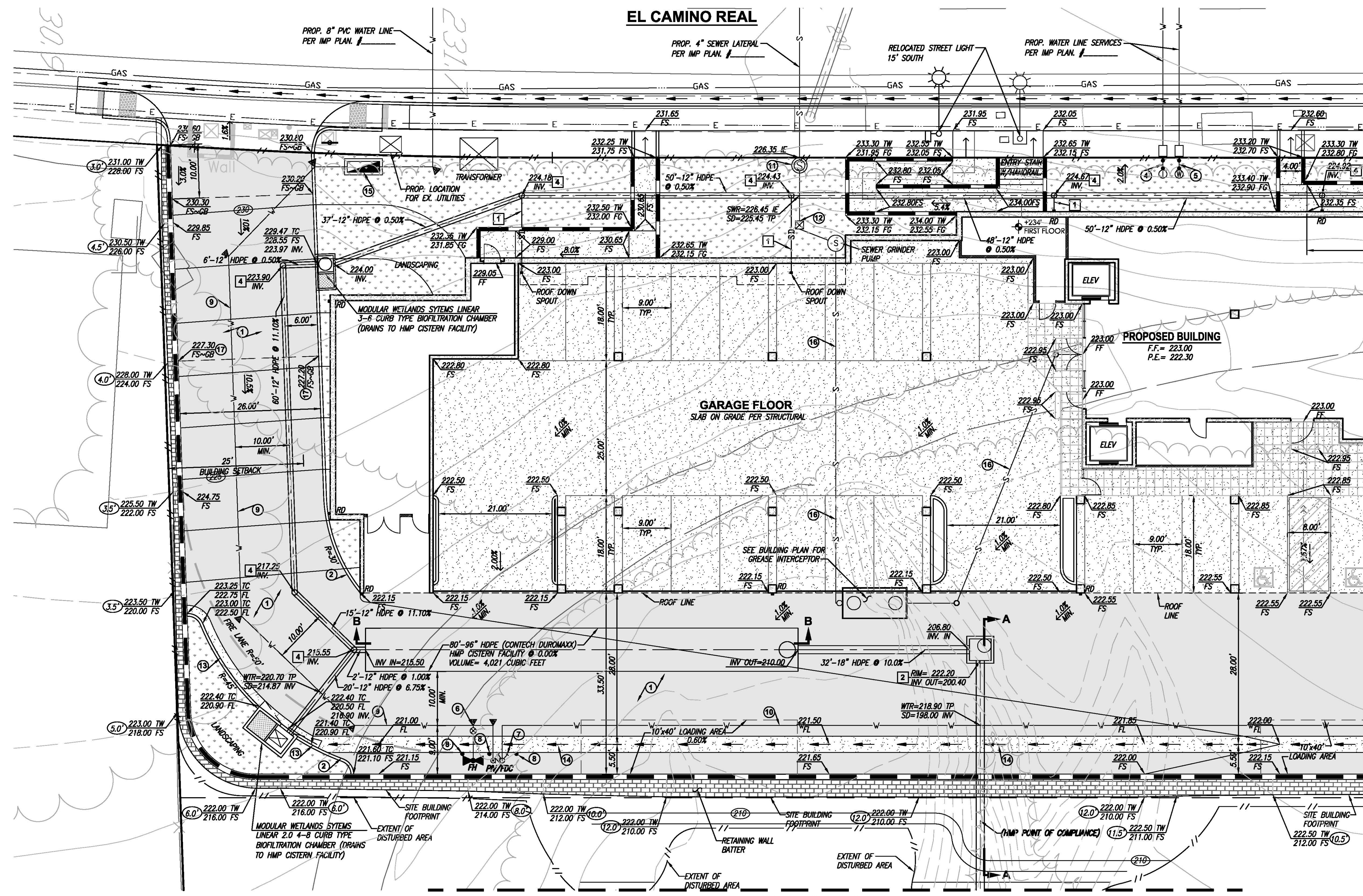
DATED 3-9-15

PROJECT DATE: 3/9/2015 2:43 PM S:\Spec. Projects\2014\14-223 TORREY PINNUS DEY - EL CAMINO REAL, OCEANSIDE\CAD\14-223.GPJ

PLANS PREPARED BY:  
**SPEAR & ASSOCIATES, INC.**  
CIVIL ENGINEERING & LAND SURVEYING  
475 PRODUCTION STREET, SAN MARCOS, CA 92078  
PHONE (760) 736-2040 FAX (760) 736-4866  
WWW.SPEARINC.NET

