AGENDA NO. 6

PLANNING COMMISSION **STAFF REPORT**

DATE: April 8, 2013

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D12-00020) TO ALLOW FOR THE EXPANSION OF AN EXISTING MEDICAL OFFICE COMPLEX AT 2210 MESA DRIVE – MISSION MESA PEDIATRICS CLINIC – APPLICANT: NORTH COUNTY HEALTH SERVICES**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Confirm issuance of a Class 32 Categorical Exemption "In-Fill Development Projects"; and

(2) Approve Development Plan (D12-00020) by adopting Planning Commission Resolution No. 2013-P18 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: Located at 2210 Mesa Drive, at the intersection of Mesa Drive and Mission Avenue, the subject property presently accommodates a medical office campus operated by North County Health Services (NCHS).

The existing medical office campus comprises 14,164 square feet of enclosed space within four single-story buildings. One building is positioned near the intersection of Mesa Drive and Mission Avenue, while the other three are attached end-to-end at the center of the project site.

Although staff has found no entitlement documentation for the subject property, county tax assessment records indicate the site was originally developed in 1960 as a lodging use. It is unclear when the lodging use was converted to a medical/dental office use, but business license records indicate that medical/dental office use has been conducted on the site continuously since 1988. NCHS has operated on the site since 1995, initially

sharing the site with other medical office uses but eventually occupying all of the existing campus. In 2011, NCHS purchased the subject property.

The existing NCHS facility includes a pediatrics clinic, a women's health center, and a dental office. The facility operates six days a week (Monday through Saturday), opening as early as 7:30 a.m. and closing as late as 6:30 p.m. Average daily staffing includes four physicians and 17 supporting staff members.

NCHS is a private non-profit 501(c)(3) corporation that has been providing medical and dental services to low-income patients since the early 1970s. NCHS serves patients regardless of their financial and/or medical insurance status, with cost of care based on a sliding scale that accounts for income and family size. NCHS currently operates clinics in Ramona, San Marcos, Encinitas, Carlsbad, and Oceanside. The subject property is one of two sites in Oceanside where NCHS maintains a health care facility, with the other site located near the intersection of Crouch Street and Oceanside Boulevard. In addition to these clinics, NCHS operates two mobile treatment facilities that serve migrant farm workers and others with limited access to health care. Along with primary medical and dental care, NCHS offers health education programs, nutritional programs, and insurance application assistance.

Site Review: The subject property is situated at a primary portal into the Loma Alta neighborhood, where the Mission Avenue commercial corridor transitions to a single-family residential zone that extends eastward along Mesa Drive to El Camino Real. Comprised of lots ranging in size from 10,000 square feet to several acres, the western reaches of Loma Alta were largely subdivided and developed in the 1950s. The majority of homes within a quarter-mile of the project site feature a single story, with modest floor plans (1,200 to 2,000 square feet), simple architecture, and generous front yard setbacks (20 feet or more).

Nearby land uses include: a convenience store, two small office buildings, and a small church on the opposite side of Mesa Drive; the Rosicrucian Fellowship on the opposite side of Mission Avenue; and single-family homes along Mesa Drive, Edgewood Drive, and Rose Place. Bearing a residential estate zoning designation (RE-B), the nearest single-family homes lie within 70 feet of the subject property.

The subject site bears a General Plan land use designation of Professional Commercial (PC) and a corresponding zoning designation of Commercial Professional (CP). The Zoning Ordinance characterizes CP zoning districts as "landscaped environment[s] for offices...protected from the more intense levels of activity associated with retail commercial development." As currently developed and utilized, the subject property generally fits this description, accommodating small-scale office use and lying between higher-intensity commercial zones (i.e., CG, CL) and adjacent residential areas.

The site comprises 2.78 acres and is roughly triangular in shape. The property is separated from Mission Avenue by a 30-foot wide vacant strip of public right-of-way. Planted with a row of bottlebrush trees, this area accommodates above-ground utilities

and exhibits increasing slope as Mission Avenue descends into the San Luis Rey Valley. Along Mesa Drive, the property slopes slightly upward from the public right-of-way, with the existing building pads situated roughly four feet above the sidewalk elevation. The slope adjacent to Mesa Drive is retained by a slumpstone wall approximately three feet in height. The retaining wall is broken by two driveways, roughly 260 feet apart. The eastern property line abuts Rose Place, a single-loaded cul-de-sac lined with four single-family properties (only one of which directly abuts the project site).

The existing medical office campus is composed of a 3,008-square-foot single-story building situated at the western corner of the site and three attached single-story buildings configured in a "C" shape at the center of the property. Together, the three attached buildings comprise 11,156 square feet of enclosed space, bringing the total amount of existing enclosed floor area on the project site to 14,164 square feet. Constructed in 1960, the existing buildings feature shallow-pitched roof elements with deep eaves. The eaves are supported by vertical louvered fence panels that lend the buildings a mid-century modern appearance. Exterior wall surfaces are mostly stucco, accented with 4' x 12" masonry block and vertical wood siding. The three attached buildings are surrounded by vehicle circulation and surface parking areas.

Existing on-site landscaping is largely confined to the perimeter of the property, with other planter areas abutting the south-facing elevations of the attached buildings at the center of the site. Plantings along the perimeter of the site include bougainvillea, juniper, honeysuckle, and a variety of palm species. Within the adjacent sidewalk along Mesa Drive, there are three tree wells containing Mexican fan and queen palms. Several other tree wells within this sidewalk have been filled with concrete.

Project Description: The applicant proposes partial demolition of existing medical office space, construction of a new 12,698-square-foot single-story medical office building, improvements to existing vehicle circulation and surface parking areas, and additional landscaping. Between the new two-story building and existing development to the north and west, the proposed project would implement a landscaped courtyard with outdoor furniture.

Site Design

The proposed project would maintain over 70 percent of the existing footprint of the medical office campus. The building at the western corner of the project site – which lies partially within the required front and street side yard setback areas – would not be modified. The easternmost building within the cluster of attached buildings at the center of the project site (denoted as Building D on the site plan) would be entirely removed, while roughly 30 percent of the westernmost building within this cluster would be demolished. The proposed new building would be situated in front of this cluster, just outside of the required 20-foot front yard setback area.

The two existing driveways on the project site would be relocated eastward of their current locations. The easternmost driveway would remain roughly 80 feet removed from the corner of Mesa Drive and Rose Place. On-site vehicle circulation would be

modified to eliminate the drive aisle that now runs parallel to Mesa Drive near the property frontage. This area would be occupied by the proposed new building, additional landscaping, and pedestrian pathways. Most of the existing surface parking stalls adjacent to Mesa Drive would be replaced at the rear of the project site; stalls remaining near the street frontage would be pulled out of the required 20-foot front yard setback area.

The applicant proposes to secure the project site during non-business hours with rolling iron gates situated roughly 30 feet behind the property line at each driveway.

Most of the four-foot slumpstone retaining wall that now extends along the property line at Mesa Drive would remain in place. The wall would be refinished to match the stucco surfaces of the proposed new building. A segment of the wall located in front of the proposed new building would be replaced with an ADA-compliant access ramp.

The proposed project would not involve significant changes to existing grade elevations. The building pad elevation of the proposed new building would be consistent with the existing grade at this portion of the project site.

Architecture

The proposed new medical office building would exhibit a contemporary aesthetic, with both flat and shallow-pitched shed roof elements, highly-articulated façades, extensive fenestration, and a variety of finish materials.

While most of the new building would be between 15 and 22 feet in height, a projecting element on the south-facing elevation would rise to 30 feet. This focal point would feature a floor-to-ceiling curtain wall glass system framed by masonry block walls and accented with a louvered shade structure. Supported by projecting masonry walls, similar shade structures would adorn other windows along the south and west-facing elevations.

Exterior wall surfaces would be further articulated by cantilevered eaves and stucco awnings over entry/exit points. Stucco surfaces would display different colors, including off-white, russet brown, and light blue.

Roof equipment would be screened by a corrugated metal parapet confined to central portions of the roof.

While the existing buildings on project site would not be remodeled to conform to the architecture of the proposed new building, wall surfaces would be painted to match the color scheme of the proposed new building, and existing woodwork would be refinished to correspondent with the new building's louvered shade structures. As noted below, the majority of existing development on the project site would eventually be demolished and replaced as part of a second phase of the proposed project.

Landscape
The proposed landscape scheme is depicted on a conceptual landscape plan, included in the proposed plan set (Attachment 2). The proposed project would augment landscape coverage from nine to 26 percent of the total site area.
Existing planter areas adjacent to Mesa Drive would be expanded into areas now occupied by surface parking. These areas would accommodate new vegetated swales for stormwater retention and treatment, including a large bio-swale at the corner of Mesa Drive and Rose Place. New tree species along the Mesa Drive frontage would include New Zealand Christmas Tree and Mexican Sycamore. Drought- tolerant shrub and groundcover species would include flax lily, lantana, and pink muhly.

Within the public right-of-way on Mesa Drive, nine crape myrtle trees would be installed in restored tree wells in the abutting sidewalk. The existing Mexican fan palms in the sidewalk would be retained.

Additional perimeter landscaping would be installed along the northern and eastern property lines, featuring willow pittosporum with an understory of Berkeley sedge, pink muhly, and coast rosemary. The existing masonry wall and wrought iron fencing along the eastern property line would be retained, with the wall being painted to match the primary color of the proposed new building.

Within surface parking areas, landscape medians would feature coast live oak with an understory of yellow lantana and dwarf bottlebrush.

The new pedestrian courtyard at the center of the project site would feature planter areas interspersed with decorative hardscape. Outdoor furniture within this new courtyard would include patio tables and benches.

Parking
The proposed reconfiguration of surface parking and vehicle circulations areas would add four parking stalls and provide a bank of five ADA-compliant stalls adjacent to the new pedestrian courtyard. With 114 total parking stalls, the proposed project would provide one parking space for every 200 square feet of medical office space, as required by Zoning Ordinance Section 3103. Two required vehicle loading spaces would be situated at the southeast corner of the proposed new building. While some parking spaces would remain near the Mesa Drive frontage and along the eastern property line, the vast majority of parking resources would be located behind existing and proposed new development on the project site.

In 2011, NCHS agreed to make its parking resources available on Sundays to New Birth Baptist Church (NBBC), which is establishing a religious assembly use at 2215 Mesa Drive. This agreement – which addresses a shortfall of 27 required parking spaces on the NBBC site – is a condition of approval of NBBC's conditional use permit (CUP11-00018). NCHS representatives have reaffirmed their intention to honor this parking agreement, which will not interfere with NCHS operations.

Operations
Upon implementation of the proposed project, NCHS would continue to provide the same services now offered on the project site: i.e., primary medical and dental care, health education and community outreach programs, and nutritional services for mothers and their young children. All medical and dental services would be provided on an out-patient basis. The anticipated hours of operation for the medical office campus would be as follows: Monday, Tuesday, and Thursday from 7:30 a.m. to 6:30 p.m.; Wednesday from 7:30 a.m. to 5:30 p.m.; Friday from 7:30 a.m. to 5:00 p.m.; and Saturday from 8:00 a.m. to 4:30 p.m.

Phasing Plan
The proposal described above constitutes the first phase of what NCHS envisions as a two-phase project. The second phase would involve full demolition of the building cluster at the center of the project site, construction of another building (with a footprint similar to that of the proposed pediatrics clinic), and further reconfiguration of drive aisles, surface parking, and landscape areas. A conceptual plan of the second phase is depicted on Sheet EA1.3. This plan shows the second new building situated immediately north of the proposed 12,698-square-foot pediatrics clinic, with the area now primarily occupied by Building B being devoted to vehicle circulation and surface parking.

