

(Parent) Project Number: D21-00004
Project Name: Tri-City Psy Development
Project Planner: Scott Nightingale



Application Review Committee Division Comments

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

To be filled out by Project Planner

Project/property address and/or APN: 4002 Vista Way

Project description: Tri-City Psychiatric Development @ 4002 Vista Way

To be filled out by ARC Division Reviewer

1st **2nd** **3rd** **4th** **Review**

Staff member: Scott Nightingale

Phone number: 760-435-3526

E-mail: snightingale@oceansideca.org

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

March 25, 2021

Subject: Application Review Committee (ARC), **Initial** Submittal for the Tri-City Psychiatric Development @ 4002 Vista Way (D21-00004 & CUP21-00004); APN: 166-010-43, 31

Dear Interested Parties,

The City of Oceanside Application Review Committee (ARC) has conducted a preliminary review of your project plans consisting of the following planning application:

Development Plan (D21-00004) and Conditional Use Permit (CUP21-00004)

As part of the Committees review, the members evaluated the application for completeness pursuant to Government Code Section 65943 to determine whether any additional information needs to be submitted in order to determine your projects compliance with the City's General Plan, Zoning Ordinance, and other regulatory documents. At this time, the Committee has determined that the project remains incomplete. Additional information regarding the proposed use is needed in order to

continue processing the subject application. Staff has listed the comments below, or has enclosed them as attachments for your consideration and incorporation into revised plans.

PLANNING:

1. Please provide a revised project description that provides a parking analysis and table, which speaks to the reciprocal agreements with the existing uses on site and the existing versus proposed inventory of available parking. How many spaces will be provided with this new development or eliminated, and will the parking requirements be met per the Zoning standards? How many spaces will be dedicated to employee versus patient parking? How will loading of patients from emergency vehicles be provided and organized? How many parking spaces per beds are provided? How many anticipated staff members will be at this new location?

Parking Analysis and Table – Drawing A0051

<i>EV Stalls Added =</i>	<i>10 (1 accessible)</i>
<i>ADA Stalls Added =</i>	<i>4 (1 van)</i>
<i>POOL Stalls Added =</i>	<i>2</i>
<i>Proposed total stalls =</i>	<i>266</i>
<i>Existing total stalls =</i>	<i>353</i>
<i>Stalls removed =</i>	<i>87</i>
<i>Dedicated Employee Parking =</i>	<i>13</i>
<i>Dedicated Visitor/Patient Parking =</i>	<i>45</i>
<i>Parking Spaces Per Bed =</i>	<i>3.5</i>
<i>Ambulance Parking Space =</i>	<i>1</i>
<i>Anticipated Staff =</i>	<i>18</i>

How will loading of patients from emergency vehicles be provided and organized?

This is not an Emergency Facility such as a hospital emergency room. Patients will be transported to the facility for further treatment and observation via ambulance from the hospital emergency department after being physically, medically, and psychologically stabilized. The entrance for these patients will be from the east side of the facility (facing the hospital). Ambulance parking is also along the first row of parking.

Information provided in Project Description – Page 2

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2. Please provide details on guest visits in the project description. Will the facility provide outdoor operations for the patients? If so please provide language on this in the project description.

Information provided in Project Description – Page 3

Guest visits are permitted by scheduled appointments. A maximum of two people may visit with a patient. This visitation will be controlled, within the locked unit with one of two Consultation rooms (maximum of four visitors on the unit at any time).

3. Please define OSHPD-5 in the project description.

Information provided in Project Description – Page 1 - Introduction

OSHPD-5 definition:

1. CBC 1228.3: Acute Psychiatric Hospital

- a. Acute psychiatric hospital means a hospital having a duly constituted governing body with overall administrative and professional responsibility and an organized medical staff which provides 24-hour inpatient care for mentally disordered, incompetent, or other patients referred to in Division 5 or Division 6 of the Welfare and Institutions Code, including the following basic services: medical, nursing, rehabilitative, pharmacy and dietary services.*

4. Please provide language that describes the construction proposal that will award the building a silver LEED category in the revised project description.

Information provided in Project Description – Page 1 – Introduction

The project has been submitted to USGBC to obtain LEED Silver Certification.

5. Please include a revised project description that shows compliance with the findings for approval for the proposed Development Plan and Conditional Use Permit. How will the project meet the provisions within the General Plan and Zoning Ordinance? Please provide details. Please review Articles 41 and 43 of the Zoning Ordinance for the findings. [City of Oceanside, California - Zoning Ordinance](#)

4103 - (3) Findings for Use Permits:

1. The proposed location of this use, Acute Psychiatric Hospital, on the Tri-City Medical Center Campus, is in accord with the objectives of the Zoning Ordinance and the purposes of the district for this site.

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2. The proposed location, on the Tri-City Medical Center Campus, of the conditional use and the proposed conditions under which it will be operated or maintained is consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.
3. The proposed conditional, Acute Psychiatric Hospital, complies with the provisions of this ordinance, including any specific condition required for the proposed conditional use in the district where it will be located.

4305 – (5) Findings for the Development Plan:

1. The site plan and physical design of the project as proposed herein is consistent with the purposes of the Zoning Ordinance.
2. The Development Plan as proposed conforms to the General Plan of the City.
3. The area covered by the Development Plan is adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities.
4. The project as proposed is compatible with existing and potential development on adjoining properties or in the surrounding neighborhood.
5. The site plan and physical design of the project is consistent with the policies contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the Development Guidelines for Hillside, and Section 3039 of this ordinance.

6. Please fill out the Vehicle Miles Travel (VMT) form and submit with the next submittal. [blobdload.aspx\(oceanside.ca.us\)](http://blobdload.aspx(oceanside.ca.us))

*Vehicle Miles Travel (VMT) form provided with this submittal.
Please also see the provided Local Transportation Assessment (LTA) provided with this submittal.*

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7. Please revise the parking layout to provide parking for staff and visitors.

See attached Site Plan Drawing A0051.

Designated parking for staff indicated. All other spaces not identified as EV or Patient Drop-Off are for visitors.

8. The project must demonstrate compliance with Articles 3047 to 3050 for Renewable Energy Facilities, EV parking and charging, Urban Forestry and TDM. [ARTICLE 30 SITE REGS \(oceanside.ca.us\)](http://oceanside.ca.us)

Information provided in Project Description – Page 1 – Sustainability:

3047 Demonstrate supply at least 50% of forecasted electric demand.

3048 15% for Zero Emissions and equip 50% of these w/ Lvl2 chargers.