**"NOT FOR CONSTRUCTION"**

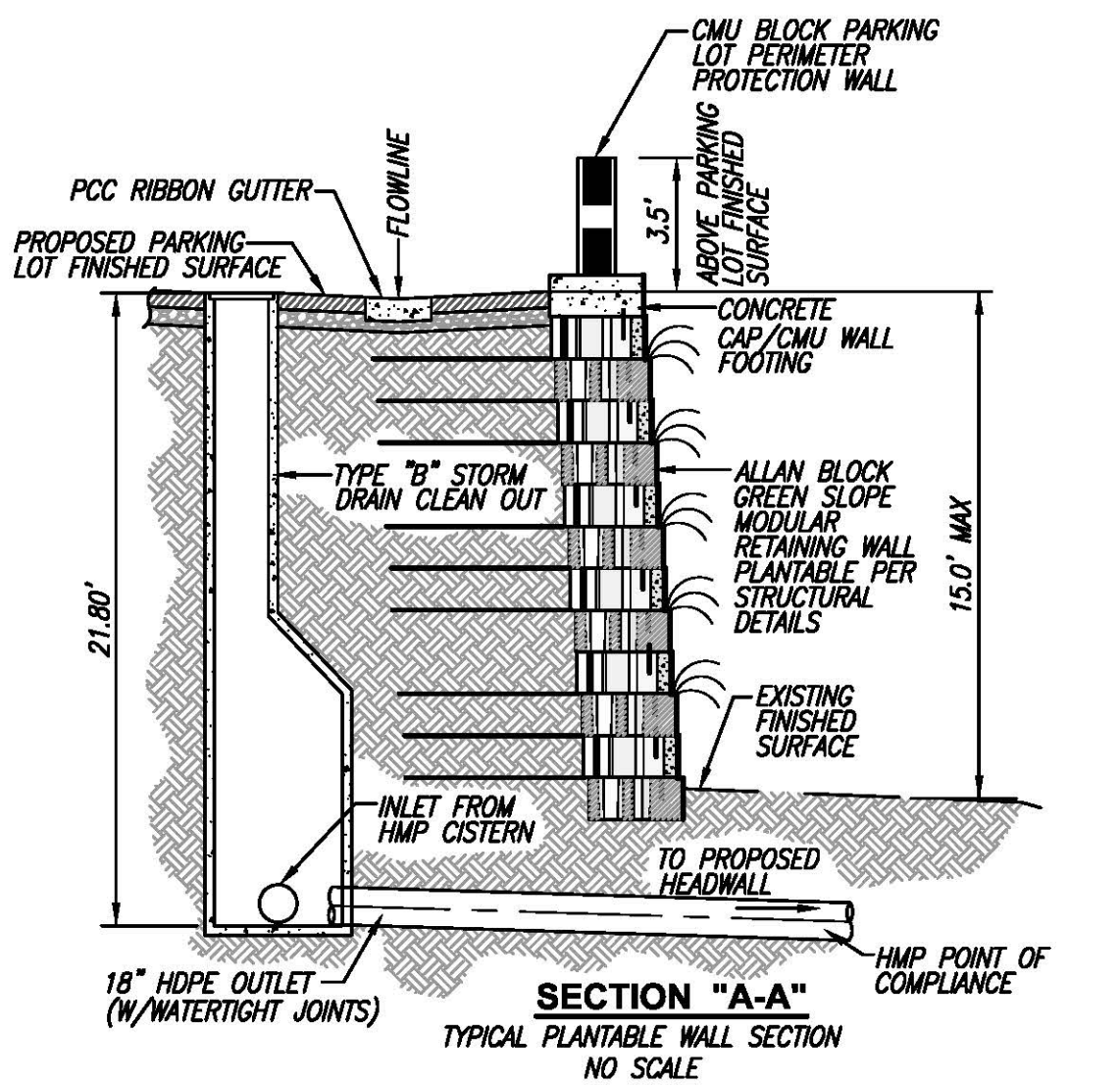
**EL CAMINO REAL**



- CONSTRUCTION NOTES:**
1. CONSTRUCT 4" A.C. PAVEMENT OVER 16" CL-N A.B. 95% COMPACTED NATIVE (DRIVES).
  2. CONSTRUCT 6" P.C.C. CURB PER G-1 (SDRSD).
  3. CONSTRUCT 4" P.C.C. SIDEWALK PER G-7 (SDRSD).
  4. INSTALL 1-1/2" IRRIGATION RPDA PER W-12 (OSD).
  5. INSTALL 2" DOMESTIC RPDA PER W-12 (OSD).
  6. INSTALL 6" FIRE HYDRANT ASSEMBLY (PRIVATE) PER W-1 (OSD).
  7. INSTALL FIRE DEPARTMENT CONNECTION WITH POST INDICATOR VALVE.
  8. INSTALL PROTECTION POST BOLLARDS PER SDRSD WM-04.
  9. INSTALL 8" PVC C-900 CL-150 (PRIVATE) FIRE SERVICE MAIN.
  10. INSTALL 8" PVC C-900 CL-150 (PRIVATE) FIRE SPRINKLER SERVICE LATERAL.
  11. INSTALL SEWER INSPECTION MANHOLE PER S-7 (OSD).
  12. INSTALL SEWAGE BACKWATER VALVE ASSEMBLY PER S-4 (OSD).
  13. CONSTRUCT 6" P.C.C. CURB & GUTTER PER G-2 (SDRSD).
  14. CONSTRUCT 3.0" WIDE P.C.C. RIBBON GUTTER, PER DETAIL SHEET 4.
  15. INSTALL 8" DOUBLE CHECK-DETECTOR CHECK ASSEMBLY PER W-14 (OSD).
  16. INSTALL 4" PVC ASTM D3034 SDR-135 GRAVITY SEWER LINE @ 2% MIN.
  17. GRADE BREAKS PER ACCESS GRADES DRAWING NO. T-2 (OSD).

- STORM DRAIN NOTES:**
1. INSTALL 6" PVC ROOF DRAIN @ 1.0% MIN (TYP. ALL ROOF DRAINS).
  2. INSTALL TYPE "B" STORM DRAIN CLEAN OUT PER SDRSD "D-10".
  3. INSTALL 12"x6"-90" STORM DRAIN VERTICAL BEND W/6" DIA. CLEAN OUT AT FINISHED SURFACE.
  4. INSTALL 12"x12"x6" STORM DRAIN TEE W/6" DIA. CLEAN OUT AT FINISHED SURFACE.