The first and second phases of the proposed project would include the following components:

Phase One:
- Demolition of 4,260 square feet of existing medical office space
- Construction of a new 12,698-square-foot pediatrics clinic
- Provision of 114 surface parking stalls (including five ADA-compliant stalls)
- Reconfiguration of driveways connecting to Mesa Drive
- Additional landscape area (from nine percent to 26 percent site coverage)
- Installation of an eight-inch water line (with dedication of a 20-foot-wide water access and maintenance easement to the City of Oceanside)
- Installation of stormwater bio-retention and treatment facilities
- Installation of refuse/recyclable enclosure

Phase Two:
- Demolition of remaining single-story buildings at the center of the project site
- Construction of a second medical office building
- Reconfiguration of drive aisles, surface parking, and landscape areas
- Provision of 144 surface parking stalls (including six ADA-compliant stalls)

Currently, there is no established timeline for the proposed second phase. Staff has informed the applicant that this second phase of the project will likely require amendment of the Development Plan (i.e., Planning Commission review and approval), but no additional off-site improvements would be required.

The project is subject to the following policies and regulations:

1. City of Oceanside General Plan
2. City of Oceanside Zoning Ordinance
3. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan Conformance

The General Plan Land Use Map designation on the subject property is Professional Commercial (PC). The proposed project is consistent with this land use designation and conforms to the goals and objectives of the City's General Plan, as follows:

A. Land Use Element

Goal 1.11 Balanced Land Use

Objective: To develop and use lands for the long-term provision of a balanced, self-sufficient, and efficient community.

Policy A: *The City shall establish and enforce a balanced distribution of land uses to organize the City in a hierarchy of activity centers and land uses so as to foster a sense of neighborhood, community, and regional identity.*

The proposed expansion of existing medical office uses would not significantly increase the intensity of such uses, given that neither the range of services nor the hours of operation would materially change. As noted above, upon implementation of the project, NCHS would continue to provide the same services to the same clientele, with ample parking resources, reception areas, outdoor seating areas, and other amenities to accommodate additional patrons. While the project site would experience increased activity, this increased activity would be concentrated within central portions of the site and substantially buffered from nearby residential properties.

The proposed project would not significantly increase the intensity of commercial use within this transitional area. The project would add 8,636 square feet of medical office space to a 2.78-acre site, with minimal expansion of the existing building footprint. The floor area ratio (FAR) of the implemented project would be 0.19, substantially below the maximum allowable FAR of 1.0. The lateral separation of on-site development from the nearest residential properties would not significantly change. A substantial increase in landscaping – both on the project site and within the adjacent public right-of-way – would further screen and soften commercial development from adjacent residential

areas and create a more verdant streetscape along Mesa Drive. The relocation of parking resources from the Mesa Drive frontage to the rear of the project site would markedly improve the site's curb appeal while reducing the amount of on-site vehicle traffic and human activity visible from adjacent residential areas.

Policy B: *The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.*

The proposed expansion of existing medical office facilities would augment NCHS's capacity to deliver essential medical and social services to low-income and under-insured residents. The proposed expansion would also provide additional employment and economic activity within a commercial corridor now experiencing high vacancy rates (as evidenced by the recent closure of the Scripps Coastal Medical Center at 2201 Mission Avenue).

Policy C: *The City shall continuously monitor the impact and intensity of land use and land use distribution to ensure that the City's circulation system is not overburdened beyond design capacity.*

The proposed project has been reviewed for impacts to the City's circulation system. Projected traffic impacts would be mitigated through: 1) installation of a CCTV camera at the intersection of Mission Avenue and Mesa Drive; and 2) payment of in-lieu fees to fund future installation of 600 feet of fiber-optic communication cable along Mission Avenue. Both of these mitigation measures would enhance real-time traffic monitoring, which, in turn, would allow for more precise signal timing adjustments to improve the efficiency of traffic flows in the vicinity.

Goal 1.2 Site Design

Objective: To provide high-quality site design, all proposed development projects shall take advantage of natural or man-made environments to maximize energy conservation, natural air circulation, public safety, visual aesthetics, private and common open spaces, privacy, and land use compatibility.

Policy A(4): The placement of all proposed structural components, landscaping, accessways, etc. shall be oriented on the site in such a manner to maximize the quality of views and vistas of the site from surrounding land uses.

The proposed project would implement high-quality, appropriately-scaled architecture, extensive landscaping, convenient pedestrian amenities, and sensitively-oriented parking facilities that together would render the site a visual asset to the surrounding area.

Goal 2.25 Professional Commercial

Policy A: This designation shall provide the community with a wide variety of professional office, administrative, and business service uses. Development intensities

shall vary and shall be subject to and reflective of surrounding uses and characteristics. The proposed project would perpetuate a medical office use that has operated on the subject property for more than thirty years without adverse impacts to the surrounding area. The existing medical office campus supports a limited amount of commercial and semi-public activity, conducted during regular business hours and subject to a variety of state and federal regulations. While the proposed project would result in only a modest expansion of medical office uses on the subject property, the proposed site improvements would significantly enhance the site's capacity for such uses. New indoor and outdoor facilities would allow for more efficient service delivery, while substantially buffering commercial and semi-public land uses from adjacent residential properties.

Goal 2.27 Commercial Design

Policy A: Commercial architecture shall emphasize establishing prominence and identity to businesses while presenting tasteful, dignified, and visually-appealing designs compatible with their surroundings.

The proposed new building would embody a coherent architectural theme and display resilient, well-coordinated finish materials, including aluminum storefront window systems, masonry block, and cedar woodwork. The new building would conform to all setback requirements and be situated more than 160 feet from the nearest residential use. The appearance of the new building would be substantially softened by enhanced landscaping. As previously noted, the new building would feature a prominent, character-defining element on its south-facing elevation, rising to a height of 30 feet. However, the majority of the new building would fall under 22 feet in height, and its overall bulk and scale would be substantially reduced by highly-articulated wall planes and roof elements.

2. Zoning Compliance

As articulated in Zoning Ordinance Section 1110, the specific purposes of the City's commercial zoning regulations include: providing for a full range of commercial uses needed by residents and visitors; strengthening the City's economic base and providing employment opportunities; minimizing the impact of commercial development on adjacent residential districts; and ensuring that the appearance and effects of commercial buildings and uses are harmonious with the character of the areas in which they are located. It is staff's position that the proposed project would be consistent with all of the specific purposes of the City's commercial zoning regulations.

The Zoning Ordinance identifies medical office uses as being permitted by-right in Commercial Professional (CP) zoning districts.

Zoning Ordinance Section 1130 outlines the development standards for CP zoning districts. As illustrated in the following table, the proposed project complies with all applicable development standards.

Table 1
Commercial Professional (CP) Development Standards

	REQUIRED	PROPOSED
Maximum Floor Area Ratio (FAR)	1.0	0.19
Maximum Lot Coverage	50%	24%
Minimum Landscape Coverage	15%	26%
Minimum Setbacks Front Interior Side Rear	 20' 10' 0'	 20' 75' 165'
Minimum Parking (1 space/200 sf)	114 spaces	114 spaces
Maximum Building Height	50'	30'

As evidenced above, the proposed project would result in a floor area ratio less than 20 percent of that allowed in the CP zone, as well as lot coverage substantially below the maximum allowable. Landscape coverage would be nearly twice that required, while maximum building height would be 20 feet below the height limit.

The proposed setback and building height figures shown in Table 1 are those associated with the proposed pediatrics clinic. As previously noted, the existing building at the western corner of the project site lies within the required front and rear yard setback areas. No changes to this existing building are proposed.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act of 1970 (CEQA), staff has determined that the proposed project is categorically exempt from CEQA review per CEQA Guidelines Section 15332 (In-Fill Development Projects). Under this CEQA provision, the proposed project qualifies as in-fill development because it is: consistent with applicable general plan policies and zoning standards; sited on property comprising less than five acres and having no habitat value; not expected to have any significant effects on traffic, noise, air quality, or water quality; and served by all required utilities and public services.

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Zoning Ordinance, legal notice was published in the North County Times and notices were sent to the applicant, property owners of record within a 300-foot radius of the subject property, and other interested parties. To date, staff has received no public comment on the proposed project.

SUMMARY

Staff finds that the proposed project to be consistent with the goals and policies of the General Plan, the purpose and intent of the surrounding CP zoning district, and all applicable development standards. Staff thus recommends that the Planning Commission:

-- Confirm issuance of a Class 32 Categorical Exemption "In-Fill Development Projects"; and

-- Adopt Planning Commission Resolution No. 2013-P18 approving Development Plan (D12-00020) with findings and conditions of approval attached herein.

PREPARED BY:

Russ Cunningham
Senior Planner

SUBMITTED BY:

Marisa Lundstedt
City Planner

ML/RC/fil

Attachments:
1. Planning Commission Resolution No. 2013-P18
2. Plans
3. Site Photographs

PLANNING COMMISSION
RESOLUTION NO. 2013-P18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A DEVELOPMENT PLAN ON CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

APPLICATION NO:	D12-00020
APPLICANT:	North County Health Services
LOCATION:	2210 Mesa Drive

THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES RESOLVE AS FOLLOWS:

WHEREAS, there was filed with the Planning Commission a verified petition on the forms prescribed by the Commission requesting approval of a Development Plan under the provisions of Articles 11, 30, 40, and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

expansion of an existing medical office campus, involving partial demolition of existing facilities, construction of a new 12,698-square-foot pediatrics clinic, additional landscaping, and reconfiguration of vehicle circulation and surface parking areas

on certain real property described in the project description; and

WHEREAS, pursuant to Section 15332 of the California Environmental Quality Act Guidelines, the application qualifies for a Class 32 categorical exemption from CEQA review, being an infill development project; and

WHEREAS, the Planning Commission, after giving the required notice, did on the 8th day of April, 2013 conduct a duly advertised public hearing as prescribed by law to consider said application; and

WHEREAS, the materials which constitute the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054; and

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the project is subject to certain fees, dedications, reservations and other exactions as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Drainage Fee	Ordinance No. 85-23 Resolution No. 06-R0334-1	Depends on area (range is $2,843-$15,964 per acre)
Public Facility Fee	Ordinance No. 91-09 Resolution No. 06-R0334-1	$0.713 per square foot or $713 per thousand square feet for non-residential uses
School Facilities Mitigation Fee	Ordinance No. 91-34	$.42 per square foot non-residential for Oceanside
Traffic Signal Fee	Ordinance No. 87-19 Resolution No. 06-R0334-1	$15.71 per vehicle trip
Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	Ordinance No. 83-01 Resolution No. 06-R0334-1	$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
Water System Buy-in Fees	Oceanside City Code §37.56.1 Resolution No. 87-96 Ordinance No. 09-OR 0092-1	Fee based on water meter size. Non-residential is $36,775 for a 2" meter. + $430
Wastewater System Buy-in Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97 Ordinance No. 09-OR 0092-1	Based on capacity or water meter size. Non-residential is $50,501 for a 2" meter.
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 2005-03	Based on meter size. Non-residential is $22,495 for a 2" meter. + $863

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and

resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside City Code and the City expressly reserves the right to amend the fees and fee calculations consistent with applicable law;

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020;

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

FINDINGS:

For the Development Plan:

1. The proposed site plan and physical design of the project as proposed is consistent with the purposes of the zoning ordinance, in that the proposed site improvements would facilitate the provision of essential health services to the community while ensuring that the medical office campus remains functionally and visually compatible with the adjacent residential neighborhood.
2. The Development Plan as proposed conforms to the General Plan of the City, in that the proposed site improvements would maintain a proper balance of commercial and residential land uses in the vicinity, improve the quality of views and vistas of the site from surrounding land uses, and avoid overburdening the City's circulation system.
3. The project design and its physical aspects pertaining to perimeter landscaping, site planning, and equipment location placement meets or exceeds the applicable zoning criteria and development standards, and have incorporated site layout designs which are sensitive to the adjacent land uses to the north of south of the subject site.

4. The area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities, and public facilities, as the project site will not require any additional services or utilities beyond those already available.