66x15%=10 EV Stalls (5 each chargers)

3049 Minimum tree canopy area = 12% / Minimum Permeable Surface Area = 23%

3050 TDM plan (transportation demand management) is required if generating more than 50 daily employee trips.

9. Please show rooftop screening of rooftop equipment per compliance with the OZO.

See attached Site Plan Drawing A0051, showing the Enclosed Mechanical Area with an 8'-6" high vision screen.

10. Please provide Air Quality Compliance for the development.

Project to be submitted to the County of San Diego, Air Pollution Control District for approval after initial OSHPD Plan review comments are received.

Note: delay in submittal and approval is that APCD permit will expire after 6-months. County direction is to wait to submit to coordinate with OSHPD approval.

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11. Per Zoning Ordinance Section 3019 E5, every six contiguous parking stall within a parking lot shall provide a minimum of one tree to break up the expansive pavement. Please revise the landscape plan according.

See attached Site Plan Drawing A0051:

Site plan updated to reflect this requirement:

For every six contiguous parking stalls within a parking lot area, a minimum of one tree shall be provided within a landscaped planter to breakup the expanse of pavement. Where a row of parking stalls contains twelve or less contiguous parking stalls, a minimum of one tree shall be provided within a landscaped planter at each end of the row of parking stalls.

12. Please revise the plans to clearly note that the new access is for Fire access only and not for public.

See attached Site Plan Drawing A0051:

Signage provided stating: "FIRE DEPARTMENT ACCESS ONLY"

13. A community outreach meeting is needed per the attached city policy. Please review the requirements and contact me if you have any questions. [blobdload.aspx \(oceanside.ca.us\)](http://blobdload.aspx(oceanside.ca.us))

Information provided in Project Description – Page 5:

Community Outreach in the form of a public meeting is planned for by the County of San Diego – Health and Human Services Agency.

Preceding the meeting, mail notification will be sent to property owners within a 1,500-foot radius, owners and tenants within 100-feet, and the City's interested party list. In addition, it should be noted that project notification sign was posted on the site after the filing of the original application and will remain through the entitlement process.

The Community Outreach Meeting itself will be an on-line, virtual meeting to inform the public of the project location, use, size, access, and objectives. Appropriate questions will be responded to.

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14. Please provide a color rendering of the proposed development.

*Information provided in Project Description – Pages 6 to 8:
Three exterior renderings provided.*

15. Please show the outdoor recreational uses on site.

See attached Site Plan Drawing A0051: with Outdoor Activity / Recreation Courtyard area on the building's west side is indicated.

Detailed plans of the area are also indicated on the submittal set on Drawing A0101

*Information also provided in Project Description – Page 3:
Patient recreation and activities. This space is a secure, shaded interaction space open to breezes and landscape views. Patient elopement/security is provided as the space is enclosed on the sides and on the top by an elegant security screen.*

If you have any questions, please feel free to contact Scott Nightingale, (760) 435-3526, snightingale@ci.oceanside.ca.us

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FIRE DEPARTMENT:

Fire Department Comments:

The project has had a Fire Marshal review period with Dave Parsons & Tim Rise on 7/28/2020 and meetings to discuss the fire access scope for the project site please confirm the site-related comments are applicable.

1. Hydrants required within 400' of all exterior walls of the structure.
Hydrants are within 400' of exterior walls, see A0052 for location.
2. Note if hydrants will be public or private. If private, a looped system is required.
Currently showing public loop system.
3. Fire sprinklers required per 2016 NFPA 13 standards.
4. Fire sprinklers must have a dedicated fire line to the building.
Water line configuration is based on previous FM Meeting 7/28/2020 – note this is currently a public line. We have a dedicated fire sprinkler line.
5. Fire alarm system required per 2016 NFPA 72.
Item is under OSHPD Jurisdiction and review is by OSHPD FLSO in their plan check and approval.
Project is provided with an Automatic Fire Alarm System per 2016 NFPA 72.
6. Dedicated FACP room in main lobby required.
Item is under OSHPD Jurisdiction and review is by OSHPD FLSO in their plan check and approval.
7. Dedicated fire riser room.
Item is under OSHPD Jurisdiction and review is by OSHPD FLSO in their plan check and approval.
8. Driveway off of Waring Rd. must not exceed 12% grade.
Currently indicated as less than 12%.
9. Bottom of driveway must not exceed 8 degrees for approach and departures.

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Currently indicated as less than 8%.

10. Hose pull distance must be within 150' of all exterior walls of the structure. This is measured from an approved fire access roadway on an approved route around the building and not as the crow flies.

Hose pull has been coordinated based on previous FM Meeting 7/28/2020, hose pull distance was provided to us to meet 250' hose pull.

11. Show gate details. Gates must be provided with proper signage for fire department access.

Understood - Gate details will be provided in submittal by successful contractor.

Signage on post location for fire department access shown on A0052.

12. Gates must be provided with Opti-com for emergency access.

Understood - Opti-com at gates will be provided by successful contractor.

13. Knox key switches required on all vehicle access gates. Gates that are manually operated must have Knox Padlocks.

Knox padlocks added to manually operated vehicular gates on A0051 & A0052.

14. Knox box required at main entrance.

Knox box is added on A0051 & A0052, and A0101.

14. Fire department hammerhead must meet our minimum standards per our Fire Master Plan.

Turnaround has been provided on A0052 and reviewed with FM based on previous FM Meeting 7/28/2020.

15. Fire Department Site Plan must be submitted to the fire department for review.

FM Meeting 7/28/2020 held previously, fire department review

16. A minimum of 5 feet required around the structure for emergency access.

A 4' path has been provided based on previous FM Meeting 7/28/2020.

17. Smoke and carbon monoxide detectors are required per 2019 California Fire Code.

Item is under OSHPD Jurisdiction and review is by OSHPD FLSO in their plan check and approval.

Project is provided with carbon monoxide detectors compliant with 2019 California Fire Code.

18. Prior to delivery of combustible materials or start of combustible construction, the approved, permanent water supply (fire hydrants) must be installed, tested and placed in service prior to delivery of combustible materials or start of combustible construction.

