

**(Parent) Project Number:** D21-00004

**Project Name:** 4002 Vista Way

**Project Planner:** SCOTT NIGHTINGALE



## Application Review Committee

### 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

1<sup>st</sup>    2<sup>nd</sup>    3<sup>rd</sup>    4<sup>th</sup>   **Review**

**Staff member:** Tam Tran

**Phone number:** 760-435-5115

**E-mail:** TTran@oceansideca.org

**Approved w/Conditions**

**Returned for Corrections – 15 Days**

**Returned for Corrections – 30 Days**

(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.

Division:

1<sup>st</sup>    2<sup>nd</sup>    3<sup>rd</sup>    4<sup>th</sup>   Review

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.

Division:

1<sup>st</sup>  2<sup>nd</sup>  3<sup>rd</sup>  4<sup>th</sup> Review