SEE SHEET 4

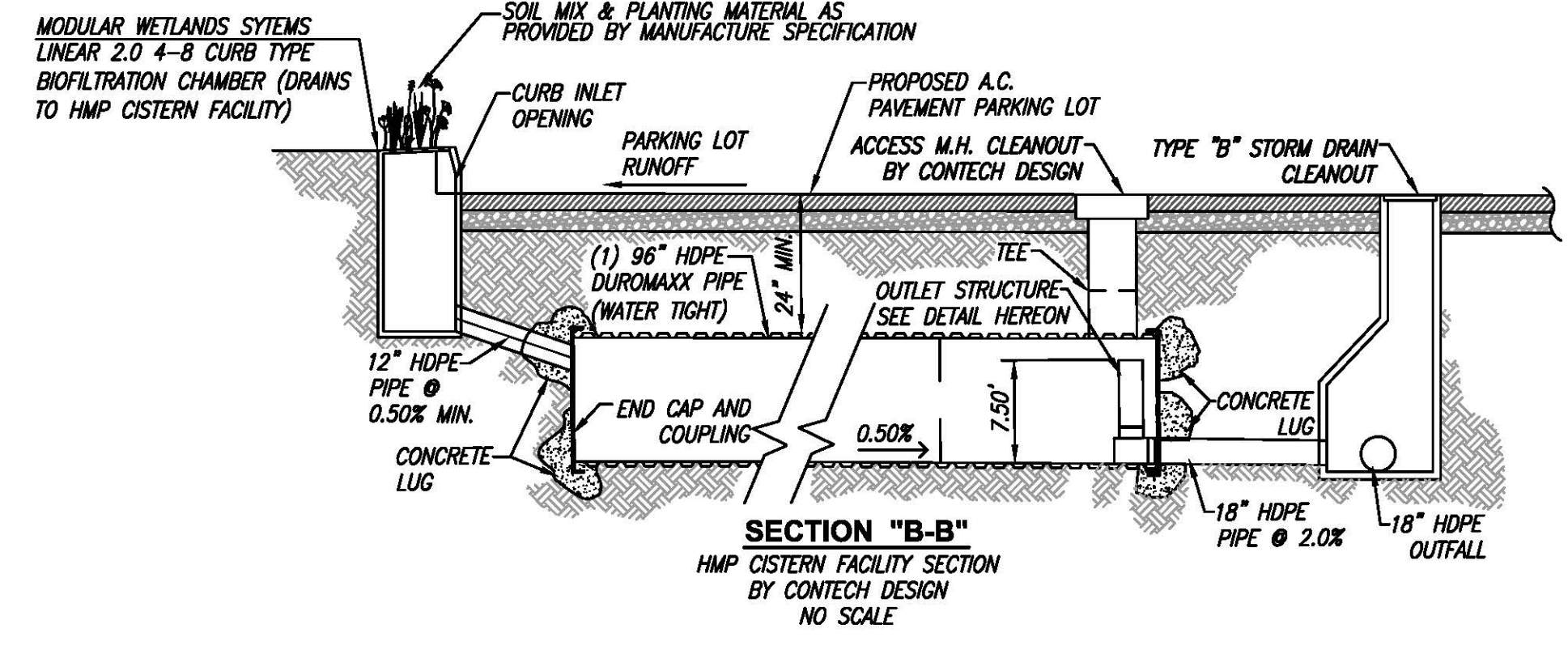


SEE SHEET 5

**NOTE:**  
ALL NEW EXTENSION SERVICES FOR THE DEVELOPMENT OF THE PROJECT, INCLUDING BUT NOT LIMITED TO, ELECTRICAL, CABLE AND TELEPHONE, SHALL BE PLACED UNDERGROUND PER THE CITY OF OCEANSIDE ZONING ORDINANCE SECTION 3023, AS REQUIRED BY THE CITY ENGINEER AND THE CITY PLANNER, AND CURRENT CITY POLICY.

**NOTE:**  
PUBLIC IMPROVEMENTS SHOWN HEREON IS FOR REFERENCE ONLY. PLEASE REFER TO IMPROVEMENT PLAN No. \_\_\_\_\_ FOR DETAILS.

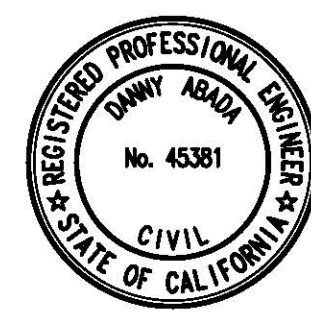
DATED 3-9-15



**APPROVED CHANGES:**

NO.	DESCRIPTION	APPVD	DATE

**BENCHMARK:**  
Description: FOUND CHISELED SQUARE ON TOP OF CURB  
CITY OF OCEANSIDE BENCHMARK #D-40  
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WDID# FILE No. D13-00001

SHEET 3	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	6 SHEETS
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PRECISE GRADING PLAN FOR:  
**EL CAMINO REAL MEMORY CARE**

APPROVED  
SCOTT O. SMITH R.C.E. 58655 CITY ENGINEER

ENGINEER OF WORK: DANNY ABADA Checked By: PLAN NUMBER  
Approval Date: G14-00025

PLANS PREPARED BY:  
**SPEAR & ASSOCIATES, INC.**  
CIVIL ENGINEERING & LAND SURVEYING  
475 PRODUCTION STREET, SAN MARCOS, CA 92078  
PHONE (760) 736-2040 FAX (760) 736-4866  
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"NOT FOR CONSTRUCTION"