Confirmed - understood.

19. Fire extinguishers are required and shall be included on the plans submitted for plan check.

Item is under OSHPD Jurisdiction and review is by OSHPD FLSO in their plan check and approval.

Project is provided with fire extinguishers compliant with 2019 California Fire Code.

20. Addresses must be clearly visible and legible from Vista Way. Project may need an address board at main entrance.

Confirmed - addresses is clearly visible and legible from Vista Way.

21. The building must support adequate radio coverage operating on the 800MHz Countywide Communication System. When tested, if the 800MHz signal strength readings (RSSI) fall below 65 in any portion of the building, either above or below grade as measured by an 800 MHz portable radio, the purchase and installation of one or more bidirectional amplifier radio coverage enhancers is required.

Confirmed – provided by Tri-City Medical Center. Will be part of the existing system already in place.

22. Pre-Con meeting required prior to combustible materials dropped on site.

Confirmed - understood. Item is under OSHPD Jurisdiction and will have a Pre-Con meeting required prior to combustible materials dropped on site.

23. Knox box required at main entrance.

Knox box is located on A0051, A0052, and A0101.

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24. Fire lane stripping and signage must comply with the Oceanside Fire Department Master Plan.

Compliant fire lane striping and signage has been identified on sheet C1013.

Plans must be fully assembled if the set contains more than one sheet. To check plan review status, please call (760) 435-4101.

If you have any questions regarding the Fire Comments please contact Time Rise @: trise@oceansideca.org or via phone at 760-435-4101.

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Traffic:

Traffic Study Comments

1. Add street light in-front of the private driveway on Waring Road. *Street light added on C1012*
2. Install ADA ramps crossing the private street driveway on Waring Road. *ADA ramp across driveway provided on C1019*
3. Is the project driveway on Waring Road a public access use or is it for Fire Department access?
The project description stated that the private driveway will only be for Fire Department access; however, the traffic report for this project indicates that the private driveway is for public access. *Project driveway is for emergency access only.*
4. Show parking aisle dimension for East side parking lot. *Aisle dimensions shown on A0051.*

If you have any questions regarding the Traffic Comments please contact Tam Tran @: ttran@oceansideca.org or via phone at 760-435-5115.

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ENGINEERING DIVISION:

**Engineering Review (1st. Submittal)
Comply with the following comments:**

(Grading Plan)

1. Provide Legal Description on title sheet of civil plan. *Information added based on record document surveyor's legal description.*
2. Provide APN numbers and owners names of adjacent lots. *Information added based on record documents.*
3. Provide street section of Waring Road with dimensions and labeling of the public right of way. *Street paving not applicable to development.*
4. Provide name, address, and phone number of surveyor and applicant.
*BWE
9449 Balboa Avenue, Suite 270
San Diego, CA 92123*
5. Provide date survey was performed. *9/2/2020*
6. Provide a basis of bearings for the shown survey.

THE BASIS OF ELEVATION FOR THIS SURVEY IS THE CITY OF VISTA POINT STATION NO. "V2024" PER R.O.S. 14023. BEING A 2" ALUMINUM CAP ON 5/8" REBAR, FLUSH WITH AC PAVEMENT, STAMPED "HUNSAKER & ASSOC. G.P.S. CONTROL POINT 2024". LOCATED AT THE INTERSECTION OF THUNDER DRIVE AND GENIE DRIVE.

CALIFORNIA COORDINATE INDEX: 380-1700
ELEVATION = 306.79 (NGVD29)

7. Provide Sight distance triangles per section 400 of the Caltrans Highway Design Manual and City of Oceanside Standard Drawing T-1 for the drive entrance at Waring Rd. *Not applicable due to nature of driveway (emergency use only).*
8. Provide all meets and bounds information along the shown property lines. *Understood – Successful Contractor's surveyor will provide during construction.*
9. Provide curb radius information for the drive entrance at Waring Road. *Curb radii added to C1009.*
10. Provide curb radius for proposed curbs within drive aisles. *Radii for turns is generally 30', additional Radii callout have been added for narrow island curbs.*
11. Minimum drive aisle width is 28', please confirm current design with fire department. *Drive aisles have been provided based on previous FM Meeting 7/28/2020*
12. Provide a preliminary estimate of earthwork quantities. *QTY's provided on sheet C1002*

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general note 15.

13. Provide gross/net acreage/square footage of lot(s), *Square footage of lot added to existing conditions plans C1003 and C1004.*
14. Provide finished pad elevation for proposed structure. *Finished Floor Elevation (FFE) is shown on sheet C1007.*
15. Provide finished grade elevations alongside the top of wall elevations for all proposed walls. *Finished grade elevations are currently provided along walls where necessary for construction on sheet C1007. If additional points are desired, they can be provided as a sketch for reviewing purposes.*
16. Clearly identify the type of wall to be constructed for all proposed walls. *Leader callouts are included for each wall and indicates as segmental block on sheet C1007.*
17. Provide site specific FEMA information including map and panel no.. *FEMA Map and Panel number have been added to the Existing Conditions sheet C1003.06073C0766G/060294, Zone X.*
18. Identify all existing and proposed easements. *Provided.*
19. Provide ADA accessible pedestrian ramps at the drive entrance to Waring Road. *Refer to San Diego County Region Standards. Detectable warning strips have been added to sheet C1007. Ramps were intended but not called-out on this plan. Cannon – Please confirm permitting intent.*
20. Clearly identify all proposed ADA accessible pedestrian ramps on site with the applicable County Regional Standard. *ADA callouts have been added to the plan along waring road.*
21. Provide a San Diego County Regional Standard for the proposed drive way. *Currently proposing City of Oceanside standard driveway which is similar to an “alley-type” driveway per G-14E (see below). Please confirm City of Oceanside is acceptable as shown in plan. If standard driveway is provided no ADA Curb Ramps may be provided along Waring Road as indicated in previous comments. (see smaller options G-14D and G-14A below)*

