

(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):

December 1, 2021

Subject: Application Review Committee (ARC), **Second** 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

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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. (Repeat Comment) 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 \(oceanside.ca.us\)](#)

Per Article 3048, The City's EV reserved of 15% of the parking requirement must be shown on the plans and described in the project description. In addition, 50% of those required 15% EV reserved spaces must be EV equipped and this must be described in the project description and shown on the site plan.

Will the project provide solar panels or solar equipped? Please provide compliance with the California Green Building code and Article 3047 of the Zoning Ordinance.

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

FIRE DEPARTMENT:

Fire Department Comments:

1. Fire Department Master Plan must be submitted in hard copy (2) to the Oceanside Fire Department for review prior to grading plan submittal.
2. Hydrants required within 400' of all exterior walls of the structure.
3. Note if hydrants will be public or private. If private, a looped system is required.
3. Fire sprinklers required per 2016 NFPA 13 standards.
3. Fire sprinklers must have a dedicated fire line to the building.
4. Fire alarm system required per 2016 NFPA 72.
5. Dedicated FACP room in main lobby required.
6. Dedicated fire riser room.

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7. Driveway off of Waring Rd. must not exceed 12% grade.
8. Bottom of driveway must not exceed 8 degrees for approach and departures.
9. 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.
10. Show gate details. Gates must be provided with proper signage for fire department access.
11. Gates must be provided with Opti-com for emergency access.
12. Knox key switches required on all vehicle access gates. Gates that are manually operated must have Knox Padlocks.
13. Knox box required at main entrance.
14. Fire department hammerhead must meet our minimum standards per our Fire Master Plan.
16. A minimum of 5 feet required around the structure for emergency access.
17. Smoke and carbon monoxide detectors are required per 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.
19. Fire extinguishers are required and shall be included on the plans submitted for plan check.
20. Addresses must be clearly visible and legible from Vista Way. Project may need an address board at main entrance.
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.
22. Pre-Con meeting required prior to combustible materials dropped on site.
23. Knox box required at main entrance.

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

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.

Traffic:

Traffic Study Comments

See attached comments

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

ENGINEERING DIVISION:

See attached comments

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:

See attached comments

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

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Solid Waste:

1. Plans are approved on the condition that the designated bins within the architectural plans reflect all three streams of service (landfill, recycling, and organics).
2. The City of Oceanside reserves the right to review program and services levels and request increases if deemed necessary. The City of Oceanside Municipal Code Chapter 13 requires that Oceanside residents, businesses and multifamily projects are to separate all recyclable material from other solid waste. Additionally, the State of California regulations requires all 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.

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

Landscaping:

Repeat Comments not addressed
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

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- 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.
 - 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 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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Division Comments- **Traffic**

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: Psychiatric Health Facility

To be filled out by ARC Division Reviewer

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

Staff member: Tam Tran

Phone number: 760-435-5115

E-mail: TTran@oceasideca.org

Approved w/Conditions

Returned for Corrections – 15 Days

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(include attachments/forms on TRAKiT, if applicable):

Traffic Study Comments:

1. Executive Summary and Introduction missing project detail. Please see the traffic study for 712 Segaze (Mix Use Development) and use the same format for the Executive Summary and Introduction.
2. Number all pages including pages with figures.
3. Show all phases on Synchro sheet.
4. Append NCTD Bus schedule to appendix.
5. In the traffic study, please use either project or traffic impact instead of project effect.
6. Section 5.0 W. Vista Way: Please see Circulation Element on the correct road description and number of lanes. Vista way is not a 6 lanes Secondary Arterial.

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7. Section 5: Thunder Drive: note that sidewalks on this street are about ~ 6'. Also, please note that there is a bus stop on Thunder Drive.

Planning Comments:

- 1) Shall provide an ADA ramp on the north and south side of the driveway that is off of Waring Road.
- 2) Shall provide ADA access to the site from Waring Road.
- 3) For the "EV" parking spaces, is there a two foot overhang? If not, the spaces will need to be 18 feet deep.
- 4) All regular parking stalls shall meet standards and be 8.5 ft wide and 18 ft deep.
- 5) Provide dimensions for hatched areas in parking lot.
- 6) Why is this whole area gated off? Is there a gate on both drive aisles on the south end of the project site? Why is there a gate off of Waring Road? Can that be the main access to these offices?
- 7) Page C1010: There is not note for "P18".
- 8) Provide corner sight visibility for the driveway off of Waring Road (from a point 15 back from face of curb). And make sure sight triangle standards are met per Oceanside Engineering Manual T-1.
- 9) Page C1010: Note on this page on what standards the driveway will be constructed to with. On page C1019, Oceanside's M-10 is called out. However, please use SDRS G-14E and there shall be ADA ramps on both sides of the driveway.
- 10) All gate widths shall be a minimum of 24 ft.
- 11) There should not be a parking spot in front of a garbage enclosure.
- 12) Page C1010: Call out location of bus stop and then note page that bus stop details are located. Show bus stop in relation to sidewalk and curb face. Also, show more clearly the sidewalk that exists on Waring Road.
- 13) Show cross section of Waring Road from ROW to ROW.