5. The project as proposed is compatible with existing and potential development on adjoining properties and others in the surrounding neighborhood, in that proposal involves a modest increase in commercial floor area and the continuation of medical office uses that have operated on the project site for at least 30 years without adverse impacts on adjoining properties. The proposed site improvements would enhances the site's capacity for medical office use while reducing the off-site visibility of parking areas and providing additional landscape buffer between the medical office campus and adjacent residential uses.

6. 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 Hillsides, and Section 3039 of the Oceanside Zoning ordinance, as the site is relatively flat and therefore not subject to hillside development standards.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Development Plan (D12-00020) subject to the following conditions:

Building:

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. Construction shall comply with the 2010 edition of the California Codes.

2. Site development, parking, access into buildings and building interiors shall comply with Part 2, Title 24, C.C.R. (Disabled Access - Nonresidential buildings - D.S.A.).

3. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.

4. The developer shall monitor, supervise and control all building construction and supportive activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:

a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).

b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal

5. This project shall be subject to Section 517 of the California Electrical Code.

6. All electrical equipment shall be UL listed.

Fire:

7. The width and height of trees shall remain clear of the fire department access roadways. Height of trees shall remain at 13'6" above fire department access.

8. All security gates shall have a Knox-box override and as required have strobe activation capability.

Planning:

9. Development Plan (D11-00020) shall expire on April 8, 2015, unless implemented in accordance with the City of Oceanside Zoning Ordinance or unless a time extension is granted by the Planning Commission.

10. The applicant, permittee, or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Development Plan (D12-00020). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the

applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

11. A letter of clearance from the affected school district in which the property is located shall be provided as required by City policy at the time building permits are issued.

12. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded prior to issuance of building permits. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

13. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the City Planner or their designee. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

14. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

15. Failure to meet any conditions of approval for this development shall constitute a violation of the Development Plan and Conditional Use Permit.

16. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to be met by this project. The approval of this project constitutes the applicant's agreement with all statements in the Description and Justification, and other materials and information submitted with this application, unless specifically waived by an adopted condition of approval.

17. All new mechanical roof–top and ground equipment shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. Air conditioning shall be installed and operated within the building. This information shall be shown on the building plans.

18. The applicant shall continue to honor the terms of the memorandum of understanding between North County Health Services (NCHS) and New Birth Baptist Church (NBBC), dated August 14, 2011, in which North County Health Services agrees to make parking resources at 2210 Mesa Drive available on Sundays to congregants of New Birth Baptist Church.

Engineering:

19. For the demolition of any existing structure or surface improvements; grading plans shall be submitted and erosion control plans be approved by the City Engineer prior to the issuance of a demolition permit. No demolition shall be permitted without an approved erosion control plan.

20. All right-of-way alignments, street dedications, exact geometrics and widths shall be dedicated and constructed or replaced as required by the City Engineer.

21. Design and construction of all improvements shall be in accordance with the City of Oceanside Engineers Design and Processing Manual, City Ordinances, and standard engineering and specifications of the City of Oceanside and subject to approval by the City Engineer.

22. Prior to issuance of a building permit all improvement requirements shall be covered by a development agreement and secured with sufficient improvement securities or bonds guaranteeing performance and payment for labor and materials, setting of monuments, and warranty against defective materials and workmanship.

23. It is the responsibility of the owner/developer to evaluate and determine that all soil imported and exported as part of this development is free of hazardous and/or contaminated material as defined by the City and the County of San Diego Department of Environmental Health (DEH). Exported or imported soils shall be properly screened, tested, and documented regarding hazardous contamination.

24. A traffic control plan shall be prepared according to the City traffic control guidelines and approved to the satisfaction of the City Engineer prior to the start of work within the public right-of-way on Industry Street and Oceanside Boulevard. Traffic control during construction of Industry Street and Oceanside Boulevard that have been open to public traffic shall be in accordance with construction signing, marking and other protection as required by the Caltrans Traffic Manual and City Traffic Control

Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless approved otherwise.

25. All new pavement sections for the driveway and parking areas shall be based upon approved soil tests and traffic indices. The pavement design is to be prepared by the owner/developer's soil engineer and must be in compliance with the City of Oceanside Engineers Design and Processing Manual and be approved by the City Engineer, prior to paving.

26. All existing sidewalks along the property frontage on Mesa Drive shall be reconstructed if damaged and/or are not in compliance with ADA standards. Existing non-compliant ADA ramps at the intersection of Rose Place and Mesa Drive, Mission Avenue and Mesa Drive, and the existing ramp on Mesa Drive across from Edgewood Drive shall be reconstructed to ADA standard.

27. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian ramps and sidewalk within the project, or adjacent to the project boundary on Mesa Drive that are already damaged or damaged during construction of the project, shall be repaired or replaced as directed by the City Engineer.

28. Mesa Drive shall provide a minimum of 10 feet parkway between the face of curb and the right of way line. Sidewalk improvements shall comply with ADA requirements. Publicly maintained pedestrian ramps (maintained by the City of Oceanside) must be fully located within public right-of-way. Minimum curb return radius shall comply with the City of Oceanside Engineers Design and Processing Manual.

29. Sight distance requirements at the project driveways along Mesa Drive shall conform to the sight distance criteria as provided by the City of Oceanside Engineers Design standards, or other applicable design standards such as AASHTO Geometric Design on Highways and Streets to the satisfaction of the City Engineer.

30. Pavement sections for Mesa Drive, private driveways and parking areas shall be based upon approved soil tests and traffic indices. The pavement design is to be prepared by the owner/developer's soil engineer and must be in compliance with the City of Oceanside Engineers Design and Processing Manual and be approved by the City Engineer, prior to paving.

31. Prior to approval of the grading plans, the owner/developer shall contract with a geotechnical engineering firm to perform a field investigation of the existing pavement on Mesa Drive adjacent to the project boundary. The limits of the study shall be half-street plus 12 feet along the project's frontage. The field investigation shall include a minimum of one pavement boring per every 100 linear feet of street frontage. Should the existing AC thickness be determined to be less than the current minimum standard for AC and Class II Base as set forth in the table for City of Oceanside Pavement Design Guidelines in the City of Oceanside Engineers Manual, the owner/developer shall repair the damaged sections of the street and perform a type II rubberized slurry seal for half plus 12 feet.

32. All new overhead utility lines and all new extensions for the new building and this development, including but not limited to, electrical, cable and telephone, shall be placed underground as required by the City Engineer.

33. The approval of this development project shall not mean that proposed grading or improvements on adjacent properties (including any City properties/right-of-way or easements) is granted or guaranteed to the owner/developer. The owner/developer is responsible for obtaining permission to grade to construct on adjacent properties. Should such permission be denied, the tentative map/project shall be subject to going back to the public hearing or subject to a substantial conformity review.

34. Prior to any grading of any part of this project, a comprehensive soils and geologic investigation shall be conducted of the soils, slopes, and formations in the project. All necessary measures shall be taken and implemented to assure slope stability, erosion control, and soil integrity. No grading shall occur until a detailed grading plan, to be prepared in accordance with the Grading Ordinance and Zoning Ordinance is approved by the City Engineer.

35. This project shall provide year-round erosion control including measures for the site required for the phasing of grading. Prior to the issuance of grading permit, an erosion control plan, designed for all proposed stages of construction, shall be reviewed, secured by the owner/developer with cash securities and approved by the City Engineer.

36. A precise grading and private improvement plan shall be prepared, reviewed, secured and approved prior to the issuance of any building permits. The plan shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping,

and signage, footprints of all structures, walls, drainage devices and utility services. Parking lot striping and any on site traffic calming devices shall be shown on all precise grading and private improvement plans.

37. Landscaping plans, including plans for the construction of walls, fences or other structures at or near intersections, must conform to intersection sight distance requirements. Landscape and irrigation plans for disturbed areas shall be submitted to the City Engineer prior to the issuance of a preliminary grading permit and approved by the City Engineer prior to the issuance of occupancy permits. Frontage and median landscaping shall be installed prior to the issuance of any certificates of occupancy. Any project fences, sound or privacy walls and monument entry walls/signs shall be shown on, bonded for and built from the landscape plans. These features shall also be shown on the precise grading plans for purposes of location only. Plantable, segmental walls shall be designed, reviewed and constructed by the grading plans and landscaped/irrigated through project landscape plans. All plans must be approved by the City Engineer and a pre-construction meeting held, prior to the start of any improvements.

38. The drainage design shown on the site plan or preliminary grading plan, and the drainage report for this development plan is conceptual only. The final drainage report and drainage design shall be based upon a hydrologic/hydraulic study that is in compliance with the latest San Diego County Hydrology and Drainage Manual to be approved by the City Engineer during final engineering. All drainage picked up in an underground system shall remain underground until it is discharged into an approved channel, or as otherwise approved by the City Engineer. All public storm drains shall be shown on City standard plan and profile sheets. All storm drain easements shall be dedicated where required. The owner/developer shall be responsible for obtaining any off-site easements for storm drainage facilities.

39. Drainage facilities shall be designed and installed to adequately accommodates the local stormwater runoff and shall be in accordance with the San Diego County Hydrology and Design Manual and in compliance with the City of Oceanside Engineers Design and Processing Manual to the satisfaction of the City Engineer.

40. The owner/developer shall place a covenant on the title sheet of the grading plan agreeing to the following: "The present or future owner/developer shall indemnify and save the

City of Oceanside, its officers, agents, and employees harmless from any and all liabilities, claims arising from any flooding that occurs on this site."

41. Storm drain facilities shall be designed and located such that the inside travels lanes on Mesa Drive shall be passable during conditions of a 100-year frequency storm.

42. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed of in accordance with all state and federal requirements, prior to stormwater discharge either off-site or into the City drainage system.

43. The owner/developer shall comply with the provisions of National Pollution Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ. The General Permit continues in force and effect until a new General Permit is issued or the SWRCB rescinds this General Permit. Only those owner/developers authorized to discharge under the expiring General Permit are covered by the continued General Permit. Construction activity subject to the General Permit includes clearing, grading, and disturbances to the ground such as stockpiling, or excavation that results in land disturbances of equal to or greater than one acre. The owner/developer shall obtain coverage under the General Permit by submitting a Notice of Intent (NOI) and obtaining a Waste Discharge Identification Number (WDID#) from the State Water Resources Control Board (SWRCB). In addition, coverage under the General Permit shall not occur until an adequate SWPPP is developed for the project as outlined in Section A of the General Permit. The site specific SWPPP shall be maintained on the project site at all times. The SWPPP shall be provided, upon request, to the United States Environmental Protection Agency (USEPA), SWRCB, Regional Water Quality Control Board (RWQCB), City of Oceanside, and other applicable governing regulatory agencies. The SWPPP is considered a report that shall be available to the public by the RWQCB under section 308(b) of the Clean Water Act. The provisions of the General Permit and the site specific SWPPP shall be continuously implemented and enforced until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB. The owner/developer is required to retain records of all monitoring information, copies of all reports required by this General Permit, and records of all data used to complete the NOI for all construction activities to be covered by the General Permit for a period of at

least three years from the date generated. This period may be extended by request of the SWRCB and/or RWQCB.

44. Following deemed completed of the Storm Water Mitigation Plan (SWMP) by the City Engineer and prior to issuance of grading permits, the owner/developer shall submit and obtain approval of an Operation & Maintenance (O&M) Plan, prepared to the satisfaction of the City Engineer. The O&M Plan shall include an approved and executed Maintenance Mechanism pursuant to Section 5 of the Standard Urban Storm Water Mitigation Plan (SUSMP). The O&M shall satisfy the minimum Maintenance Requirements pursuant to Section 5 of the SUSMP. At a minimum the O&M Plan shall include the designated responsible party to manage the stormwater BMP(s), employee training program and duties, operating schedule, maintenance frequency, routine service schedule, specific maintenance activities, copies of resource agency permits, cost estimate for implementation of the O&M Plan, a non-refundable cash security to provide maintenance funding in the event of noncompliance to the O&M Plan, and any other necessary elements. The owner/developer shall provide the City with access to site for the purpose of BMP inspection and maintenance by entering into an Access Rights Agreement with the City. The owner/developer shall complete and maintain O&M forms to document all operation, inspection, and maintenance activities. The owner/developer shall retain records for a minimum of 5 years. The records shall be made available to the City upon request.

45. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair and replace the Storm Water Best Management Practices (BMPs) identified in the project's deemed complete SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved by the City Attorney prior to issuance of any precise grading permit and shall be recorded at the County Recorder's Office prior to issuance of any building permit. A non-refundable Security in the form of cash shall be required prior to issuance of a precise grading permit. The amount of the non-refundable security shall be equal to 10 years of maintenance costs, as identified by the O&M Plan, but not to exceed a total of $25,000. The owner/developer's civil engineer shall prepare the O&M cost estimate.

46. At a minimum, maintenance agreements shall require the staff training, inspection and maintenance of all BMPs on an annual basis. The owner/developer shall complete and maintain O&M forms to document all maintenance activities. Parties responsible for the O&M plan shall retain records at the subject property for at least 5 years. These documents shall be made available to the City for inspection upon request at any time.

47. The Agreement shall include a copy of executed on-site and off-site access easement and or access rights necessary for the operation and maintenance of BMPs that shall be binding on the land throughout the life of the project to the benefit of the party responsible for the O&M of BMPs, satisfactory to the City Engineer. The Agreement shall also include a copy of the deemed complete O&M Plan.

48. The BMPs described in the project's deemed SWMP shall not be altered in any way, unless reviewed and approved to the satisfaction of the City Engineer. The determination of whatever action is required for changes to a project's deemed complete SWMP shall be made by the City Engineer.

49. The owner/developer shall provide a copy of the title/cover page of a deemed complete SWMP with the first engineering submittal package. If the project triggers the City's Stormwater requirements but no deemed complete Stormwater document (SWMP) exists, the appropriate document shall be submitted to the City Engineer for review. The SWMP shall be prepared by the owner/developer's Civil Engineer. All Stormwater documents shall be in compliance with the latest edition of submission requirements.

50. The owner/developer shall comply with all the provisions of the City's cable television ordinances including those relating to notification as required by the City Engineer.

51. Approval of this development project is conditioned upon payment of all applicable impact fees and connection fees in the manner provided in chapter 32B of the Oceanside City Code. All traffic signal fees and contributions, highway thoroughfare fees, park fees, reimbursements, and other applicable charges, fees and deposits shall be paid prior to the issuance of any building permits, in accordance with City Ordinances and policies. The owner/developer shall also be required to join into, contribute, or participate in any improvement, lighting, or other special district affecting or affected by this project. Approval of this project shall constitute the owner/developer's approval of such payments, and his agreement to pay for any other similar assessments or charges

in effect when any increment is submitted for building permit approval, and to join, contribute, and/or participate in such districts.

52. The owner/developer shall obtain any necessary permits and clearances from all public agencies having jurisdiction over the project due to its type, size, or location, including but not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board (including NPDES), San Diego County Health Department, prior to the issuance of grading permits.

53. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire project will be subject to prevailing wage requirements as specified by Labor Code section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging the prevailing wage requirements prior to the granting of any fee reductions or waivers.

54. A digital file of the as-built grading plan, and as-built improvement plan in a format consistent with the City's requirements for digital submittals, detailed in the Engineers Design and Processing Manual shall be submitted to the City of Oceanside prior to occupancy permit.

55. In the event that the conceptual plan does not match the conditions of approval, the resolution of approval shall govern.

Landscaping:

56. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines and Specifications for Landscape Development (latest revision), Water Conservation Ordinance No.(s) 91-15 and 10-Ordinance 0412, Engineering criteria, City code and ordinances, including the maintenance of such landscaping, shall be reviewed and approved by the City Engineer prior to the issuance of building permits. Landscaping shall not be installed until bonds have been posted, fees paid, and plans signed for final approval. A landscape pre-construction meeting shall be conducted by the landscape architect of record, Public Works Inspector, developer or owner's representative and landscape contractor prior to commencement of the landscape and irrigation installation. The following landscaping requirements shall be required prior to plan approval and certificate of occupancy:

a) Final landscape plans shall accurately show placement of all plant material such as but not limited to trees, shrubs, and groundcovers.

b) Landscape Architect shall be aware of all utility, sewer, gas and storm drain lines and utility easements and place planting locations accordingly to meet City of Oceanside requirements.

c) All required landscape areas shall be maintained by owner (including public rights-of-way). The landscape areas shall be maintained per City of Oceanside requirements.

d) Proposed landscape species shall be native or naturalized to fit the site and meet climate changes indicative to their planting location. The selection of plant material shall also be based on cultural, aesthetic, and maintenance considerations. In addition proposed landscape species shall be low water users as well as meet all Fire Department requirements.

e) Landscape improvement plan set and installation are required to implement approved Fire Department regulations, codes, and standards at the time of plan approval.

f) All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site.

g) Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to a 3" depth to help conserve water, lower the soil temperature and reduce weed growth.

h) The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Oceanside Guidelines.

i) Root barriers shall be installed adjacent to all paving surfaces, where a paving surface is located within 6 feet of a trees trunk on-site (private) and within 10 feet of a trees trunk in the right-of-way (public). Root barriers shall extend 5 feet in each direction from the centerline of the trunk, for a total distance of 10 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around the tree's root ball is unacceptable.

j) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall obtain Planning Division approval for these items in the conditions or application stage prior to 1st submittal of working drawings.

k) For the planting and placement of trees and their distances from hardscape and other utilities/structures the landscape plans shall follow the City of Oceanside's (current) Tree Planting Distances and Spacing Standards.

l) Any existing palms parallel to Mesa Drive beneath the SDG&E overhead utility lines shall be removed by owner and replaced with a selected tree from SDG&E's approved tree list. In areas where there is no conflict with existing or proposed underground utilities provide cut-out planters within the public sidewalk. Cut-outs are to be a minimum dimension of 4 feet by 4 feet square, spaced 30 to 40 feet on-center and proposed from SDG&E's approved tree list. Written approval from SDG&E (Sempra Utilities) shall be obtained in writing prior to final approval of the landscape construction documents.

m) On the northern property boundary, parallel to Mission Avenue beneath SDG&E overhead utility lines written approval of the proposed trees or large shrubs shall be obtained in writing by SDG&E (Sempra Utilities) prior to final approval of the landscape construction documents.

n) An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low volume equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off.

o) Irrigation systems shall use high quality, automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters.

p) All irrigation improvements shall follow the City of Oceanside Guidelines and Water Conservation Ordinance.

q) The proposed plant containers with accent plants are to be self-watering container pots.

r) The landscape plans shall match all plans affiliated with the project.

s) Landscape plans shall comply with Biological and/or Geotechnical reports, as required, shall match the grading and improvement plans, comply with SWMP Best Management Practices and meet the satisfaction of the City Engineer.

t) Existing landscaping on and adjacent to the site shall be protected in place and supplemented or replaced to meet the satisfaction of the City Engineer.

57. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way and within any adjoining public parkways shall be permanently maintained by the owner, his assigns or any successors-in-interest in the property. The maintenance program shall include: a) normal care and irrigation of the landscaping b) repair and replacement of plant materials (including interior trees and street trees) c) irrigation systems as necessary d) general cleanup of the landscaped and open areas e) parking lots and walkways, walls, fences, etc. f) pruning standards for street trees shall comply with the International Society of Arboriculture (ISA) *Standard Practices for Tree Care Operations – ANSI A300, Appendix G: Safety Standards, ANSI Z133; Appendix H; and Tree Pruning Guidelines, Appendix F* (most current edition). Failure to maintain landscaping shall result in the City taking all appropriate enforcement actions including but not limited to citations. This maintenance program condition shall be recorded with a covenant as required by this resolution.

58. In the event the conceptual landscape plan (CLP) does not match the conditions of approval, the resolution of approval shall govern.

Water Utilities:

59. 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.

60. The property owner shall maintain private water and wastewater utilities located on private property.

61. Water services and sewer laterals constructed in existing right-of-way locations are to be constructed by approved and licensed contractors at developer's expense.

62. All Water and Wastewater construction shall conform to the most recent edition of the Water, Sewer, and Reclaimed Water Design and Construction Manual (Water Design Manual) or as approved by the Water Utilities Director.

63. A public 8-inch water main shall be provided on-site for this development and the fire hydrants located within this development. The public water main shall be constructed per City of Oceanside requirements are stated in the Water Design Manual.

64. Any existing utilities on-site and/or within the ROW that will not be utilized with this development shall be abandoned properly in accordance with the Water Design Manual.

65. 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 Design Manual. Easements shall be constructed for all weather access.

66. No trees, structures, or building overhangs shall be located within any water or wastewater utility easement.

67. 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 Uniform Plumbing Code (U.P.C.).

68. A separate irrigation meter and approved backflow prevention device is required and shall be displayed on the plans.

69. An inspection manhole, described by the Water Design Manual, shall be installed in each building sewer lateral and the location shall be called out on the approved Improvement Plans.

70. Water and Wastewater Buy-in Fees and the San Diego County Water Authority Fees are to be paid to the City and collected by the Water Utilities Department at the time of Building Permit issuance.

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71. All Water Utilities Fees are due at the time of building permit issuance per City Code Section 32B.7, unless the developer/applicant applies and is approved for a deferral of all fees per City of Oceanside Ordinance No. 09-OR0676-1.

PASSED AND ADOPTED Resolution No. 2013-P18 on April 8, 2013 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
Tom Rosales, Chairperson
Planning Commission

ATTEST:

_____
Marisa Lundstedt, Secretary

I, MARISA LUNDSTEDT, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2013-P18.

Dated: April 8, 2013

Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may be required as stated herein:

_____ _____
Applicant/Representative Date

NCHS MISSION MESA PEDIATRICS CLINIC

2210 MESA DRIVE OCEANSIDE, CA 92054

ENTITLEMENT DOCUMENTS: D12-00020

PROJECT DIRECTORY

OWNER:
KITTY BAILEY
NORTH COUNTY HEALTH SERVICES
150 VALPREDA ROAD
SAN MARCOS CA, 92069
PHONE: 760.736.5737

OWNER'S REPRESENTATIVE:
RON WITHALL
HORINE GROUP
2150 CARMEL VALLEY ROAD, SUITE "F"
DEL MAR, CA 92014
PHONE: 760.586.5413

CIVIL ENGINEER:
ROBBIE MAHMOOD
APD CONSULTANTS, INC.
188 TECHNOLOGY DRIVE, SUITE B
IRVINE, CA 92618
PHONE: 949.336.6336
FAX: 949.336.6338

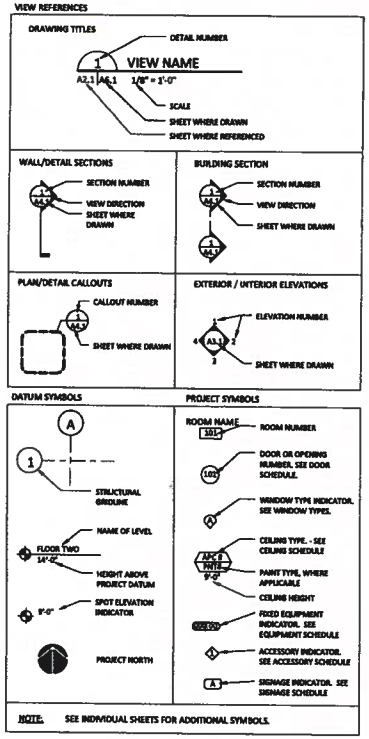
ARCHITECT:
DARCI HERNANDEZ
BOULDER ASSOCIATES, INC.
15615 ALTON PKWY. STE 270
IRVINE, CA 92618
PHONE: 949.727.9000
FAX: 949.727.9001