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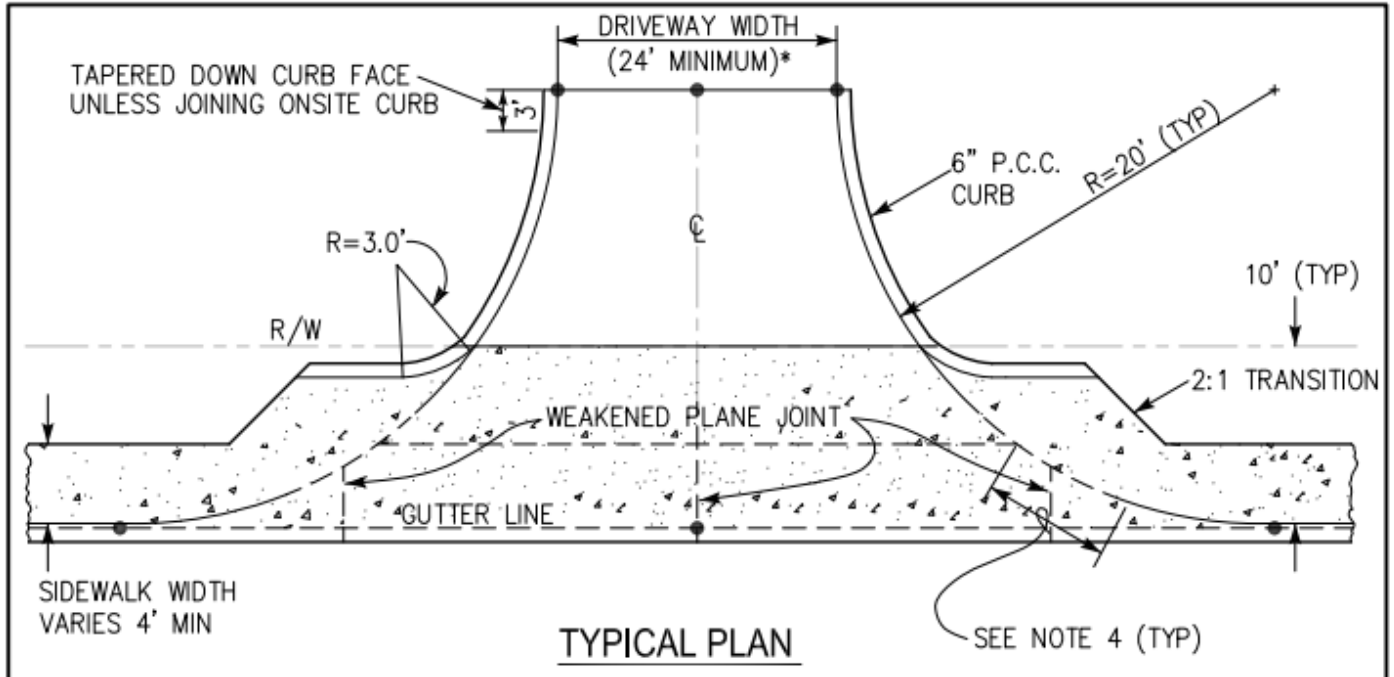


Figure 1: G-14E

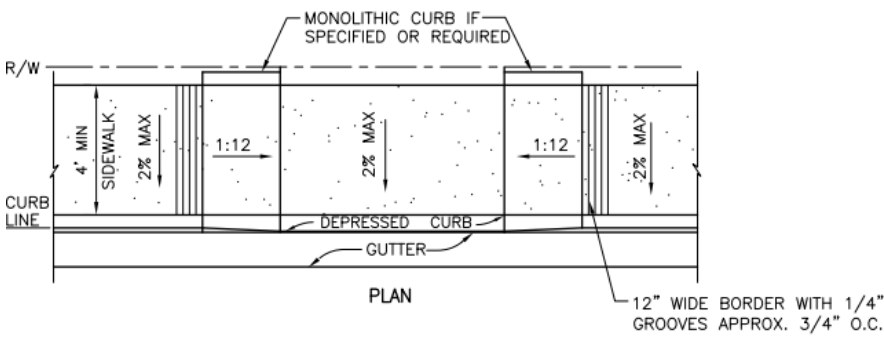


Figure 2: G-14D

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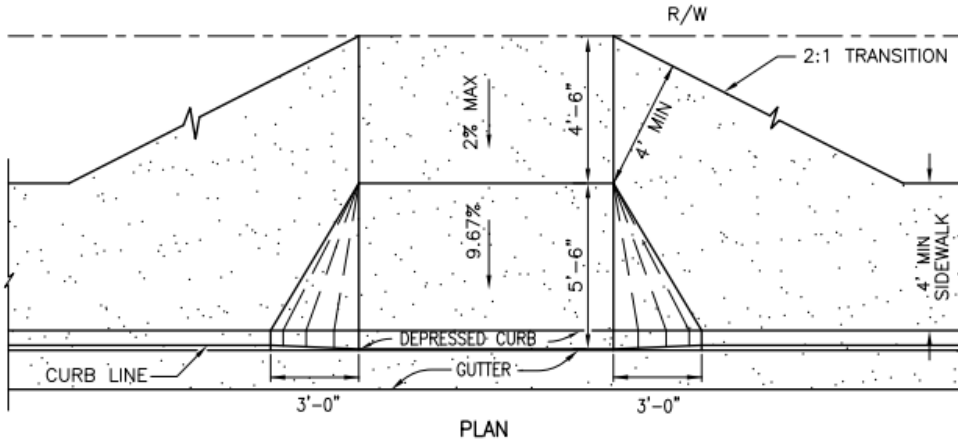


Figure 3: G-14A

22. Clearly identify the location of the ADA path of travel within the drive area in the northerly portion of the parking area. Provide rates of grade to show ADA compliancy. *Northern parking area is not intended to provide ADA stalls. Stalls are located too close to property line to provide a pathway outside of the parking stalls. As a result, ADA stalls are anticipated along the eastern façade of the building.*

23. Refer to San Diego County Regional Standards in lieu of San Diego County Standards. *Wording has been corrected per request.*

(SWQMP)

24. Submit a SWQMP for review. *Project is under the authority of the County of San Diego.*

(Drainage Study)

25. Submit a drainage study for review. *Cannon – Please confirm this is to be provided to City for review and approval.*

If you have any questions regarding this review please do not hesitate to contact me.

Michael F. Strizic

760-435-3564, mstrizic@oceansideca.org

Water Utilities Department:

STATUS: REVISE AND RESUBMIT

The following comment(s) shall be addressed to deem the entitlement application complete.