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November 9, 2021

Application Name: Tri City Medical Center Psychiatric Health Facility

Application Number: D21-00004

Project Description: Psychiatric Health Facility

Engineering Review (2nd. submittal)

Comply with the following comments:

(Grading Plan)

- Provide Legal Description on title sheet of civil plan.
- Provide APN numbers and owners names of adjacent lots.
- Provide street section of Waring Road with dimensions and labeling of the public right of way.
- Provide name, address, and phone number of surveyor and applicant on the civil sheets of the plan set.
- Provide date survey was performed on the civil sheets of the plan set.
- Provide a basis of bearings for the shown survey on the civil sheets of the plan set. The information provided in the response letter is benchmark information and not the requested basis of bearings. Please consult with your surveyor for more details.
- 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.
- Provide all metes and bounds information along the shown property lines.
- Provide curb radius information for the drive entrance at Waring Road.
- Provide curb radius for proposed curbs within drive aisles. Curb radii should be labeled on the civil sheets of the plan set. Provide a line and curve table if necessary.
- Provide a preliminary estimate of earthwork quantities as an independent note on the title sheet on the civil plan set.
- Provide gross/net acreage/square footage of lot(s). This should be placed as an independent note on the title sheet of the civil plan set.
- Provide finished grade, top of wall, and bottom of wall elevations for all proposed walls.
- Provide site specific FEMA information including map and panel no. as an individual note on the title sheet of the civil plan set.
- Confirm that the rates of grade and geometrics of the existing pedestrian ramps at the drive entrance to Waring Road meet the current ADA requirements. If they do not meet

the current ADA requirements they will need to be reconstructed in accordance with the San Diego County Region Standards.

- Provide a San Diego County Regional Standard for the proposed drive way. A City of Oceanside Standard Driveway may be implemented, however ADA pedestrian ramps are still required.
- Clearly identify the location of the ADA path of travel within the drive area in the northerly portion of the parking area where they are located along the eastern façade of the building. Provide rates of grade to show ADA compliancy.

(SWQMP)

- Submit a SWQMP for review. The City of Oceanside is the governing agency for the submittal and review of the SWQMP.

(Drainage Study)

- Submit a drainage study for review.

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

Michael Strizic

760-435-3564

mstrizic@oceansideca.org

Water Utilities Project Comments & Conditions

Date: November 22, 2021
Planner: Scott Nightingale
From: Bryan Kallenbaugh
RE: 4002 Vista Way – Tri-City Psychiatric Hospital - Submittal #2
D21-00004, CUP21-00002

STATUS: REVISE AND RESUBMIT

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

1. 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. The current Utility Plan (Sheet C1012) shows a connection to the private fire loop. Please note that water meters 3" and larger are required to be installed in a vault per City Standard Drawing W-10. Please show the vault on the Utility Plan.
2. The current plan proposes that the new facility will share irrigation and sewer services with the Tri-City Medical Center. In order for services to be shared the new facility must be on the same lot as the Medical Center. Therefore, a lot merger must be recorded prior to final approval of the improvement plans in order for services to be shared.

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:

3. 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.
4. All existing active and non-active groundwater wells must be shown on conceptual, grading, and improvement plans.
5. 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.
6. 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.
7. The property owner shall maintain private water and wastewater utilities located on private property.

8. 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.
9. The current plan proposes that the new facility will share irrigation and sewer services with the Tri-City Medical Center. In order for services to be shared the new facility must be on the same lot as the Medical Center. Therefore, a lot merger must be recorded prior to final approval of the improvement plans in order for services to be shared.
10. A separate irrigation meter with an approved backflow prevention device will be required to serve landscaped areas if the lot merger is not completed. An address assignment will need to be completed for the meter, and can be processed through the City Planning Department.
11. 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.
12. 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.
13. Hot tap connections will not be allowed for size on size connections, and 6-inch connections to an 8-inch water main. The connection shall be a cut-in tee with three valves for each end of the tee. Provide a connection detail on the improvement plans for all cut-in tee connections.

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*.
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.
16. No trees, structures or building overhang shall be located within any water or wastewater utility easement.
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.
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.

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.
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.
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*.
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.
23. Provide stationing and offsets for existing and proposed water service connections and sewer laterals on plans.
24. Any unused water services or sewer laterals by the proposed development or redevelopment, shall be abandoned in accordance with Water Utilities requirements.

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

25. 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.
26. Show location and size of proposed sewer lateral(s) from property line or connection to sewer main to connection point at building.
27. 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).
28. Provide drainage fixture unit count per the latest adopted California Plumbing Code to size sewer lateral for property.
29. 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.
30. 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.