

(Parent) Project Number: D21-00004

Project Name: Tri-City Acute Psychiatric Hospital

Project Planner: Scott Nightingale

Project Owner: County of San Diego  
Tri-City Medical Center

Architect: CannonDesign

## PROJECT DESCRIPTION AND JUSTIFICATION

### Introduction

The proposed project is a one-story, free-standing, 16-Bed Acute 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 (see paragraph below for definition) for free-standing acute psychiatric hospitals utilizing Section 1228 of the 2019 California Building Code for design.

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.*

### Sustainability

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

In addition, the project is in 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). The project will supply the following:

- 50% of forecasted parking electric demand.
- 15% for Zero Emissions and equip 50% of these w/ Lvl2 chargers.
  - $66 \times 15\% = 10$  EV Stalls (5 each chargers)
- Minimum tree canopy area = 12%
- Minimum Permeable Surface Area = 23%
- TDM plan (transportation demand management) is less than 50 daily employee trips.

## 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 14,400 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).



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. Parking:**

- EV Stalls Added = 10 (1 van)
- ADA Stalls Added = 5 (1 van)
- POOL Stalls Added = 2
- Proposed total stalls = 266
- Existing total stalls = 353
- Stalls removed = 87
- Dedicated Employee Parking = 13
- Dedicated Visitor/Patient Parking = 44
- Parking Spaces Per Bed = 3.5
- Ambulance Parking Space = 1
- Anticipated Staff = 18

**4. 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.

**Community Outreach:**

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.

Renderings:



View from north edge of site, looking south



View at Main Entrance – northeast corner



View from Waring Road looking northeast