1. The proposed sewer force main in Waring Road will not be allowed. A new public sewer main (8-inch) shall be constructed in Waring Road from the project site, south, to College Blvd. The sewer shall connect to the existing manhole in College Blvd. *Providing a private main extension through the Tri-City Medical Center campus.*
2. The proposed 3-inch domestic meter shall not be connected to the private on-site fire loop, but shall be connected to the public 8-inch water main in Waring Road. *Provided.*
3. Each connection of the private on-site fire loop to the public water main in Waring Road shall be equipped with a double check detector assembly for backflow protection. *Confirmed, plans indicate this and include detail on sheet C1016 as detail W-14.*
4. A separate irrigation meter with an approved backflow prevention device is required to serve landscaped areas and shall be displayed on the plans. *Project anticipates using existing irrigation connection/meter already in operation at the site.*

The development plan shall reflect all requested comments above in next resubmittal for review and approval by the Water Utilities Department prior to the Planning Commission's consideration.

General Conditions:

5. For developments requiring new water service or increased water service to a property, the landowner must enter into an agreement with the City providing for landowner's assignment of any rights to divert or extract local groundwater supplies for the benefit of the property to receive new or increased water service, in return for water service from the City, upon such terms as may be provided by the Water Utilities Director. *Provided by County of San Diego.*
6. All existing active and non-active groundwater wells must be shown on conceptual, grading, and improvement plans. *None N/A.*
7. The developer will be responsible for developing all water and sewer utilities necessary to develop the property. Any relocation of water and/or sewer utilities is the responsibility of the developer and shall be done by an approved licensed contractor at the developer's expense. *Confirmed - Understood.*

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8. All Water and Wastewater construction shall conform to the most recent edition of the *Water, Sewer, and Recycled Water Design and Construction Manual* or as approved by the Water Utilities Director. *Confirmed.*
9. The property owner shall maintain private water and wastewater utilities located on private property. *Confirmed.*
10. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by an approved and licensed contractor at developer's expense. *Confirmed.*
11. A separate irrigation meter with an approved backflow prevention device is required to serve landscaped areas. An address assignment will need to be completed for the meter, and can be processed through the City Planning Department. *Project anticipates using existing irrigation connection/meter already in operation at the site.*
12. Buildings requiring an NFPA 13 or NFPA 13R automatic sprinkler system for fire protection shall have a dedicated fire service connection to a public water main with a double check detector backflow assembly. Location of the backflow assembly must be approved by Fire Department. *Item is under OSHPD Jurisdiction and review is by OSHPD FLSO in their plan check and approval. Will obtain City Fire Marshal acceptance.*
13. Private on-site fire hydrants shall be served by a private fire main that is looped on-site with two connections to an existing public water main. Each connection shall have a double check detector assembly for backflow protection. Size-on-size hot taps are not acceptable and cut-in tees shall have gate valves on all three ends. *Cut-in tees and valves are currently shown, water main is indicated as private.*

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

14. Any water and/or sewer improvements required to develop the proposed property will need to be included in the improvement plans and designed in accordance with the *Water, Sewer, and Recycled Water Design and Construction Manual*. *Understood.*
15. All public water and/or sewer facilities not located within the public right-of-way shall be provided with easements sized according to the *Water, Sewer, and Recycled Water Design and Construction Manual*. Easements shall be constructed for all weather access. *Public water system provided.*
16. No trees, structures or building overhang shall be located within any water or wastewater utility easement. *Confirmed - No trees, structures or building overhang shall be located within any water or wastewater utility easement.*

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17. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing and maintaining an approved type backwater valve, per the latest adopted California Plumbing Code. *Confirmed, this is provided as part of the lift station design.*
18. Per City of Oceanside Ordinance No. 14-OR0565-1, the developer shall pay a recycled water impact fee since the proposed project is not within 75 feet of a recycled water main. The impact fee shall be established by submitting a formal letter requesting the City to determine this fee, which is based on 75% of the design and construction cost to construct a recycled water line fronting the property in Waring Road. *Confirmed.*
19. An inspection manhole for commercial waste as described by the *Water, Sewer, and Recycled Water Design and Construction Manual*, shall be on each building sewer lateral immediately behind the property line and the location shall be called out on the approved engineering plans. *Sewer cleanout is shown on sheet C1011. Please note location of cleanout is anticipated to change based on transition to a new point of connection within the property.*
20. A Grease Interceptor, as required per City of Oceanside Ordinance 07-OR0021-1 & 18-OR0021-1 relating to food service establishments shall be on each building sewer when deemed necessary in an appropriate outside location and shall be maintained by the property owner. The grease interceptor shall be shown on Engineering Plans with reference to Building Plans for design and detail. *N/A – food preparation provided in existing hospital and delivered to new facility. No food preparation in new facility.*
21. Connections to a public sewer main with a 6-inch or larger sewer lateral will require a new sewer manhole for connection to main per Section 3.3 of *Water, Sewer, and Recycled Water Design and Construction Manual*. *Lateral proposed is currently 3”.*
22. Connection to an existing sewer manhole will require rehabilitation of the manhole per City standards. Rehabilitation may include, but not be limited to, re-channeling of the manhole base, surface preparation and coating the interior of the manhole, and replacing the manhole cone with a 36” opening and double ring manhole frame and lid. *Note added to plan indicating required rehabilitation, if applicable. Please note new point of connection within the property is anticipated, as a result connection to a public sewer manhole is not anticipated.*
23. A separate irrigation meter and connection with an approved backflow prevention device is required to serve landscaped areas and shall be displayed on the plans. *Project anticipates using existing irrigation connection/meter already in operation at the site.*
24. Provide peak irrigation flows per zone or control valve to verify size of irrigation meter and reduced pressure principle backflow device on Landscape Plans. *Project anticipates using existing irrigation connection/meter already in operation at the site.*

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25. Provide stationing and offsets for existing and proposed water service connections and sewer laterals on plans. *Stationing and offsets of utilities will be added to the plan set.*
26. Any unused water services or sewer laterals by the proposed development or redevelopment, shall be abandoned in accordance with Water Utilities requirements. *Noted, water and sewer laterals do not currently existing for this lot.*