LANDSCAPE ARCHITECT:
JIM RIDGE
RIDGE LANDSCAPE ARCHITECTS
8941 RESEARCH DR. STE 200
IRVINE, CA 92618
PHONE: 949.387.1323
FAX: 949.387.1303

MECHANICAL/PLUMBING/ELEC. ENGINEER:
ROB FOSTER
FOSTER DESIGN GROUP CONSULTING ENGINEERS INC.
17701 COWAN #230
IRVINE, CA 92614
PHONE: 949.253.9630
FAX: 949.253.9628

STRUCTURAL ENGINEER:
JEREMY WELTON
SPIRE STRUCTURAL ENGINEERING INC.
23441 SOUTH POINTE DRIVE, SUITE 245
LAGUNA HILLS, CA 92653
PHONE: 949.916.3440
FAX: 949.916.3445

SYMBOLS LEGEND



PROJECT DATA

BUILDING ADDRESS:	2210 MESA DRIVE OCEANSIDE, CA 92054
ZONE:	CP - COMMERCIAL PROFESSIONAL
PROJECT TYPE:	CORE & SHELL AND TENANT IMPROVEMENT
OCCUPANCY:	B
CONSTRUCTION TYPE:	TYPE II-B, FULLY SPRINKLERED
NEW PEDIATRICS CLINIC GROSS FLOOR AREA:	12,600 G.S.F. 1 STORY
OSHPD:	THIS PROJECT IS DESIGNED TO MEET OSHPD 3 CODE REQUIREMENTS AND SHOULD BE REVIEWED TO OSHPD 3 REQUIREMENTS
PARKING REQUIRED:	SEE PARKING SUMMARY, SHEET EA1.1
HAZARDOUS MATERIALS:	HAZARDOUS MATERIALS ARE NOT USED, STORED OR TRANSPORTED WITHIN THIS BUILDING IN QUANTITIES SUFFICIENT TO REQUIRE PROTECTION PER CBC CHAPTER 3.
APPLICABLE CODES:	2010 CALIFORNIA BUILDINGS STANDARDS ADMINISTRATIVE CODE (CAC) PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR). 2010 CALIFORNIA BUILDING CODE (CBC) BASED ON 2009 INTERNATIONAL BUILDING CODE W/ CALIFORNIA AMENDMENTS, TITLE 24, PART 2. 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) W/ CALIFORNIA AMENDMENTS, TITLE 24, PART 11. 2010 CALIFORNIA ELECTRICAL CODE (CEC) BASED ON 2009 NATIONAL ELECTRICAL CODE W/ CALIFORNIA AMENDMENTS, TITLE 24, PART 3. 2010 CALIFORNIA MECHANICAL CODE (CMC) BASED ON 2009 UNIFORM MECHANICAL CODE W/ CALIFORNIA AMENDMENTS, TITLE 24, PART 4. 2010 CALIFORNIA PLUMBING CODE (CPC) BASED ON 2009 UNIFORM PLUMBING CODE W/ CALIFORNIA AMENDMENTS, TITLE 24, PART 5. 2010 CALIFORNIA FIRE CODE (CFC) BASED ON 2009 INTERNATIONAL FIRE CODE W/ CALIFORNIA AMENDMENTS, TITLE 24, PART 9. NFPA 13, NFPA 99, NFPA 101
PROJECT SCOPE:	THERE ARE CURRENTLY FOUR EXISTING SINGLE STORY BUILDINGS ON THIS SITE WHICH IS OWNED AND OPERATED BY NORTH COUNTY HEALTH SERVICE AND TOTAL EXISTING CAMPUS BUILDING GROSS SQUARE FOOTAGE IS 14,164SF. [EXISTING BUILDING "A" = 3,008SF, EXISTING BUILDING "B" = 5,253SF, EXISTING BUILDING "C" = 3,273SF, EXISTING BUILDING "D" = 2,628SF] NEW PEDIATRIC CLINIC WILL RESULT IN A NEW 12,688SF PEDIATRIC CLINIC (B-OCCUPANCY). THE PROJECT INCLUDES PARTIAL DEMOLITION (1,632SF) OF THE EXISTING BUILDING "B"(5,253SF), COMPLETE DEMOLITION OF EXISTING BUILDING "D" (2,628SF) AND NEW ELECTRICAL AND IT ROOM(198SF) ADDITION TO THE EXISTING BUILDING "C"(3,273SF). THEREFORE TOTAL NEW CAMPUS BUILDING GROSS SQUARE FOOTAGE IS 22,800SF, (8,636SF LARGER THAN EXISTING CAMPUS).

BUILDING SQUARE FOOTAGE SUMMARY (TOTAL LOT SIZE: 121,896.0 SF = 2.78 ACRES)		
EXISTING CAMPUS	PHASE 1 - NEW CAMPUS	PHASE 2 - FUTURE CAMPUS
1. EXISTING BUILDING "A" = 3,008 SF	1. EXISTING BUILDING "A" = 3,008 SF	1. EXISTING BUILDING "A" = 3,008 SF
2. EXISTING BUILDING "B" = 5,253 SF	2. REMODELED BUILDING "B" = 3,623 SF	2. EXISTING BUILDING "B" = 0 SF
3. EXISTING BUILDING "C" = 3,273 SF	3. REMODELED BUILDING "C" (WITH NEW ELECTRICAL & IT ROOM) = 3,471 SF	3. EXISTING BUILDING "C" = 0 SF
4. EXISTING BUILDING "D" = 2,628 SF	4. EXISTING BUILDING "D" = 0 SF	4. EXISTING BUILDING "D" = 0 SF
	5. NEW PEDIATRIC BUILDING = 12,688 SF	5. NEW PEDIATRIC BUILDING = 12,688 SF
		6. FUTURE 2 STORY MOB = 18,200 SF
TOTAL CAMPUS BGSF = 14,164 SF	TOTAL CAMPUS BGSF = 22,800 SF	TOTAL CAMPUS BGSF = 33,896 SF

VICINITY MAP

SHEET INDEX - ENTITLEMENT

0 - ADMIN
EA0.1 COVER SHEET
EA0.2 BOUNDARY & TOPOGRAPHIC SURVEY

0 - CIVIL
PG1 PRELIMINARY GRADING AND DRAINAGE PLAN
PG2 PRELIMINARY GRADING AND DRAINAGE PLAN SECTIONS AND DETAILS

1 - LANDSCAPE
L1.1 CONCEPTUAL LANDSCAPE PLAN
L1.2 CONCEPTUAL LANDSCAPE DETAILS & NOTES

2 - ARCHITECTURE
EA1.1 EXISTING CAMPUS SITE PLAN
EA1.2 NEW SITE PLAN
EA1.3 FUTURE SITE PLAN
EA2.1 FLOOR PLAN
EA2.2 ROOF PLAN
EA3.1 EXTERIOR ELEVATIONS
EA3.2 EXTERIOR ELEVATIONS
EA3.3 EXTERIOR ELEVATIONS

NOTE: THE DEVELOPER SHALL MONITOR, SUPERVISE AND CONTROL ALL BUILDING CONSTRUCTION AND SUPPORTIVE ACTIVITIES SO AS TO PREVENT THESE ACTIVITIES FROM CAUSING A PUBLIC NUISANCE, INCLUDING, BUT NOT LIMITED TO, STRICT ADHERENCE TO THE FOLLOWING:

A. BUILDING CONSTRUCTION WORK HOURS SHALL BE LIMITED TO BETWEEN 7 A.M. AND 6 P.M. MONDAY THROUGH FRIDAY, AND ON SATURDAY FROM 7 A.M. TO 6 P.M. FOR WORK THAT IS NOT INHERENTLY NOISE-REDUCING. EXAMPLES OF WORK NOT PERMITTED ON SATURDAY ARE CONCRETE AND GROUT POURS, ROOF-NAILING AND ACTIVITIES OF SIMILAR NOISE-PRODUCING NATURE. NO WORK SHALL BE PERMITTED ON SUNDAYS AND FEDERAL HOLIDAYS (NEW YEAR'S DAY, MEMORIAL DAY, JULY 4TH, LABOR DAY, THANKSGIVING DAY, CHRISTMAS DAY) EXCEPT AS ALLOWED FOR EMERGENCY WORK UNDER THE PROVISIONS OF THE OCEANSIDE CITY CODE CHAPTER 38 (NOISE ORDINANCE).

B. THE CONSTRUCTION SITE SHALL BE KEPT REASONABLY FREE OF CONSTRUCTION DEBRIS AS SPECIFIED IN SECTION 12.17 OF THE OCEANSIDE CITY CODE. STORAGE OF DEBRIS IN APPROVED SOLID WASTE CONTAINERS SHALL BE CONSIDERED COMPLIANCE WITH THIS REQUIREMENT. SMALL AMOUNTS OF CONSTRUCTION DEBRIS MAY BE STORED ON SITE IN A NEAT, SAFE MANNER FOR SHORT PERIODS OF TIME PENDING DISPOSAL.

PROJECT NUMBER
122058.00

DRAWN BY
Y. WON

DATE
10/30/12

REVISIONS

#	DESCRIPTION	DATE
E1	PLANNING COMMENTS	2/6/13
E2	PLANNING COMMENTS	3/20/13

BOULDER ASSOCIATES ARCHITECTS

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949.727.9000 F 949.727.9001
www.boulderassociates.com

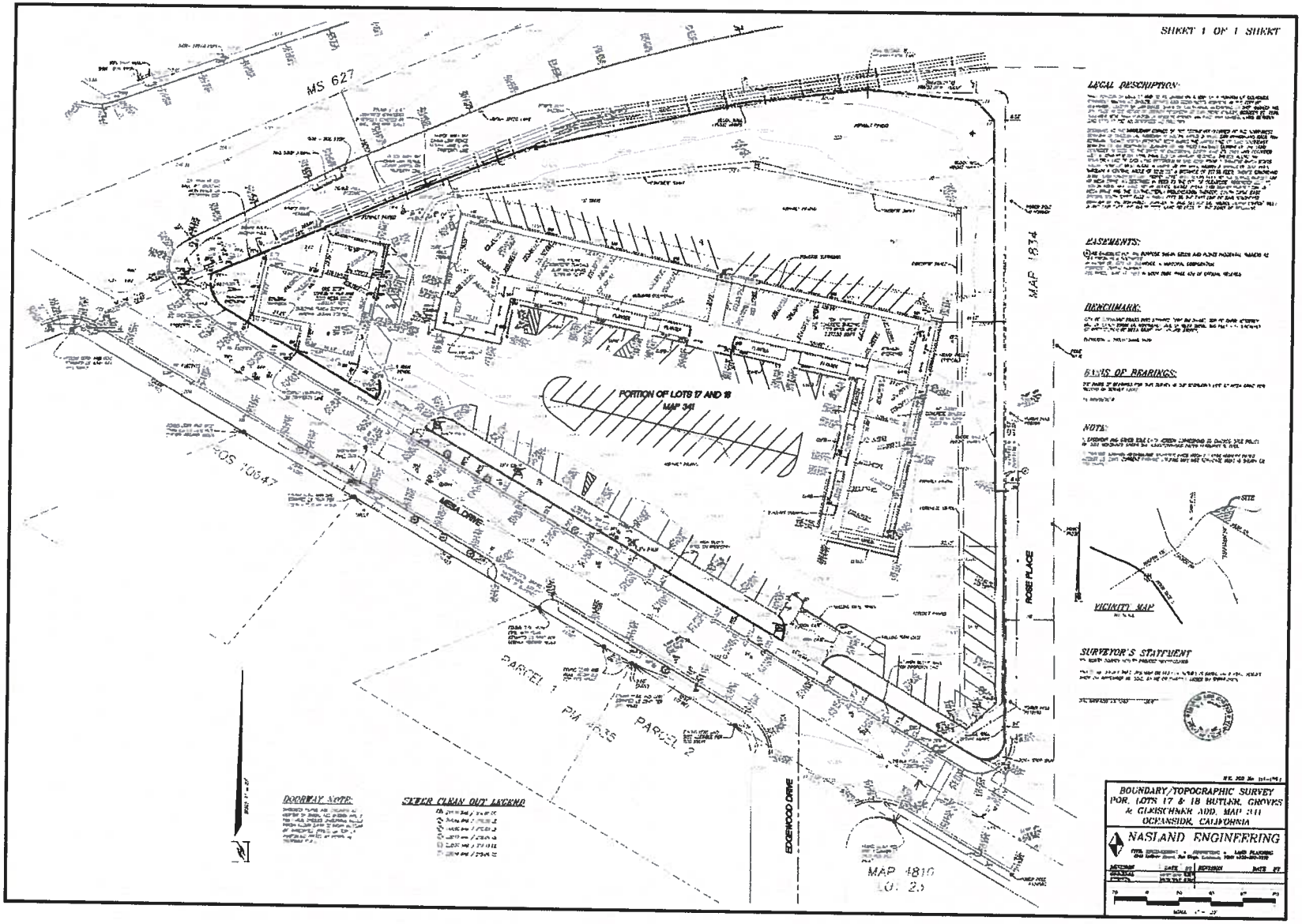
LICENSED ARCHITECT
DARCI KAY HERNANDEZ
No. C-28148
REN. 12-31-13
STATE OF CALIFORNIA

