

## Project Description and Justification

### Introduction

The proposed project is a one-story, free-standing, 16-Bed Psychiatric Hospital Facility that will reside on the Tri-City Medical Center Campus at 4002 Vista Way in Oceanside, California. This project is jointly development effort by the County of San Diego and Tri-City Medical Center, and will be operated by Tri-City Medical Center. Tri-City Medical Center is a district hospital that serves San Diego County's coastal communities of Carlsbad, Oceanside and Vista, as well as the surrounding region. In the response of the urgent behavioral health needs in North San Diego County, this new building will provide adult inpatient and outpatient psychiatric services to patients of the region with the goal to improve the continuum of care. The project will be an OSHPD-5 category for free-standing acute psychiatric hospitals utilizing Section 1228 of the 2019 California Building Code for design. The County of San Diego is aiming to achieve LEED Silver Certification.

### Location

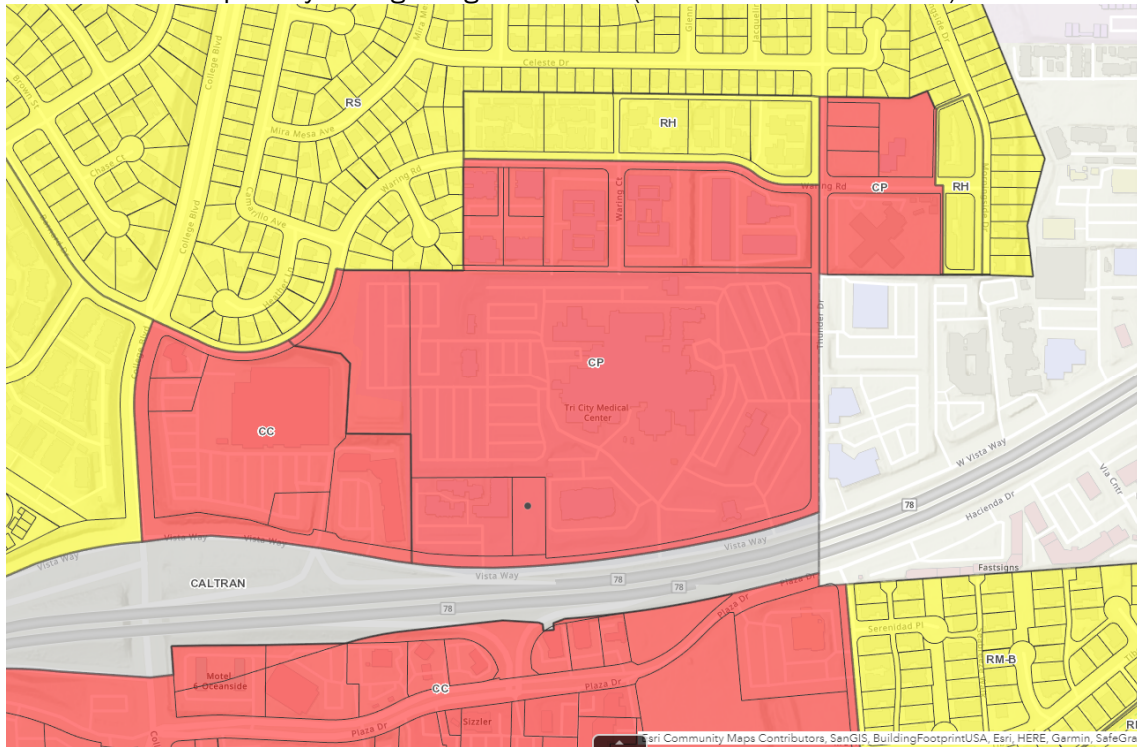
The proposed project is located within the city of Oceanside, California, in northern San Diego County. The area of work is located on the northwest unoccupied portion of the Tri-City Medical Campus and part of the existing parking lot (Figure 1-1). The main hospital is located to the east. Public access to the new facility is provided through the parking lots, entered by the south entrance via Vista Way. A new driveway will be created off Waring Road, and shall be only for Fire Department access only (vehicular access & man gates are also locked). One and two story single-family residential neighborhoods are located at grade and adjacent to the north and across Waring to the west. To the south is a large one-story "big box" retail store sitting at much lower grade down the hillside. There's also access to public transportation and a freeway. The proposed building area is approximately 13,560 building gross square feet and is on a site of approximately 0.5 acres.