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

1. Show location and size of proposed water meter(s) on site plan of building plans. Show waterline from proposed meter to connection point to building. *Public water system is provided.*
2. Show location and size of proposed sewer lateral(s) from property line or connection to sewer main to connection point at building. *This is currently shown on sheet C1011.*
3. Provide a fixture unit count table and supply demand estimate per the latest adopted California Plumbing Code (Appendix A) to size the water meter(s) and service line(s). *Item is under OSHPD Jurisdiction and review is by OSHPD in their plan check and approval.*
4. Provide drainage fixture unit count per the latest adopted California Plumbing Code to size sewer lateral for property. *Item is under OSHPD Jurisdiction and review is by OSHPD in their plan check and approval.*
5. If a Grease Interceptor is required per City of Oceanside Ordinance 07-OR0021-1, then building plans must show sizing calculations per the latest California Plumbing Code, the location, the make and model, and plumbing schematic showing the required appurtenances at each building sewer lateral. *Understood*
6. Water and Wastewater buy-in fees and the San Diego County Water Authority Fees are to be paid to the City at the time of Building Permit issuance per City Code Section 32B.7. *Understood*

If you have any questions regarding this review please do not hesitate to contact me, Bryan Kallebaugh, bkallenbaugh@oceansideca.org

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BUILDING DIVISION CONDITIONS:

PRELIMINARY COMMENTS* (include attachments/forms if applicable):

1. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all Current State and local building codes. *Understood – Item is under OSHPD Jurisdiction and review is by OSHPD in their plan check and approval. No City of Oceanside Building Department submittal will be made.*

The 2016 triennial edition of the California Code of Regulations, Title 24 (California Building Standards Code) applies to all occupancies that applied for a building permit on or after January 1, 2017, and remains in effect until the effective date of the 2019 triennial edition which will be January 1, 2020.

Beginning on January 1, 2020, Oceanside Development Services (ODS) is required by State law to enforce the 2019 Edition of California Building Standards Codes (a.k.a., Title 24 of the California Code Of Regulations).

Every three years, the State adopts new model codes (known collectively as the California Building Standards Code) to establish uniform standards for the construction and maintenance of buildings, electrical systems, plumbing systems, mechanical systems, and fire and life safety systems. Sections 17922, 17958 and 18941.5 of the California Health and Safety Code require that the latest edition of the California Building Standards code and Uniform Housing Code apply to local construction 180 days after publication.

There are 12 parts to Title 24 and the applicable parts for most Building Division permit applications are listed below.

- Part 2: The 2019 California Building Code (CBC).
- Part 2.5: The 2019 California Residential Code (CRC).
- Part 3: The 2019 California Electrical Code (CEC).
- Part 4: The 2019 California Mechanical Code (CMC).
- Part 5: The 2019 California Plumbing Code (CPC).

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- Part 6: The 2019 California Energy Code
- Part 9: The 2019 California Fire Code (CFC)
- Part 11: The 2019 California Green Building Standards Code (CALGreen Code) This Part is known as the California Green Building Standards Code, and it is intended that it shall also be known as the CALGreen Code.
- Amendments to the City of Oceanside Administrative Code for Building Regulations

All architects, engineers, designers, developers, owners and contractors MUST be familiar with the codes in effect at the time of plan submittal. ODS, as required by State law, CANNOT approve projects that do not comply with the codes in effect at the time of plan submittal. All projects submitted before or on December 31, 2019 are permitted to comply with the 2016 Edition of the California Building Standards Code.

2. The building plans for this project are required by State law to be prepared by a licensed architect or engineer.
Understood – Item is under OSHPD Jurisdiction and review is by OSHPD in their plan check and approval.
3. Site development, parking, access into buildings and building interiors must comply with all current State of California Accessibility Code requirements.
Understood – Item is under OSHPD Jurisdiction and review is by OSHPD in their plan check and approval.
4. Separate/unique addresses may be required to facilitate utility releases. Verification that the addresses have been properly assigned by the City’s Planning Division shall accompany the Building Permit application. *Confirmed*
5. Compliance with the Federal Clean Water Act (BMP’s) shall be demonstrated on the plans. *BMP’s are currently shown on sheets C1007 and C1013.*
6. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be fully shielded. Where color rendition is important high-pressure sodium, metal halide or other such lights may be utilized and shall be shown on final building and electrical plans. *Understood – Project is designed for this requirement and will receive LEED Silver, minimum certification.*

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7. All electrical, communication, CATV, etc. service lines within the exterior lines of the property shall be underground (City Code Sec. 6.30). *Confirmed*
8. Construction waste management: Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste generated at the site. This is achieved by submitting a Waste Management Plan for approval by the Building and Safety Department prior to construction or demolition permit issuance and providing documentation to demonstrate compliance with the Waste Management Plan after completion of demolition or construction prior to final inspection. *Confirmed*
9. A complete set of Soil Reports, Structural Calculations, Energy Calculations, & California Title 24 Energy Form(s) shall be required at time of plans submittal to the Building Division for plan check. *Item is under OSHPD Jurisdiction and review is by OSHPD in their plan check and approval.*
10. A form or foundation survey shall be required prior to the placement of concrete to show the location of the new structure in respect to the property lines, known easements, and known setback lines. By obtaining a form survey the location of the foundation is checked prior to the placement of concrete, and can save costly corrective measures in case of an encroachment of a property line. *Contractor's surveyor will provide.*
11. CBC 1027.5 Location. Exterior exit stairways and ramps shall have a minimum fire separation distance of 10 feet (3048 mm) measured at right angles from the exterior edge of the stairway or ramps, including landings, to:
 1. Adjacent lot lines.
 2. Other portions of the building.
 3. Other buildings on the same lot unless the adjacent building exterior walls and openings are protected in accordance with Section 705 based on fire separation distance. For the purposes of this section, other portions of the building shall be treated as separate buildings.*Cannon – to confirm this doesn't impact sidewalk designs as currently indicated.*
12. CBC 705.5 Exterior Walls shall be fire-resistance and rated in accordance with Tables 601 and 602. *Item is under OSHPD Jurisdiction and review is by OSHPD in their plan check and approval.*
13. CBC 705.6 Structural elements that brace the exterior wall but are located outside of the exterior wall or within the plane of the exterior wall shall have the minimum fire-resistance rating required in Tables 601 and 602 for the exterior wall. *Item is under OSHPD Jurisdiction and review is by OSHPD in their plan check and approval.*
14. Designated parking. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel efficient, and carpool/van pool vehicles as shown on Table 5.106.5.2 CGBSC 5.106.5.2. Parking