PROJECT
NCHS MISSION MESA PEDIATRICS CLINIC

2210 MESA DRIVE, OCEANSIDE, CA 92054

SHEET TITLE
COVER SHEET

SHEET NUMBER
EA0.1



APPLICANT/OWNER'S REPRESENTATIVE:
RON WITHALL
HORINE GROUP
2190 CARMEL VALLEY ROAD, SUITE F
DEL MAR, CA 92014
PHONE: 760.586.5413

PROJECT NUMBER
122058.00

DRAWN BY
Y. WON

DATE
10/30/12

REVISIONS

	DESCRIPTION	DATE
E1	PLANNING COMMENTS	2/8/13
C1	PROJECT COORDINATION	2/8/13

BOULDER ASSOCIATES

ARCHITECTS

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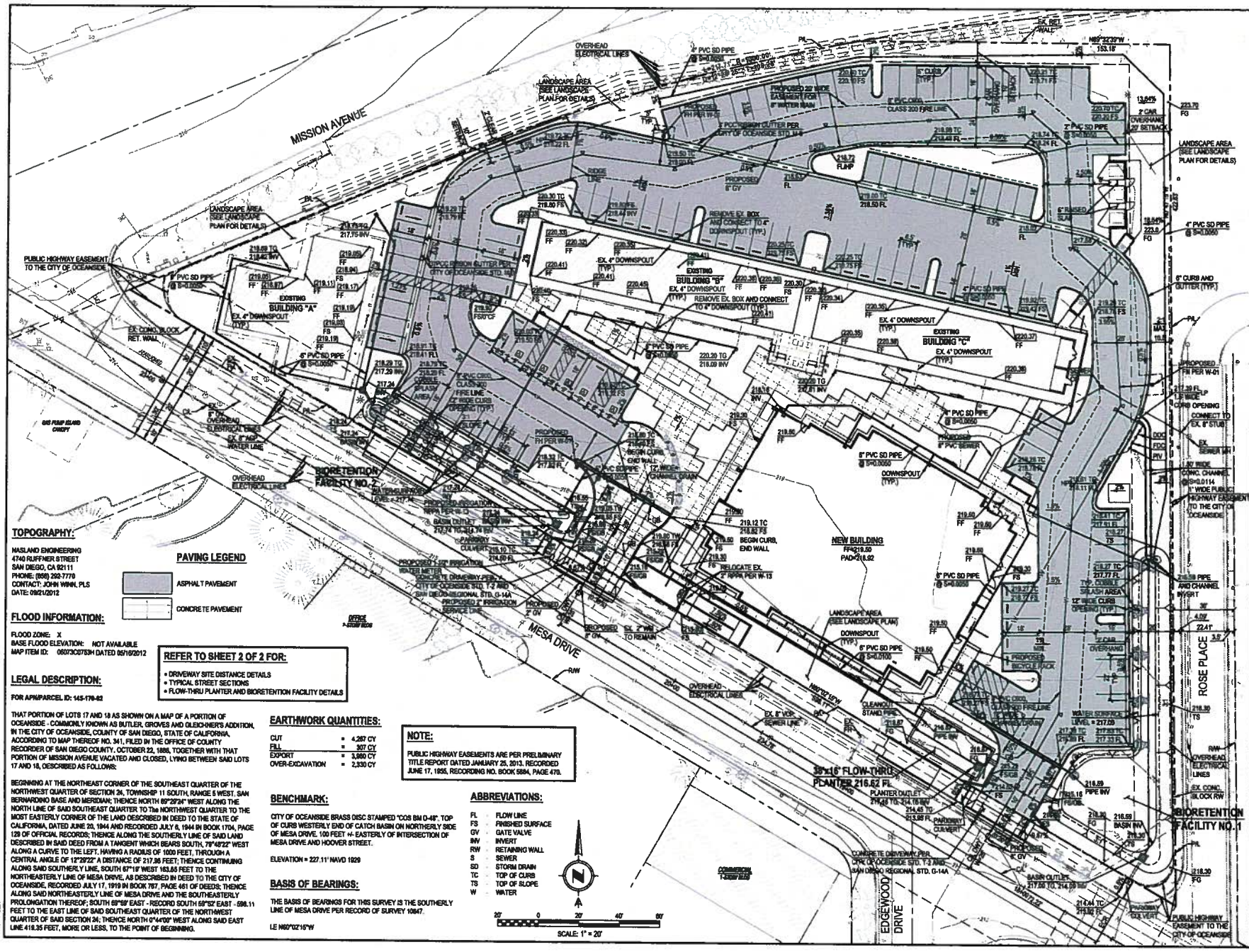
LICENSED ARCHITECT
SANDIA KAY MENDEZ
No. C-30159
REN. 01-31-13
STATE OF CALIFORNIA

PROJECT
NCHS MISSION MESA PEDIATRICS CLINIC

2210 MESA DRIVE,
OCEANSIDE, CA 92054

SHEET TITLE
BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NUMBER
EA0.2



TOPOGRAPHY:

NASLAND ENGINEERING
4740 RUFFNER STREET
SAN DIEGO, CA 92111
PHONE: (858) 292-7770
CONTACT: JOHN WINN, PLS
DATE: 09/21/2012

PAVING LEGEND

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT

FLOOD INFORMATION:

FLOOD ZONE: X
BASE FLOOD ELEVATION: NOT AVAILABLE
MAP ITEM ID: 06073C0753H DATED 05/16/2012

REFER TO SHEET 2 OF 2 FOR:

- DRIVEWAY SITE DISTANCE DETAILS
- TYPICAL STREET SECTIONS
- FLOW-THRU PLANTER AND BIORETENTION FACILITY DETAILS

LEGAL DESCRIPTION:

FOR APN/PARCEL ID: 145-170-02

THAT PORTION OF LOTS 17 AND 18 AS SHOWN ON A MAP OF A PORTION OF OCEANSIDE - COMMONLY KNOWN AS BUTLER, GROVES AND GLEICHNER'S ADDITION, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 341, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 22, 1888, TOGETHER WITH THAT PORTION OF MISSION AVENUE VACATED AND CLOSED, LYING BETWEEN SAID LOTS 17 AND 18, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE NORTH 89°29'24" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO The NORTHWEST QUARTER TO THE MOST EASTERLY CORNER OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, DATED JUNE 20, 1944 AND RECORDED JULY 6, 1944 IN BOOK 1704, PAGE 129 OF OFFICIAL RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID LAND DESCRIBED IN SAID DEED FROM A TANGENT WHICH BEARS SOUTH, 79°48'22" WEST ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1000 FEET, THROUGH A CENTRAL ANGLE OF 12°29'22" A DISTANCE OF 217.86 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, SOUTH 67°18' WEST 163.55 FEET TO THE NORTHEASTERLY LINE OF MESA DRIVE, AS DESCRIBED IN DEED TO THE CITY OF OCEANSIDE, RECORDED JULY 17, 1919 IN BOOK 767, PAGE 461 OF DEEDS; THENCE ALONG SAID NORTHEASTERLY LINE OF MESA DRIVE AND THE SOUTHEASTERLY PROLONGATION THEREOF; SOUTH 69°59' EAST - RECORD SOUTH 69°52' EAST - 598.11 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE NORTH 0°44'09" WEST ALONG SAID EAST LINE 418.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EARTHWORK QUANTITIES:

CUT	=	4,267 CY
FILL	=	307 CY
EXPORT	=	3,960 CY
OVER-EXCAVATION	=	2,330 CY

BENCHMARK:

CITY OF OCEANSIDE BRASS DISC STAMPED "COS BM O-48", TOP OF CURB WESTERLY END OF CATCH BASIN ON NORTHERLY SIDE OF MESA DRIVE. 100 FEET +/- EASTERLY OF INTERSECTION OF MESA DRIVE AND HOOVER STREET.

ELEVATION = 227.11' NAVD 1929

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHERLY LINE OF MESA DRIVE PER RECORD OF SURVEY 10847.

LE N60°02'15"W

NOTE:

PUBLIC HIGHWAY EASEMENTS ARE PER PRELIMINARY TITLE REPORT DATED JANUARY 25, 2013, RECORDED JUNE 17, 1955, RECORDING NO. BOOK 5884, PAGE 470.

ABBREVIATIONS:

FL	FLOW LINE
FS	FINISHED SURFACE
GV	GATE VALVE
INV	INVERT
RW	RETAINING WALL
S	SEWER
SD	STORM DRAIN
TC	TOP OF CURB
TS	TOP OF SLOPE
W	WATER

PROJECT NUMBER
12015

DRAWN BY
V. BUNIA

DATE
10-30-2012

REVISIONS

#	DESCRIPTION	DATE
1	PLANNING COMMENTS	02/06/13
2	PLANNING COMMENTS	03/20/13

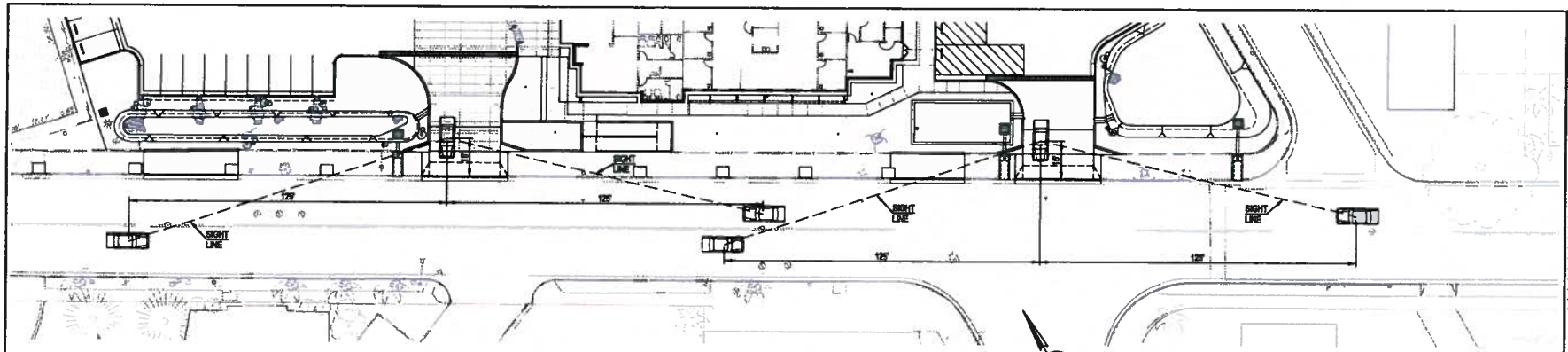
APD CONSULTANTS, INC.
188 Technology Dr., Suite 8
IRVINE, CALIFORNIA 92618
TEL: (949) 336-6336 FAX: (949) 336-6338
www.apdcon.com