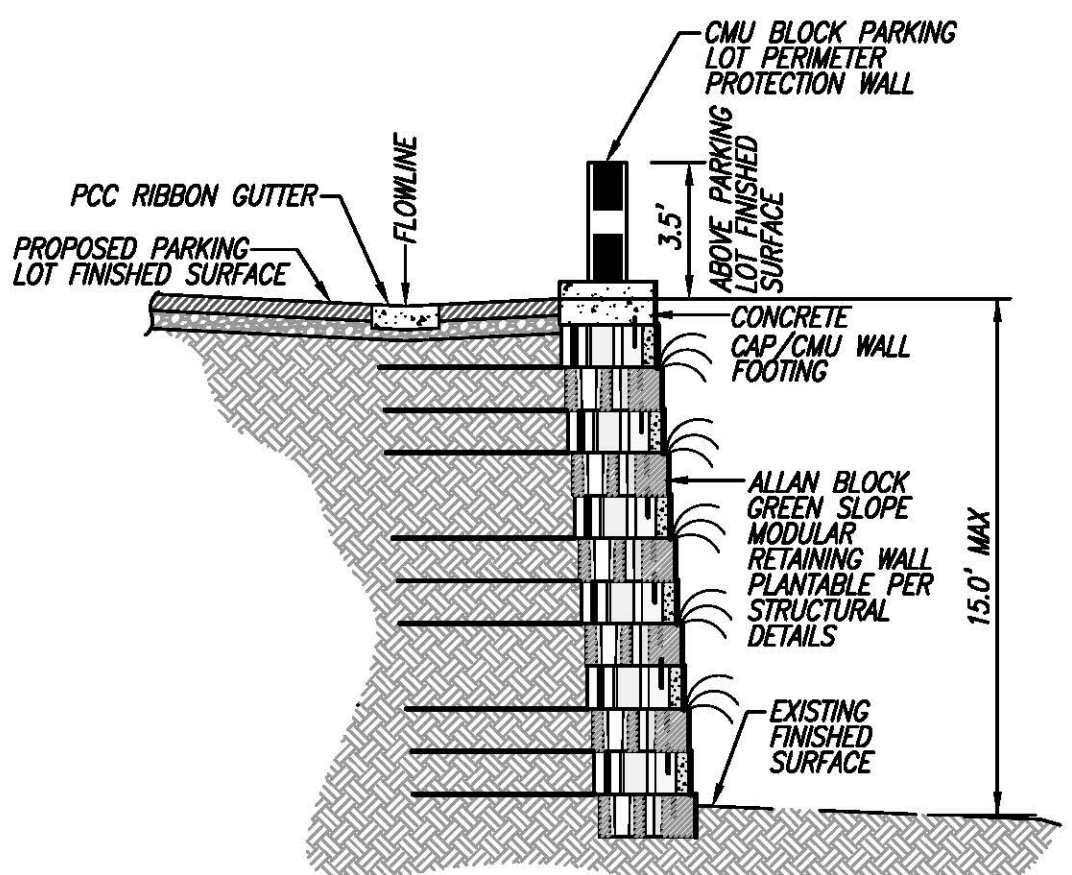
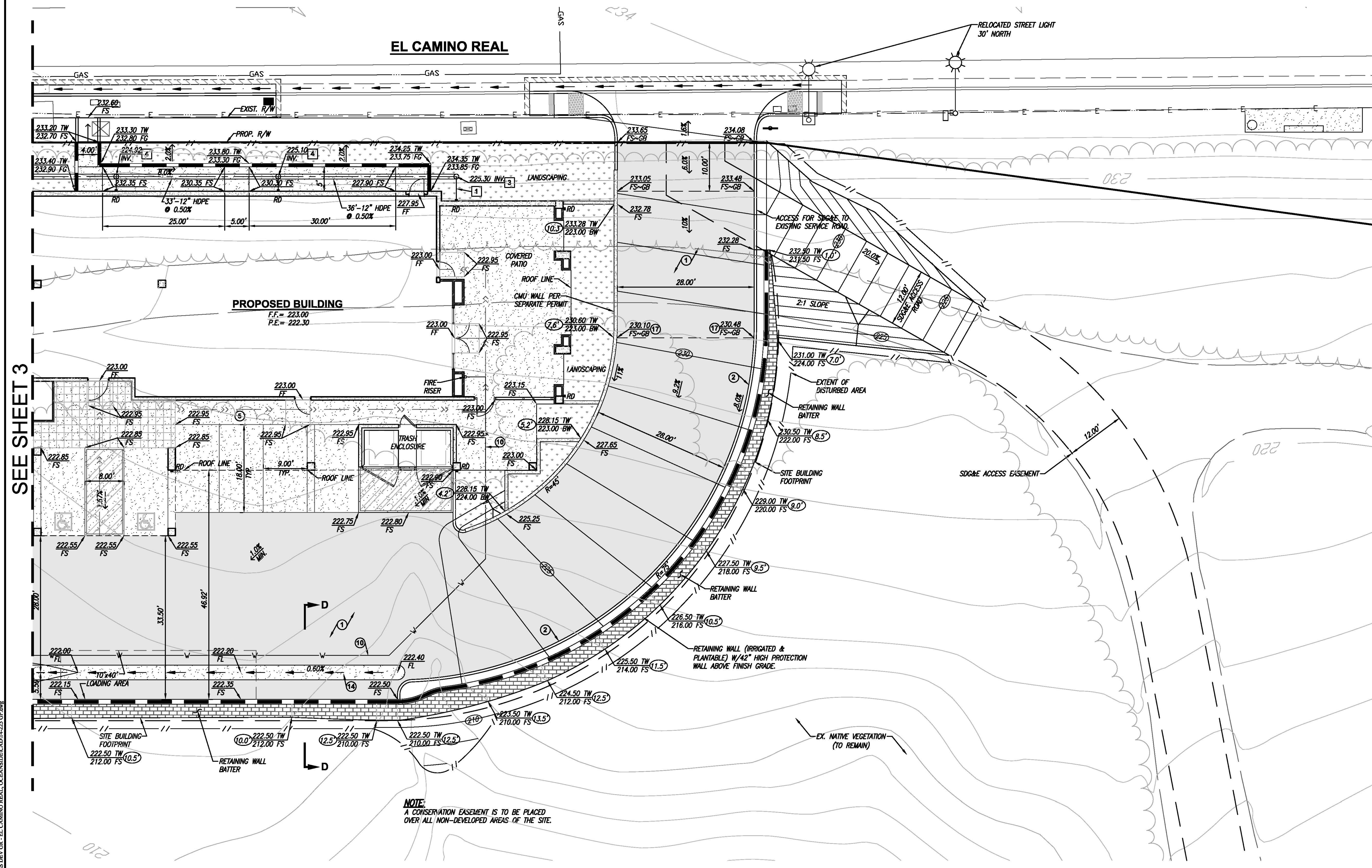
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SEE SHEET 3

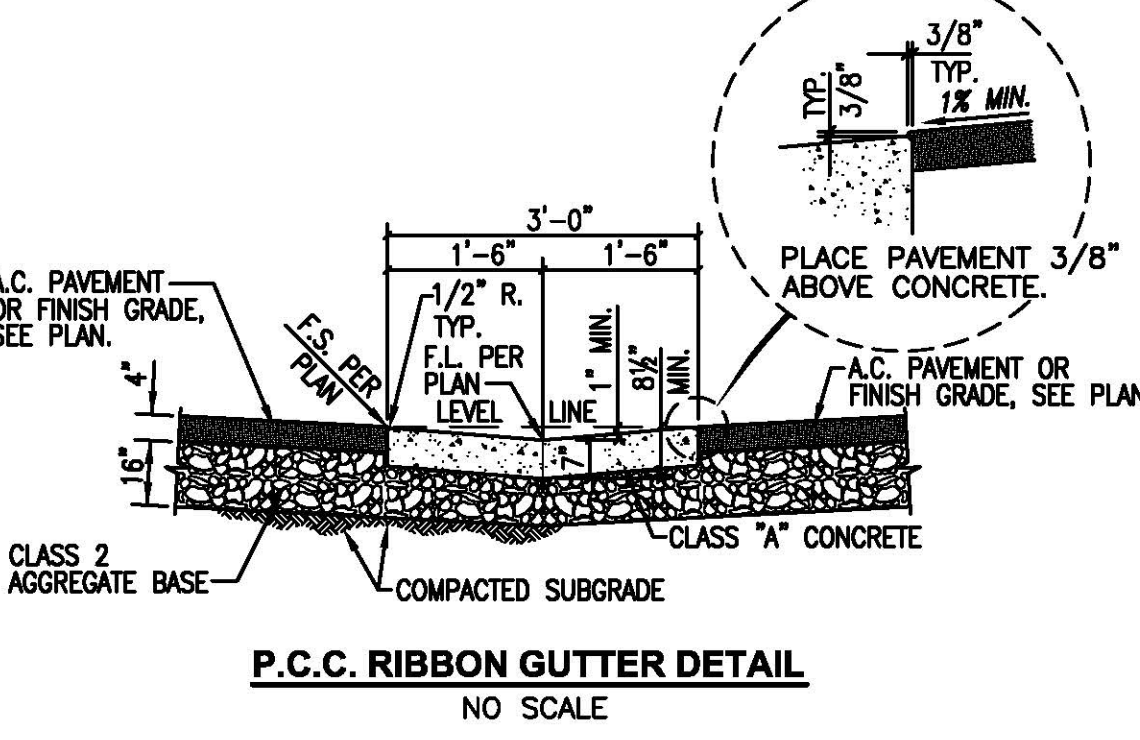
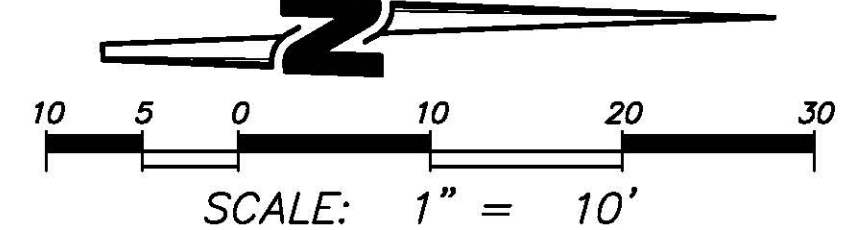
DATED 3-9-15