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stall marking. Paint “CLEAN AIR/ with lower edge of last word aligned with the end of the stall striping. VANPOOL/EV” CGBSC 5.106.5.2.1. *Overall parking stalls have been reduced. Project will not be adding stalls.*

15. Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE) in compliance with California Building Code (CBC) and California Electrical Code (CEC). *EV Charging stations provided.*
16. Multiple charging space requirements. [N] When multiple charging spaces are required per Table 56.106.5.3.3, raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with CEC. Construction plans and specifications shall comply with CGBSC 5.106.5.3.2. *All items designed and will be compliant.*
17. Aggregate areas of mezzanines and equipment platforms. Where both a mezzanine(s) and equipment platform(s) are located in the same room, the general limitation for mezzanine cannot be exceeded when applying the 2/3 allowance for equipment platforms. 2019 CBC 505.2.1.1. *None N/A.*
18. Exit discharge illumination. Where a means of egress leads to a safe dispersal area per CBC section 1028.5, that area must be lit with 1 foot-candle (11 lux) of illumination. 2019 CBC 1008.2.3. *Compliant.*
19. The site plan must show the following: • All property lines, easements, existing site drainage, and proposed site drainage • All existing structures on site with distances in between and from property lines • The location of the proposed work and the distance from property lines • All driveways, paved areas, and required parking spaces • Show north arrow on site plan and vicinity map • Relative property elevations, finish floor elevations, and nearest upstream manhole cover elevation (Installation of a backwater valve in the drainage piping will be required if the flood level rim of the lowest fixture is below the next upstream manhole cover) • Show location of trash enclosure(s) and size of containers to scale. *The Civil Site plan and Civil Utility plan currently provide the requested information noted except for showing the size of the trash containers to scale – currently only show the enclosure to scale. Cannon, to confirm the trash containers are shown on a separate sheet.*
20. 2019 CBC **1228.1 Scope** The provisions of this section shall apply to acute psychiatric hospitals.
1228.2 Application
New buildings and [additions](#), [alterations](#) or [repairs](#) to [existing buildings](#) subject to licensure shall comply with applicable provisions of the California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Fire Code (Parts 3, 4, 5, 6 and 9 of Title 24) and this section.

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Note: Refer to the applicable exceptions under Section [1224.2](#).

All items below are under OSHPD Jurisdiction and review is by OSHPD in their plan check and approval. No City of Oceanside Building Department submittal.

1228.2.1 Functional Program

Refer to California Administrative Code (Part 1 of Title 24), Section 7-119, Functional Program, for requirements. Projects associated with acute psychiatric hospitals and with psychiatric nursing units in general acute-care hospitals shall include a Patient Safety Risk Assessment.

1228.4 General Construction

Acute psychiatric hospitals shall comply with the provisions under [Section 1224.4](#), General Construction, where applicable, except as supplemented, amended or modified below. Specific application shall respond to the patient injury and suicide prevention component of the Patient Safety Risk Assessment prepared under California Administrative Code (Part 1 of Title 24), Section 7-119.

1228.4.1 Jurisdiction

1228.4.1.1 Services/Systems and Utilities

Services/systems and utilities shall only originate in, pass through or under structures which are under the [jurisdiction](#) of the Office of Statewide Health Planning and Development (OSHPD).

1228.4.1.2 Means of Egress

[Means of egress](#) shall only pass through structures that are under the [jurisdiction](#) of the Office of Statewide Health Planning and Development (OSHPD).

1228.4.4 Support Areas for Patients

1228.4.4.1 Examination and Treatment Rooms

1228.4.4.1.1 Examination Room

Examination rooms in acute psychiatric hospitals shall meet the requirements of [Section 1224.4.4.1.1](#) as amended below:

1228.4.4.1.1.1 Location

Examination rooms shall be permitted to serve several nursing units and shall be permitted to be on a different floor, unless prohibited by specific sections of this code or by the Patient Safety Risk

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Assessment.

1228.4.4.1.1.2 Space Requirements

Examination rooms shall have a minimum [clear](#) floor area of 120 square feet (11.15 m²).

1228.4.4.1.2 Treatment Room

Where provided, refer to [Section 1224.4.4.1.2](#).

1228.4.4.1.3 Airborne Infection Isolation Exam/ Treatment Room

Where provided, refer to Section [1224.4.4.1.3](#).

1228.4.4.1.4 Seclusion Room

Refer to [Section 1224.4.4.1.4](#).

1228.4.4.1.5 Quiet Room

Where provided, a quiet room for a single patient who requires a period of solitude but does not require a seclusion room, shall have a minimum [clear](#) floor area of 80 square feet (7.43 m²).

1228.4.4.2 Administrative Center(s) or Nurse Station(s)

Refer to [Section 1224.4.4.2](#).

1228.4.4.3 Specimen and Blood Collection Facilities

Where provided, refer to [Section 1224.4.4.3](#).

1228.4.4.4 Medication Station

Refer to [Section 1224.4.4.4](#).

1228.4.4.5 Nourishment Area or Room

Refer to [Section 1224.4.4.5](#).

1228.4.4.6 Clean Utility/Work Room

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Refer to [Section 1224.4.4.6](#).

1228.4.4.7 Soiled Utility/Work Room

Refer to [Section 1224.4.4.7](#).

1228.4.5 Outpatient Waiting Rooms

Where provided, refer to [Section 1224.4.5](#).

1228.4.6 Miscellaneous Requirements

Refer to Section [1224.4.6](#) for requirements regarding station outlets, gas and vacuum systems, hyperbaric [facilities](#), [laboratories](#), and nurse call systems.

21.7-119 Functional Program (a) General.

1. Functional program requirement. The owner or legal entity responsible for the outcome of the proposed health care facility design and construction project shall be responsible for providing a functional program to the project's architect/engineer and to the Office. The requirement applies to all scopes and disciplines of the project that affect patient care directly or indirectly, by means of new construction, additions, or modifications to specific hospital departmental functions which form an integral part of the facility. Projects that only involve equipment replacement, fire safety upgrades, or renovations that will not change the occupancy, function, or use of existing space shall not require a functional program.