PROJECT
NCHS MISSION MESA PEDIATRICS CLINIC

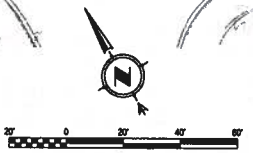
2210 MESA DRIVE, OCEANSIDE, CA 92054

SHEET TITLE
PRELIMINARY GRADING AND DRAINAGE PLAN

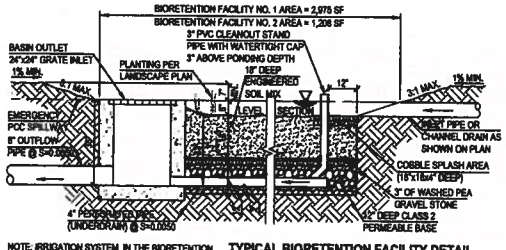
SHEET NUMBER
1 OF 2



DRIVEWAY SITE DISTANCE DETAIL



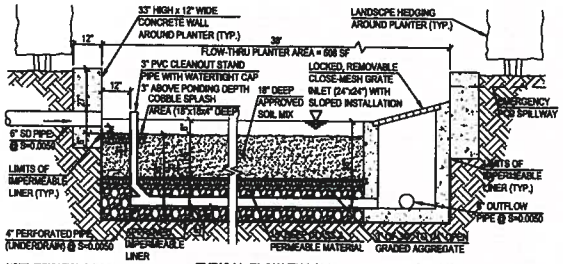
SCALE: 1" = 20'



NOTE: IRRIGATION SYSTEM IN THE BIORETENTION FACILITY NOT SHOWN FOR CLARITY

TYPICAL BIORETENTION FACILITY DETAIL

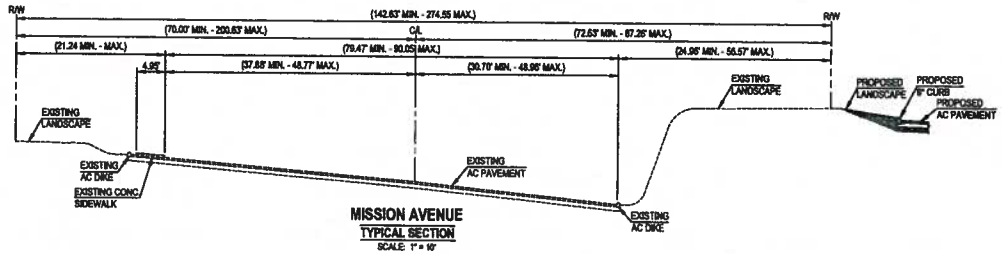
SCALE: 1" = 2'



NOTE: IRRIGATION SYSTEM IN THE PLANTER NOT SHOWN FOR CLARITY

TYPICAL FLOW-THROUGH PLANTER DETAIL

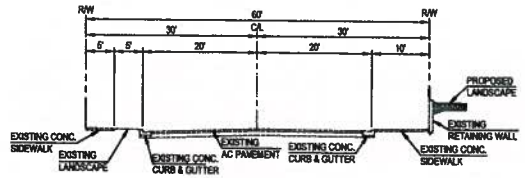
SCALE: 1" = 2



MISSION AVENUE

TYPICAL SECTION

SCALE: 1" = 10'



MESA DRIVE

TYPICAL SECTION

SCALE: 1" = 10'

PROJECT NUMBER
12015

DRAWN BY
V. BUNIA

DATE
10-30-2012

REVISIONS

	DESCRIPTION	DATE
E1	PLANNING COMMENTS	02/08/13
E2	PLANNING COMMENTS	03/20/13

APD CONSULTANTS, INC.
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REGISTERED PROFESSIONAL ENGINEER
RAGHU DEMBI
6/30/14
CIVIL
STATE OF CALIFORNIA

PROJECT
NCHS MISSION MESA PEDIATRICS CLINIC

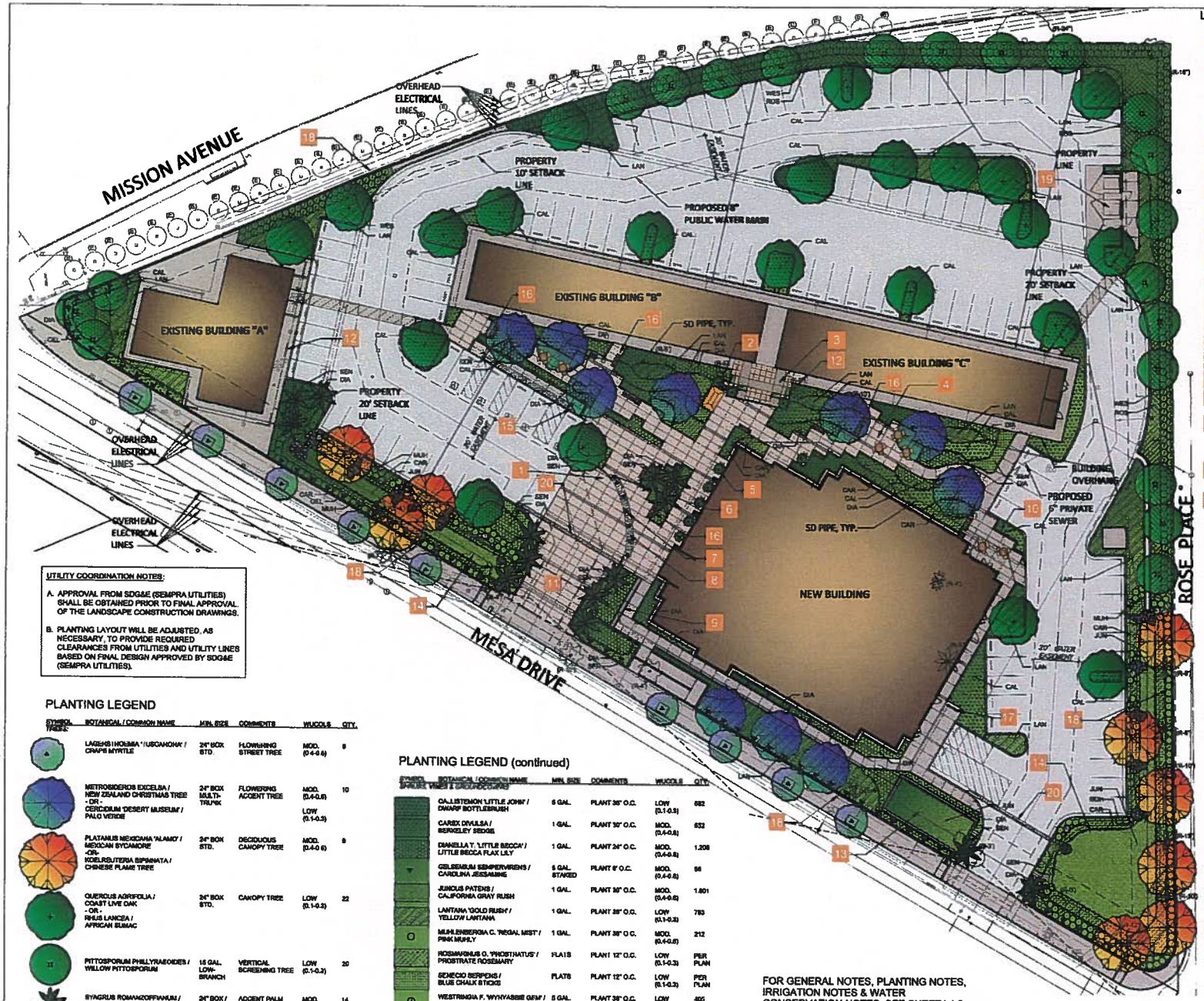
2210 MESA DRIVE,
OCEANSIDE, CA 92054

SHEET TITLE
PRELIMINARY GRADING AND DRAINAGE PLAN SECTIONS AND DETAILS

SHEET NUMBER
2 OF 2

TTLB# 110221

P:\12015 Mission Mesa Pediatric Clinic\Engr\Mn\12015bpg02.dwg Mar 20, 2013 - 2:28pm



UTILITY COORDINATION NOTES:

A. APPROVAL FROM SDG&E (SEMPRA UTILITIES) SHALL BE OBTAINED PRIOR TO FINAL APPROVAL OF THE LANDSCAPE CONSTRUCTION DRAWINGS.

B. PLANTING LAYOUT WILL BE ADJUSTED, AS NECESSARY, TO PROVIDE REQUIRED CLEARANCES FROM UTILITIES AND UTILITY LINES BASED ON FINAL DESIGN APPROVED BY SDG&E (SEMPRA UTILITIES).

PLANTING LEGEND

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	COMMENTS	WUCOLS	QTY.
TREES:					
	LAGERSTROEMIA 'TUSCAROHA' / CRAPE MYRTLE	24" BOX STD.	FLOWERING STREET TREE	MOD. (0.4-0.6)	8
	METROSIDEROS EXCELSA / NEW ZEALAND CHRISTMAS TREE - OR - CERCIDIUM 'DESERT MUSEUM' / PALO VERDE	24" BOX MULTI-TRUNK	FLOWERING ACCENT TREE	MOD. (0.4-0.6) LOW (0.1-0.3)	10
	PLATANUS MEXICANA 'ALAMO' / MEXICAN SYCAMORE -OR- KOELREUTERIA BIPINNATA / CHINESE FLAME TREE	24" BOX STD.	DECIDUOUS CANOPY TREE	MOD. (0.4-0.6)	9
	QUERCUS AGRIFOLIA / COAST LIVE OAK - OR - RHUS LANCEA / AFRICAN SUMAC	24" BOX STD.	CANOPY TREE	LOW (0.1-0.3)	22
	PITTOSPORUM PHILLYRAEOIDES / WILLOW PITTOSPORUM	15 GAL. LOW-BRANCH	VERTICAL SCREENING TREE	LOW (0.1-0.3)	20
	SYAGRUS ROMANZOFFIANUM / QUEEN PALM	24" BOX / 14' BTH	ACCENT PALM	MOD. (0.4-0.6)	14

PLANTING LEGEND (continued)

SYMBOL	BOTANICAL / COMMON NAME	MIN. SIZE	COMMENTS	WUCOLS	QTY.
SHRUBS, VINES & GROUNDCOVERS:					
	CALLISTEMON 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL.	PLANT 36" O.C.	LOW (0.1-0.3)	582
	CAREX DIVULSA / BERKELEY SEDGE	1 GAL.	PLANT 30" O.C.	MOD. (0.4-0.6)	632
	DIANELLA T. 'LITTLE BECCA' / LITTLE BECCA FLAX LILY	1 GAL.	PLANT 24" O.C.	MOD. (0.4-0.6)	1,208
	GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE	5 GAL. STAKED	PLANT 6' O.C.	MOD. (0.4-0.6)	56
	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL.	PLANT 30" O.C.	MOD. (0.4-0.6)	1,801
	LANTANA 'GOLD RUSH' / YELLOW LANTANA	1 GAL.	PLANT 36" O.C.	LOW (0.1-0.3)	783
	MUHLENBERGIA C. 'REGAL MIST' / PINK MUHLY	1 GAL.	PLANT 36" O.C.	MOD. (0.4-0.6)	212
	ROSMARINUS O. 'PROSTRATUS' / PROSTRATE ROSEMARY	FLATS	PLANT 12" O.C.	LOW (0.1-0.3)	PER PLAN
	SENECIO SERPENS / BLUE CHALK STICKS	FLATS	PLANT 12" O.C.	LOW (0.1-0.3)	PER PLAN
	WESTRINGIA F. 'WYNYABBIE GEM' / COAST ROSEMARY	5 GAL.	PLANT 36" O.C.	LOW (0.1-0.3)	405

FOR GENERAL NOTES, PLANTING NOTES, IRRIGATION NOTES & WATER CONSERVATION NOTES, SEE SHEET L1.2.