**NOTE:**  
A CONSERVATION EASEMENT IS TO BE PLACED OVER ALL NON-DEVELOPED AREAS OF THE SITE.

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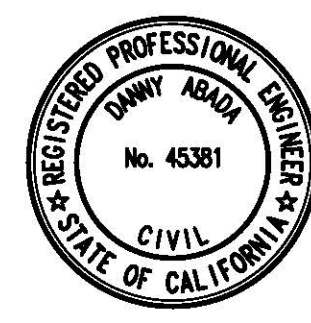
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**APPROVED CHANGES:**

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CITY OF OCEANSIDE BENCHMARK #D-40  
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WDID# FILE No. D13-00001

SHEET 4	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	6 SHEETS
PRECISE GRADING PLAN FOR: <b>EL CAMINO REAL MEMORY CARE</b>		
APPROVED		
SCOTT O. SMITH	R.C.E. 58655	CITY ENGINEER
ENGINEER OF WORK: DANNY ABADA	Checked By:	PLAN NUMBER
RCE 45381 EXP. 9-30-16	Approval Date:	G14-00025

PLANS PREPARED BY:  
**SPEAR & ASSOCIATES, INC.**  
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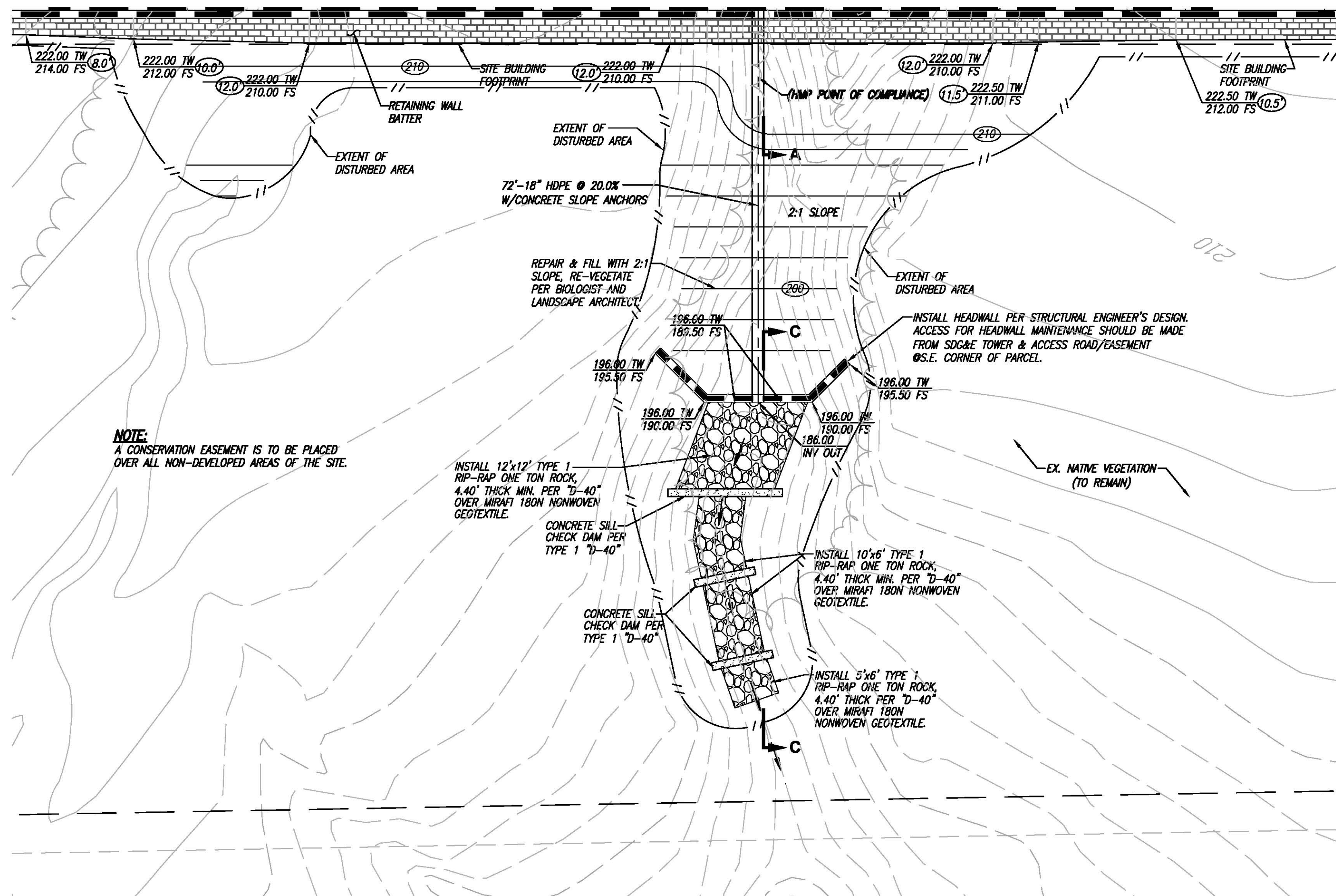
DATED 3-9-15