Source: Google Earth  
Figure 1-1

## Existing Zoning Designations

Figure 2-1 shows the existing zoning designations within the project area. The Pacific Ocean coastline is located approximately five miles from the Project. The project area is not located within the Coastal Zone of the city, where the Coastal Zone boundary generally encompasses the area from just east of Coast Highway to the Pacific Ocean. The primary zoning designation is CP (Commercial Professional).



Source: Oceanside Land Use and Zoning Map Viewer  
Figure 2-1

## Project Component

The construction of the Project will consist of the following components:

- 1. 1-story psychiatric health facility building:** County of San Diego / Tri-City Psychiatric Health Facility will provide people from around the community with a safe space to receive treatment for mental health issues at an inpatient level of care. The facility consists of one, 16 bed inpatient unit with a welcoming lobby and waiting area to service the unit. Upon first entry, one is greeted with a spacious, daylight lobby and contact point at the reception desk. It is important to maintain a calm, and therapeutic environment from the first point of contact throughout the facility. Security, also adjacent to the reception desk, will be responsible for controlling access to the unit and acting as security on the unit when it is needed.  
There are two entry points, the Main Entry in which patients arriving to the facility, their families, and any visitors will utilize, and the Service Entry which will process deliveries and serve as a controlled staff entry. There are two additional points that serve as egress from the facility – at the end of the eastern bed wing corridor, and within the west bed wing corridor. Located on the same site as Tri-City Medical Center, patients will be escorted directly from the hospital should it be determined an inpatient stay is the best course of treatment for them. There are four primary outdoor spaces around the facility. Patients can access the Secure Patient Courtyard along the west façade. The additional Entry Plaza and Staff Courtyard are not accessible from within the unit.
- 2. Site upgrades:** The existing parking lot has been upgraded to support the new building. Provided parking spaces include ADA spaces, carshare parking, and future electrical vehicle charging spaces. Trash enclosure and new underground utilities will be brought to the site. The building entrance will

have an inviting courtyard to portray a special place for healing. There will be open courtyard spaces for the staff, and a controlled, protected outdoor-activity area for patient use.

3. **New entry from Waring Road that will be Fire Department access only:** A new entry drive will be constructed to provide access for fire emergencies, the drive will not be open for access to Tri-City Medical Center.

### **Project Objectives**

The County of San Diego Project Team developed several Goals to guide the design of the project and to establish a framework for making decisions for this facility and what it provides to the community, staff, and medical center.

1. Flexibility of design will be important for future planning.
2. Provide a Community-Based site & facility with excellent design to welcome people. The aesthetics of the new building and site is to create an inviting atmosphere to promote a place of healing, and nothing clinical or institutional.
3. Clinically – The County will be able to build services that have influence over entire health system, primarily to promote thinking first about Behavioral Health Care.
  - Psychiatric Health Facilities often have limited options, there is a need for broader emphasis on health integration
  - HUB's – Build hub and network into mainstream healthcare, and are not built into episodic care, re-occurring admits, do not just discharge, but transition, reducing hand-offs
  - Act as an inpatient psychiatric unit, but transition into ambulatory psychiatric unit
4. Achieve Better Outcomes:
  - This is a PRIME initiative
  - Improve metrics for care coordination
  - Improve patient timelines
  - Provide preventative care
5. Access, connection to services, process metrics for workforce (FTE) and coordination.
6. Reduction in suicide attempts.
7. Reduction in Emergency Department visits.
8. Better primary care integration.