Patient Safety Risk Assessment. Projects associated with acute psychiatric hospitals, acute psychiatric nursing units in general acute-care hospitals, and special treatment program service units in skilled nursing facilities shall include a Patient Safety Risk Assessment. At a minimum, a Behavioral and Mental Health Risk Assessment shall be addressed as part of the Patient Safety Risk Assessment. The Patient Safety Risk Assessment shall be subject to review and approval by the California Department of Public Health.

- A. **Behavioral and Mental Health Risk Assessment.** A Behavioral and Mental Health Risk Assessment shall be prepared for all acute psychiatric hospitals, psychiatric nursing units within general acute-care hospitals, and special treatment program units in skilled nursing facilities. The risk assessment shall include evaluation of the population at risk and the nature and scope of the project, taking into account the model of care and operational considerations, and proposed built environment solutions to mitigate potential risks and hazards.
- B. **Behavioral and Mental Health Elements (Psychiatric Patient Injury and Suicide Prevention).** The safety risk assessment report shall identify areas that will serve patients at risk of mental health injury and suicide.

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21. Sec. 6.25. - Construction hour limitations.

It shall be unlawful to operate equipment or perform any construction in the erection, demolition, alteration, or repair of any building or structure or the grading or excavation of land during the following hours:

(1) Before 7:00 a.m. and after 7:00 p.m. Monday through Saturday.

(2) All day on Sunday; and

(3) On any federal holiday.

(b) Exceptions.

(1) An owner/occupant or resident/tenant of residential property may engage in a home improvement project between the hours of 9:00 a.m. and 5:00 p.m. on Sundays and holidays provided the project is for the benefit of said residential property and is personally carried out by said owner/occupant or resident/tenant.

(2) The building official may authorize extended or alternate hours of construction for the following circumstances:

a. Emergency work.

b. Adverse weather conditions.

c. Compatibility with store business hours.

d. When the work is less objectionable at night than during daylight hours.

e. Per direction of the city manager's office for projects that have been determined that rapid completion is in the best interest of the general public.

If you have any questions regarding this review please do not hesitate to contact me, Steve Jones, Sjones@oceansideca.org

Solid Waste:

1. The project must demonstrate adequate solid waste service and storage for all three streams (solid waste, recycling and organics). Please update plans to reflect enclosure details for service and storage for all three streams. *Provided.*
2. Enclosure location(s) cannot block the alleyway, public right of way, or create public nuisance. For reference and turn radius requirements, the City of Oceanside Enclosure Guidelines is attached. *Understood.*
3. The Enclosure Guidelines establish a minimum number of enclosures in order to establish adequate service levels, however adjustments may be made if applicant can indicate adequate servicing (same cubic yard requirements) through increased frequency of service. *Understood.*
4. The City of Oceanside Municipal Code Chapter 13 requires that Oceanside residents, businesses and multifamily projects are to separate all recyclable, greenwaste, and food waste materials from other solid waste. Additionally, the State of California regulations requires all

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California businesses participate in Mandatory Recycling (AB 341) and Mandatory Commercial Organics Recycling (AB 1826 & SB 1383) as outlined in the Oceanside Solid Waste code. The City of Oceanside reserves the right to review program and services levels and request increases if deemed necessary. *Understood.*

If you have any questions regarding this review please do not hesitate to contact me, Annika Andersen, Aandersen@oceansideca.org

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Project Planner: Scott Nightingale

Landscaping:

All items below are under County of San Diego Jurisdiction and will receive approval by County of San Diego. No City of Oceanside Building Department/Landscape submittal.

(3/23/2021 10:19 AM HGR)
Date to Planning: 3/23/21
To Planner: Scott Nightingale
From: Harry Grove

Subject: 1st Submittal Landscape Comments - D21-00004 - 1 Story Psychiatric Hospital Facility - 032321
Landscape

In reviewing this Entitlement Project the following comments are directed solely for the review of the landscape portion of the submittal. After reviewing the entitlement submittal package a full set of landscape working drawings were submitted but there is no sheet titled Conceptual Landscape Plan (CLP). This entitlement package will be required to provide a dedicated (separate) Conceptual Landscape Plan (CLP) showing the entire landscaping of the proposed project including the public R.O.W. along Waring Road. Please remove the working drawings from the plan set I received and modify sheets LP1.01 thru LP1.04 to be a single Conceptual Landscape Plan (CLP). The revised CLP shall contain the following items below found to be incomplete at the time of initial landscape review of the current submittal date stamped February 24, 2021.

- 1) Base Conceptual Landscape Plan (CLP) Information
 - a) Please locate all drainage swales on the CLP.
 - b) Show all existing trees that are to remain to be "Protected in Place" (where applicable on the interior perimeter and public parkways) by clearly labeling with tree/ palm name (both botanical and Common names) and size with diameter at breast height (DBH) size or brown trunk height (BTH) for palms. Diameter at breast height is measured 54-inches above finished grade. This may require a tree survey, schedule of tree replacement, or other mitigation requirements. *Existing trees will need to be added to the survey if required to show existing trees. Currently no existing tree information is available.*
 - c) The trees that are going to be called out to be "Protected in Place" need to contain language to support the action of protecting the trees in place. Such language may include but not limited to: no mechanical grading to cause a change of grade or elevation around the base of trees or within the drip line of the trees, no mechanical equipment or trenching within the drip line of the trees to avoid disturbance of the root system, and no excessive pruning or equipment around the canopy to cause injury to branches, trunk and compaction of roots. In addition, please note that if the existing trees are damaged or destroyed by construction activities that the trees are to be replaced in kind and of the same size diameter. Call out and show all language on the CLP.
 - d) On the CLP please provide the bio-filtration basin(s) proposed. If applicable, please make sure these basins are called out on the CLP and shown as planted.
 - e) If all the items required for this CLP are too large to provide on one 24" x 36" sheet please feel free to use more 24" x 36" sheets as needed.
- 2) Property Lines, Sight Distances, Utility Lines/ Easements
 - a) Clearly show and call out all property lines, line of sight distances, all utility lines as well as utility, water, sewer, gas and storm drain easements. Please diagrammatically clarify all of these lines with a call out on the

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CLP. In addition, all easements shall be designated with dimension lines and sight lines (where applicable) and shall be drawn on the CLP.

3) Notes – Please add the following as notes if they are not currently found on the CLP.

Please contact Harry Grove at hgrove@oceansideca.org if you have any questions.

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