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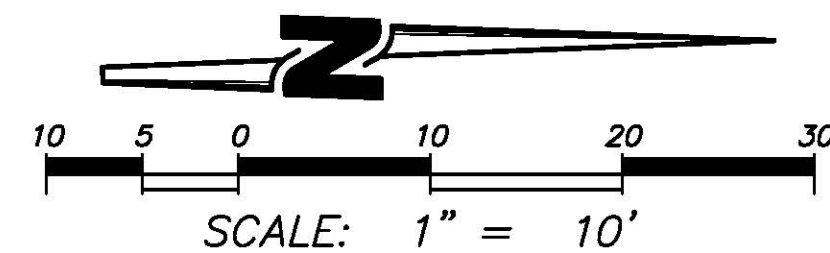
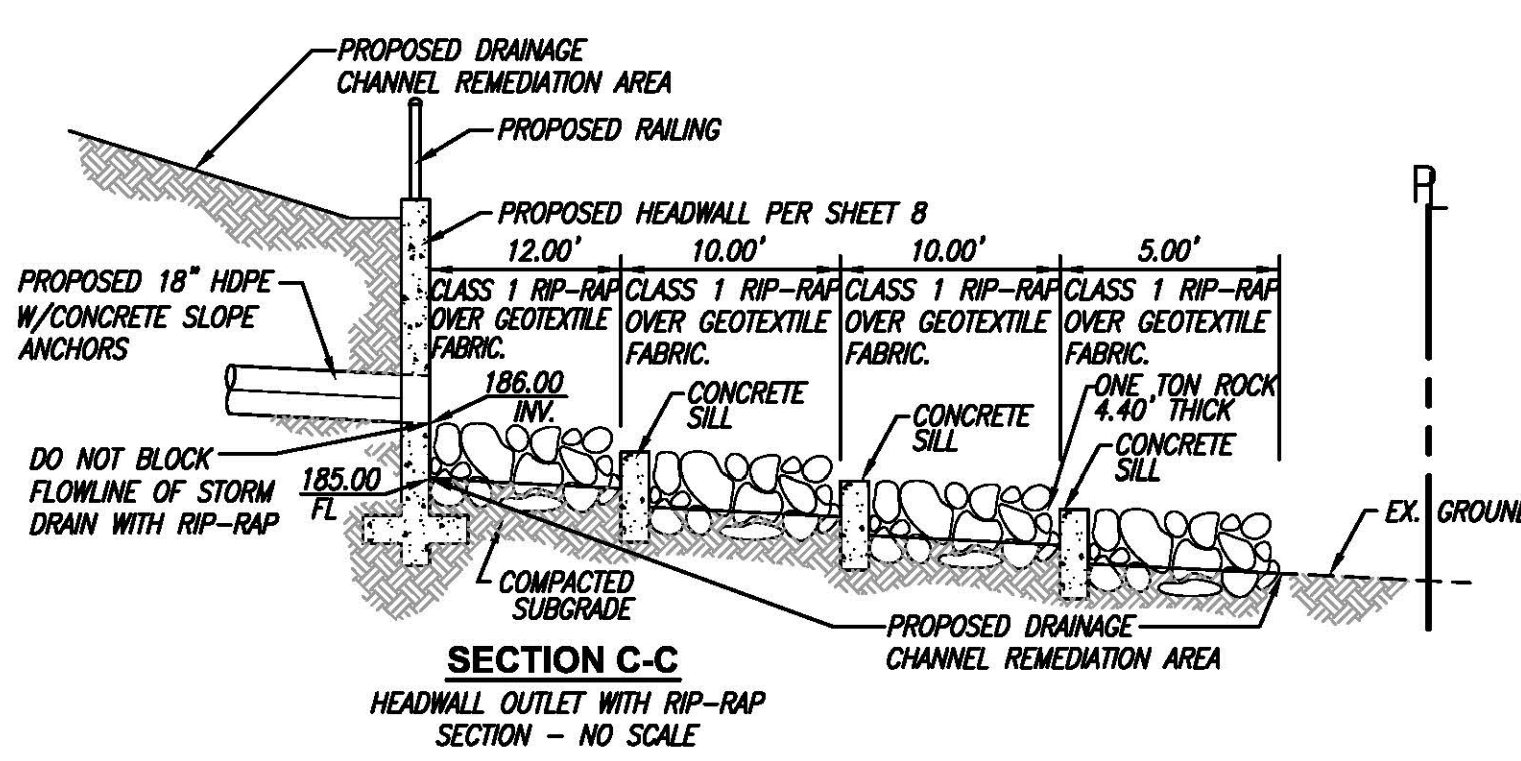
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SPEAR & ASSOCIATES JOB No. 14-223 JRZ

SEE SHEET 3



**NOTE:**  
A CONSERVATION EASEMENT IS TO BE PLACED OVER ALL NON-DEVELOPED AREAS OF THE SITE.



PLANS PREPARED BY:  
**SPEAR & ASSOCIATES, INC.**  
 CIVIL ENGINEERING & LAND SURVEYING  
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SHEET 5	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	6 SHEETS
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PRECISE GRADING PLAN FOR:  
**EL CAMINO REAL MEMORY CARE**

APPROVED  
 SCOTT O. SMITH R.C.E. 58655 CITY ENGINEER

ENGINEER OF WORK: DANNY ABADA Checked By: PLAN NUMBER  
 Approval Date: G14-00025  
 RCE 45381 EXP. 9-30-16

"NOT FOR CONSTRUCTION"

ENGINEER'S NAME: SPEAR & ASSOCIATES, INC. PHONE NO. 1-760-736-2040





## **ATTACHMENT 4**

### **MITIGATION CREDIT DOCUMENTATION**

1. North County Habitat Bank Acknowledgement of Sale of Mitigation Credits, Exhibit A
2. North County Habitat Bank Credit Sales Ledger, Exhibit F-2, January 4, 2012



North County Habitat Bank Credit Sales Ledger, Exhibit F-2 to the BEI  
January 4, 2012

