

(Parent) Project Number: T19-00004

Project Name: Ocean Kamp

Project Planner: Sergio Madera



Application Review Committee

Division Comments- [Public Works - 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: 3460 Mission Avenue

Project description: Proposed Mixed-Use Development Plan consisting of a 300 key resort hotel, hotel conference buildings, a surf lagoon and beach club, and 11 commercial buildings totaling approximately 126,000 square feet of office, retail and restaurants and 700 multi-family residential dwelling units on approximately an approximately 92-acre site located at the northeast corner of Fousat Road and Highway 76.

To be filled out by ARC Division Reviewer

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

Staff member: Courtney Armusewicz

Phone number:

E-mail: carmusewicz@oceansideca.org

Approved w/Conditions

Returned for Corrections – 15 Days

Returned for Corrections – 30 Days

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

[insert/paste comments in Times New Roman, 13 pt font, numbered, 1.5 spacing]

1. Provide more information for I-I. Is this one lane with a bike lane on one side?
2. Provide detail for the roundabout. Were additional roundabouts considered?
3. Are the residential parcels being developed? Access to these areas should be shown along with the buildings.
4. Provide signing and striping detail.
5. Check cross section for SR-76.
6. Consider offsite pedestrian and bicycle improvements. (For example: extend sidewalk on east side of Benet Street to bike path entrance located south of the bridge.)

7. Include sidewalk, parking, curb radius measurements on next submittal in accordance with the City's Engineers Design Manual.
8. What will be done to discourage traffic from utilizing the neighborhood northeast of the project area as a cut-through?

Ocean Kamp – Traffic Study Comments

1. Provide an Executive Summary.
2. **Appendix:**
 - a) Please revise the appendix so the count intersections and synchro intersection sheets match.
 - b) Provide all documentation referenced in the report including the counts used from Caltrans and Kimley Horn and cumulative projects backup information, and distribution calculations.
 - c) Please include timing data including cycle length and peak hour factor on resubmitted Synchro sheets.
3. Please add footnotes to the level of service tables for intersection and segments that designate where traffic counts came from (Caltrans, KHA etc).
4. **Section 2.3 Project Description**

Please include additional detail of the site and amenities. For example, the lazy river and who will have access, same with the wave pool. Please also include any pedestrian and bicycle improvements associated with the project (a graphic would be helpful). This will help clarify any questions in the future and provide a more comprehensive vision for the site.
5. **Figure 2-3**

Add a legend and call out the various uses for the site. It may be beneficial to highlight areas that will be accessible by the public and which will not (for example the commercial but not necessarily the lazy river, maybe highlighted differently). Additionally, please call out the northern residential areas considered in the analysis.
6. **Existing Street System, Page 12**

Mention SR-76 and I-5 are within Caltrans jurisdiction for each description.
7. **Section 3.4 Existing Traffic Volumes, page 15**

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Include date for Caltrans data (include also on page 24).

8. Figure 3-1

Missing MPH for northern Foussat segment. Missing MPH for Benet Road.

9. Section 4.1.2 Weekend, page 23

Provide a zoomed in map for the Weekend analysis study area.

10. Multiple Figures

- a) Include intersection controls on Figures similar to 3-1 (example: Figures 3-2b, Figure 3-3, Figure 7-1, Figure 8-1b etc.).
- b) Figures showing ADTs please make clearer which numbers refer to each segment, difficult to read.

11. Section 8.1, Existing Plus Project, page 47

Based on Table 8-1, LOS for intersection 9 should be E during the PM peak hour. Please fix text or table depending on which is correct.

12. Section 9.1 – Near-Term Cumulative Project Conditions, page 57

Provide cumulative project pages from the project documents identified in the Appendix.

13. Section 10.2.2 Daily Segment Operations, page 62

Segment 24 missing LOS

14. Table 11-1 through Table 11-4, page 74-77

Please number intersections and roadway segments.

15. Section 13, Access Assessment and On-Site Circulation, page 82

Discuss this earlier in the report to help with context and include more pedestrian/bicycle discussion. What improvements will be made on and off site? Will there be any connections to nearby trails?

16. Section 14, Significance of Impacts and Mitigation Measures, page 83

- a) Provide level of service tables showing the mitigation and provide back up information in the appendix including the signal timing.
- b) OnPoint Oceanside mitigation included contributing fair share to the widening of SR-76. Was this considered for the mitigation measures recommended?

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- c) Provide a mitigation section with figures, tables, and back up information demonstrating the mitigation works.

17. Missing VMT analysis

18. General QA/QC

Please review the document for typos and sentence structure (“in” the Circulation Element instead of “on” when describing roadway). Change Ocean Puente references to Ocean Pointe, include Amick Street with Mesa Drive (Mesa Dr-Amick St / Mission Ave) in tables and figures.

19. Submit to Caltrans for review once edits have been incorporated (if this has not been submitted already).

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