Project Title	Project Proponent	Date Sold	USACE Wetland Creation- Restoration Credits Sold	Remaining	CDFG Wetland Creation- Restoration Credits Sold	Remaining	USACE Riparian Enhancement Credits Sold	Remaining	CDFG Riparian Enhancement Credits Sold	Remaining	Upland Preservation Credits Sold/Remaining	CDFG SAA#	USACE Permit #	RWQCB
			0/4.78	4.78	0/6.07	6.07	0/2.80	2.8	0/6.78	6.78	0/2.84			
ORIX Industrial Park	ORIX Real Estate Capital, Inc.	6/14/2007	0.55	4.23	0.55	5.52	0.061	2.740	0.061	6.720	0/2.84	No permit pending	No permit pending	No permit pending
La Costa Town Square	La Costa Town Square, LLC	5/29/2007	0.15	4.08	0.15	5.37	0.017	2.723	0.017	6.703	0/2.84		Pending	Pending
4S Pipeline Repair	Olivenhain Municipal Water District	11/30/2006	0	4.08	0	5.37	0.122	2.601	0.122	6.581	0/2.84		404 NWP 12 #200500011-LAI	
Quarry Creek	Hanson Aggregates	5/29/2007	0	4.08	0	5.37	0.000	2.601	0.000	6.581	1.93/0.91	Default 12/29/04	N/A	
Laurel Creek	Hall Land Company, Inc.	6/8/2007	0.44	3.64	0.44	4.93	0.048	2.553	0.048	6.533	0/0.91	N/A	2006-00802-SMJ	WPC:18-2006019:MPORT
Poinsettia Place	Sierra Linda Development Company/Poinsettia Place	7/27/2007	0	3.64	0.2	4.73	0.000	2.553	0.022	6.511	0/0.91	1600-2006-0077-R5	None Required	
Agua Hedionda Lagoon	City of Carlsbad	7/27/2007	0.48	3.16	0.48	4.25	0.053	2.500	0.053	6.458	0/0.91	1600-2006-0060-R5	200600151-KJC	06C-007
Country Estates	Joseph and Donna Jaoudi	9/12/2007	0	3.16	0	4.25	0.200	2.300	0.200	6.258	0/0.91			
El Camino Executive Cntr	Hawkes O-Side I, LLC	9/11/2007	0.02	3.14	0.02	4.23	0.002	2.298	0.002	6.256	0/0.91	TBD	SPL-2007-397-TCD	WPC-18-2007033 Porter
TET Correction	TET correction	11/28/2007	0	3.14	0	4.23	0.000	2.298	1.550	4.706	0/0.91	N/A	N/A	N/A
La Costa Town Square	La Costa Town Square, LLC	1/7/2008	0.27	2.87	0.27	3.96	0.000	2.298	0.000	4.706	0/0.91	N/A	Pending	
CSU San Marcos	Ca. State University	3/28/2008	0.017	2.853	0.017	3.943	0.000	2.298	0.000	4.706	0/0.91	1600-2007-0493	2008-00114	WPC:07C-116:bjames
Oceanside Marketplace	Oceanside Marketplace and Business Park, LLC	4/4/2008	0	2.853	0	3.943	0.000	2.298	0.010	4.696	0/0.91	1600-2007-0392	None Required	None Required
Upland credit correction	Easement correction	4/5/2008	0	2.853	0	3.943	0.000	2.298	0.000	4.696	0.07/0.84	1600-2007-0392-R5	N/A	N/A
SDGE 5393 Access Rd	SDGE	5/27/2008	0.027	2.826	0.027	3.916	0.000	2.298	0.000	4.696	0.00/0.84	N/A	200601033-KJC	06C-026
Garner Property	North Coast Equestrian Park, LLC	6/1/2008	0	2.826	0	3.916	0.000	2.298	0.050	4.646	0/0.84	TBD	None Required	
Target Vista South	Target Corporation	6/4/2008	0.2	2.626	0.2	3.716	0.000	2.298	0.000	4.646	0/0.84	1600-2007-0062	2007-1390-RRS	07C-108
Various Projects	SDGE	5/27/2008	0.006	2.62	0.006	3.71	0.000	2.298	0.000	4.646	0.00/0.84	1600-2007-0497-R5	No permit pending	
Agua Hedionda Lagoon	City of Carlsbad	12/24/2009	0.02	2.6	0.02	3.69	1.138	1.160	3.560	1.086	0.00/0.84	1600-2006-0060-R5	200600151-KJC	06C-007
Various Projects-not used	City of Carlsbad	7/27/2007	1.65	0.95	1.65	2.04	0.000	1.160	0.000	1.086	0/0.84		No permit pending	
San Elijo Road	City of San Marcos	2/2/2010	0.6	0.35	0.6	1.44	0	1.16	0	1.086	0/0.84	R5-2003 0184	200301116 SMJ	03C 067
El Camino Real	City of Carlsbad	4/13/2010	0.03	0.32	0.07	1.37	0.030	1.130	0.030	1.056	0.00/0.84	2008-0365-R5	N/A	08C-074

Carlsbad High School	Carlsbad School District	3/25/2010	0.09	0.23	0.19	1.18	0.000	1.130	0.000	1.056	0.00/0.84	2009-0094-R5	2009-00354-TS	09C-068
Various Projects-not used	City of San Marcos	5/10/2010	0.1	0.13	0.1	1.08	0	1.130	0	1.056	0.00/0.84	No permit pending	No permit pending	No permit pending
Palomar College	Palomar College	10/17/2011	0.06	0.07	0.3	0.78	0	1.130	0	1.056	0.00/0.84	2010-0022-R5	2010 00124-MBS	10C-013
South Santa Fe Detention Basin	City of Vista	12/7/2011	0.04	0.03	0.05	0.73	0	1.130	0	1.056	0.00/0.84	2011-0183-R5	2011-00640-RJV	11C-054
Harmony Grove		12/17/2011	0	0.03	0	0.73	0.022	1.108	0.022	1.034	0.00/0.84	2010-0310-R5	2010-00950-pjb	10C-091



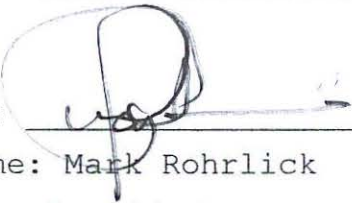
**EXHIBIT A**

**ACKNOWLEDGMENT OF SALE OF MITIGATION CREDITS**

The undersigned seller hereby acknowledges that it has sold and conveyed to HAWKES O-SIDE I, LLC ("Buyer"), 0.06 credit of Created/Restored wetland/riparian mitigation from the North County Habitat Bank for the El Camino Executive Center project. All terms of this conveyance shall be governed by the provisions of the Mitigation Credit Purchase Agreement and Acknowledgment between Buyer and the undersigned dated October 19, 2007.

Seller:

Westmark Development Corporation  
c/o McCollum Associates  
10196 Clover Ranch Dr  
Sacramento, CA 95829  
Telephone: (916) 688-2040  
Fax: (916) 688-7436  
Email: mcollum@mccollum.com

By:   
Name: Mark Rohrluck  
Its: President  
Date: 10/29/07

## **ATTACHMENT 5**

### **CEQA MITIGATION REQUIREMENTS**

1. City of Oceanside, Mitigated Negative Declaration, August 8, 2007.  
Mitigation Monitoring and Reporting Program Table, Pages 1, 3, and 4

**El Camino Executive Center (D-23-06; V-1-07)  
Mitigation Monitoring and Reporting Program**

Mitigation Measure		Reporting Milestone	Reporting/ Responsible Party	Verification of Compliance		
Number	Description			Name	Date	Remarks
<b>Biological Resources</b>						
BIO 1	The proposed project shall permanently preserve 1.91 acres of coastal sage scrub habitat in a 2.43-acre onsite habitat preserve. The onsite habitat preserve shall be permanently protected from future development through the establishment of a perpetual conservation easement or other legal mechanism. Additionally, the 0.04 acres of temporary impacts within the onsite preserve shall be restored to coastal sage scrub habitat. Additionally, the proposed project shall restore approximately 0.11 acres of ruderal and dirt road areas within the preserve to coastal sage scrub.	Prior to issuance of building permits.	Hawkes-Holdings			
BIO 2	A conceptual restoration plan and 5-year monitoring plan shall be submitted to and approved by the City and the Wildlife Agencies prior to the issuance of grading permits.	Prior to issuance of grading permits.	Hawkes-Holdings			
BIO 3	A non-profit biological management organization or other mechanism for long-term maintenance of the preserved open space shall be approved and implemented.	Prior to issuance of certification of occupancy.	Hawkes-Holdings or Designated Management Organization			
BIO 4	Mitigation for the impacts to Corps/CDFG jurisdictional areas includes 0.01 acres of streambed preservation and enhancement (exotic removal and streambed stabilization through velocity reduction), 0.05 acres of southern willow scrub preservation, and 2.37 acres of upland buffer preservation. Exotic removal shall be implemented prior to the issuance of a certificate of occupancy for the project. Monitoring of the streambed enhancement area shall be conducted annually in association with site maintenance.	Prior to issuance of certification of occupancy. Monitoring to be conducted annually.	Hawkes-Holdings or Biological Monitor			
BIO 5	All agency permits required shall be obtained.	Prior to issuance of grading permits.	Hawkes-Holdings			

700078878

GEO 2	Soils with low to very low expansion (Expansion index less than 50) shall be placed in structural areas on the site to a depth of 3 feet below the bottom of the foundations or 5 feet below finish grade, whichever is deeper. Where necessary, existing expansive materials should be removed and replaced with low to very low expansive materials. The low expansive material shall extend beyond the structural footprint a distance of 8 feet. Additionally, geotechnical construction monitoring shall be conducted to perform the needed observation and testing services during construction operations.	During construction operations.	Hawkes-Holdings or Geotechnical Construction Monitor			
<b>Hazards and Hazardous Materials</b>						
HAZ 1	In order to compensate for the lack of fire buffer typically provided by Fuel Modification Zones 2 and 3, the proposed project would be required to construct a minimum of a 9-foot-tall non-combustible, contiguous fire wall extending along the entire eastern boundary of the development area that bounds the wildland interface. A minimum of 3.5 feet of the wall shall be above the level of the proposed parking lot.	After wall construction.	Hawkes-Holdings			
<b>Hydrology and Water Quality</b>						
WQ 1	Implement Mitigation Measure GEO 1.	Prior to issuance of grading permit.	Hawkes-Holdings			
WQ-2	<p>The Storm Water Mangement Plan (SWMP) emphasizes structural and non-structural Best Management Practices (BMPs) in compliance with NPDES Program requirements. Specific measures include:</p> <ul style="list-style-type: none"> <li>A Storm Water Pollution Prevention Plan (SWPPP) will be prepared for the project that includes construction BMPs, which could include silt fencing, fiber rolls, street sweeping and vacuuming, storm drain inlet protection, desilting basins, gravel bag berms, sandbag barriers, material delivery and storage guidelines, stockpile management, solid waste management, stabilized construction entrance/exit, revegetation of all disturbed undeveloped areas, vehicle and equipment maintenance, erosion control mats, spill prevention and control, concrete waste management, and water conservation practices. Construction BMPs for this project will be selected, constructed, and maintained in order to comply with all city, regional, and state applicable ordinances.</li> <li>Post construction Site Design BMPs will be required for the project.</li> </ul>	SWPPP shall be prepared prior to issuance of grading permit. Other measures implemented following construction.	Hawkes-Holdings			

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	<p>These include the use of an onsite detention basin and a Storm Pure Filtration System as detailed in the SWMP (Pioneer 2007). Additional site design BMPs include minimizing surface parking area, reducing the development area to approximately 25% of the total property acreage, adequate properly maintained onsite landscaping. These BMPs shall be implemented as specified in the SWMP.</p> <ul style="list-style-type: none"> <li>• Post construction Source Control BMPs will be required for the project. These include trash storage areas, site usage restrictions, landscape and irrigation design, building and grounds maintenance, and roof runoff controls. These BMPs shall be implemented as specified in the SWMP.</li> <li>• Post construction Treatment Control BMPs will be required for the project. This includes implementation of the Storm Pure Filtration System on the site. This BMP shall be implemented as specified in the SWMP.</li> <li>• Post construction Non-structural BMPs will be required for this project. These include employee training, good housekeeping practices, preventative maintenance practices, self inspection, and spill response planning. These BMPs shall be implemented as specified in the SWMP.</li> </ul>					
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