LEGEND

1. ENHANCED PAVING AT ENTRY DRIVE
2. COFFEE CART STAND
3. ENHANCED PAVING AND SHADE TRELLIS WITH VINE PLANTINGS, ACCENTED WITH PLANT CONTAINERS
4. BREAK PATIO TABLES AND CHAIRS
5. PLANT CONTAINERS WITH ACCENT PLANTS, CONTAINERS TO BE SELF-WATERING CONTAINER POTS
6. TRANSITION TO 6" CURB FACE
7. BOLLARD LIGHTS
8. 0" CURB FACE DETECTABLE WARNING TILES
9. LOW WALL WITH PLANTER
10. WOOD SCREENING FOR PATIO PRIVACY
11. SLOPING DRIVE
12. EXISTING VERTICAL SCREENS (TYP.)
13. FLOW-THROUGH PLANTER
14. BIO-RETENTION AREA
15. HANDICAP RAMP
16. BENCH SEATING, TYPICAL
17. BIKE RACK - 4-BIKE CAPACITY MIN.
18. EXISTING LOW RETAINING WALL WITH EXISTING METAL FENCE ABOVE. WALL TO BE PAINTED TO MATCH BLDG. SEE DETAIL 2, SHEET L1.2.
19. TRASH ENCLOSURE - SEE DETAIL 1, SHEET L1.2.
20. VEHICULAR ROLLING GATES AT ENTRY. NOTE: THE ROLLING GATES AT THE DRIVEWAY ENTRANCES SHALL COMPLY WITH FIRE DEPARTMENT REQUIREMENTS FOR SECURITY GATES.

EXISTING TREE LEGEND

SYMBOL	BOTANICAL / COMMON NAME
	ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM
	BUTIA CAPITATA / P-NDO PALM
	CALLISTEMON VIMINALIS / WEEPING BOTTLEBRUSH
	CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
	P NUS SPP. / P-NE
	PHOENIX ROEBELENII / PYGMY DATE PALM
	SCHINUS MOLLE / CALIFORNIA PEPPER
	SYAGRUS ROMANZOFFIANUM / QUEEN PALM
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM

NOTE: EXISTING TREES MARKED WITH AN (E) ARE TO BE PROTECTED IN PLACE. EXISTING TREES MARKED WITH AN (R) ARE TO BE REMOVED FROM SITE. THE NUMBER NEXT TO THE (E) OR (R) REPRESENTS THE TREE'S DIAMETER AT BREAST HEIGHT (DBH) OR THE BROWN TRUNK HEIGHT (BTH) FOR PALMS.

0 10 20 40 60

PROJECT NUMBER
122058.00

DRAWN BY
RS

DATE
10/30/12

REVISIONS

	DESCRIPTION	DATE
R1	PLANNING COMMENTS	2/8/13
R2	PLANNING COMMENTS	3/20/13

RIDGE LANDSCAPE ARCHITECTS

BOULDER ASSOCIATES ARCHITECTS

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PROJECT
NCHS MISSION MESA PEDIATRICS CLINIC

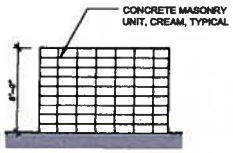
2210 MESA DRIVE, OCEANSIDE, CA 92054

ENTITLEMENT DRAWING

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER
L1.1

SOUTH ELEVATION



EAST/WEST ELEVATION

NORTH ELEVATION

1 NEW TRASH ENCLOSURE

1/4" = 1'-0"

NOTE: THE ENCLOSURE SHALL MEET THE CITY OF OCEANSIDE STANDARD DETAILS FOR TRASH ENCLOSURES.

PLANTING NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPORATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.

ROOT BARRIER NOTES:

- FOR TREES LOCATED IN OR ADJACENT TO THE PUBLIC RIGHT-OF-WAY OR A PUBLIC UTILITY EASEMENT, ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN TEN (10) FEET OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND FIVE (5) FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK, FOR A TOTAL DISTANCE OF TEN (10) FEET. ROOT BARRIERS SHALL BE 24 INCHES IN DEPTH. INSTALLING A ROOT BARRIER AROUND THE TREE'S ROOTBALL IS UNACCEPTABLE.
- FOR TREES LOCATED WITHIN THE PROJECT'S INTERIOR , ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES. WHERE A PAVING SURFACE IS LOCATED WITHIN SIX (6) FEET OF A TREE'S TRUNK, ROOT BARRIERS SHALL EXTEND FIVE (5) FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK, FOR A TOTAL DISTANCE OR TEN (10) FEET. ROOT BARRIERS SHALL BE 24 INCHES IN DEPTH. INSTALLING A ROOT BARRIER AROUND THE TREE'S ROOT BALL IS UNACCEPTABLE.
- ROOT BARRIERS INSTALLED ADJACENT TO ROOF DRAIN SWALES AND BIO-SWALES SHALL NOT INTERFERE WITH DRAINAGE TO OR FROM THE SWALE'S SYSTEM.

CITY OF OCEANSIDE APPROVED
STREET TREE AND SPACING STANDARDS
EFFECTIVE FEBRUARY 21, 2011

STREET TREES AND OTHER TREES SHALL BE SPACED:

8 feet from transformers, cable, and pull boxes

5 feet from mailboxes

5 feet from fire hydrants (all sides)

10 feet from centerline of all utility lines (without easement) (sewer, water, storm drains, double check detectors, air relief valves and gas)

10 feet from easement boundaries (sewer, water, storm drains, access or other utilities)

10 feet from driveways (unless a line of sight is determined by the Traffic Division to be otherwise)

10 feet from traffic and directional signs

15 feet (minimum) from streetlights, other utility poles (determined by specifications)

Street trees shall be planted 3' outside right-of-way if the right-of-way does not allow space, subject to the City Engineer's approval.

Line of sight at arterials, collector and local streets shall be reviewed and determined by Traffic Engineer. A minimum of twenty-five feet (25') from street intersection or as approved by the Traffic Engineer.

Minimum fifteen feet (15') from streetlight and stop sign or clearance determined by specifications.

Screen all utilities according to specific agency requirements.

UTILITY COORDINATION NOTES:

A. APPROVAL FROM SDG&E (SEMPRA UTILITIES) SHALL BE OBTAINED PRIOR TO FINAL APPROVAL OF THE LANDSCAPE CONSTRUCTION DRAWINGS.

B. PLANTING LAYOUT WILL BE ADJUSTED, AS NECESSARY, TO PROVIDE REQUIRED CLEARANCES FROM UTILITIES AND UTILITY LINES BASED ON FINAL DESIGN APPROVED BY SDG&E (SEMPRA UTILITIES).

GENERAL NOTES:

A. MULCH ALL LANDSCAPE AREAS WITH A 3" DEEP LAYER OF MEDIUM GRIND BARK MULCH, PER SPECIFICATIONS, AT THE CONCLUSION OF PLANTING OPERATIONS. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

B. PRIOR TO BEGINNING LANDSCAPE WORK, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO REVIEW FINAL PROJECT UTILITY LOCATIONS. ALL UTILITIES ARE TO BE FULLY SCREENED FROM VIEW.

C. NO TREES OR TREE CANOPIES SHALL BE ALLOWED IN UTILITY EASEMENTS, TYPICAL.

D. THE QUALITY OF ALL TREES AND THEIR INTENDED LOCATION SHALL BE APPROVED BY THE CITY INSPECTOR AND LANDSCAPE ARCHITECT PRIOR TO PLANTING.

E. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.

F. LANDSCAPE ARCHITECT SHALL BE AWARE OR UTILITY, SEWER, STORM DRAIN EASEMENTS AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.

G. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.

WATER CONSERVATION NOTES

THE FOLLOWING WATER CONSERVATION TECHNIQUES SHALL BE EMPLOYED IN THIS PROJECT:

A. WATER CONSERVING PLANTS AND PLANTS NATIVE TO HOT, DRY SUMMERS TO BE UTILIZED IN 75% OF THE TOTAL PLANTED AREA.

B. USE OF HYDROZONES WITH PLANTS GROUPED BASED UPON AMOUNT OF WATER NEEDED TO SUSTAIN THEM.

C. MULCH 3/4" - 1" SIZE UTILIZED IN THE LANDSCAPE; 3" DEPTH MINIMUM.

D. SOIL AMENDMENTS UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL.

E. AUTOMATIC IRRIGATION SYSTEM ADJUSTED SEASONALLY AND WITH WATERING HOURS BETWEEN 10:00 P.M. AND 6:00 A.M.

F. IRRIGATION SYSTEM DESIGNED TO WATER DIFFERENT AREAS OF THE LANDSCAPE BASED ON WATERING NEED.

G. IRRIGATION DESIGN SENSITIVE TO SLOPE FACTORS.

H. RAIN SENSORS USED IN CONJUNCTION WITH THE AUTOMATIC IRRIGATION SYSTEM.

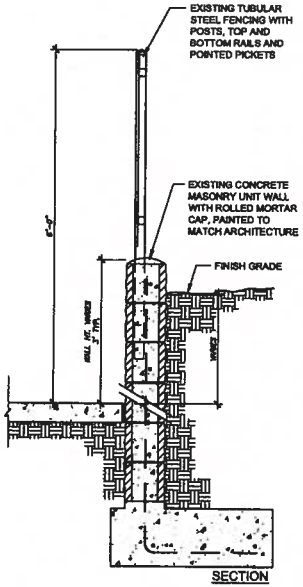
I. RECOMMENDATIONS GIVEN FOR ANNUAL IRRIGATION SCHEDULE.

J. LANDSCAPE WATER USE CERTIFICATION WITH SUPPORTING DATA IN COMPLIANCE WITH STATE OF CALIFORNIA WATER EFFICIENCY ORDINANCE FOR APPROVAL SHALL BE SUBMITTED WITH LANDSCAPE CONSTRUCTION DOCUMENT SUBMITTAL TO THE OWNER.

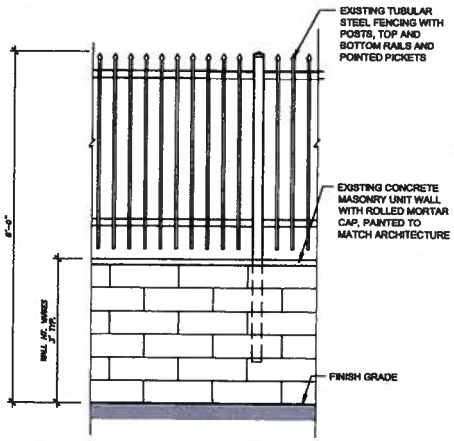
K. AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED WITH ALL EQUIPMENT SUITABLE FOR THE USE OF RECLAIMED WATER AND HEALTH DEPARTMENT REQUIREMENTS RELATIVE TO RECLAIMED USE WILL APPLY TO THE PROJECT.

IRRIGATION NOTES:

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.
- A SEPARATE LANDSCAPE IRRIGATION WATER METER SHALL BE REQUIRED.



SECTION



FRONT ELEVATION

2 EXISTING FENCE ON EXISTING RETAINING WALL

1" = 1'-0"

PROJECT NUMBER
122058.00

DRAWN BY
RS

DATE
10/30/12

REVISIONS

	DESCRIPTION	DATE
E1	PLANNING COMMENTS	2/8/13
E2	PLANNING COMMENTS	3/20/13

RIDGE LANDSCAPE ARCHITECTS
18341 Bryant Ave., Suite 200
Irvine, CA 92618
Tel 949 387 1323
www.ridgella.com

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Irvine, California 92618
949.727.9000 F 949.727.9001
www.boulderassociates.com

REGISTERED LANDSCAPE ARCHITECT
MICHAEL J. RIDGE
STATE OF CALIFORNIA

PROJECT
NCHS MISSION MESA PEDIATRICS CLINIC

2210 MESA DRIVE,
OCEANSIDE, CA 92054

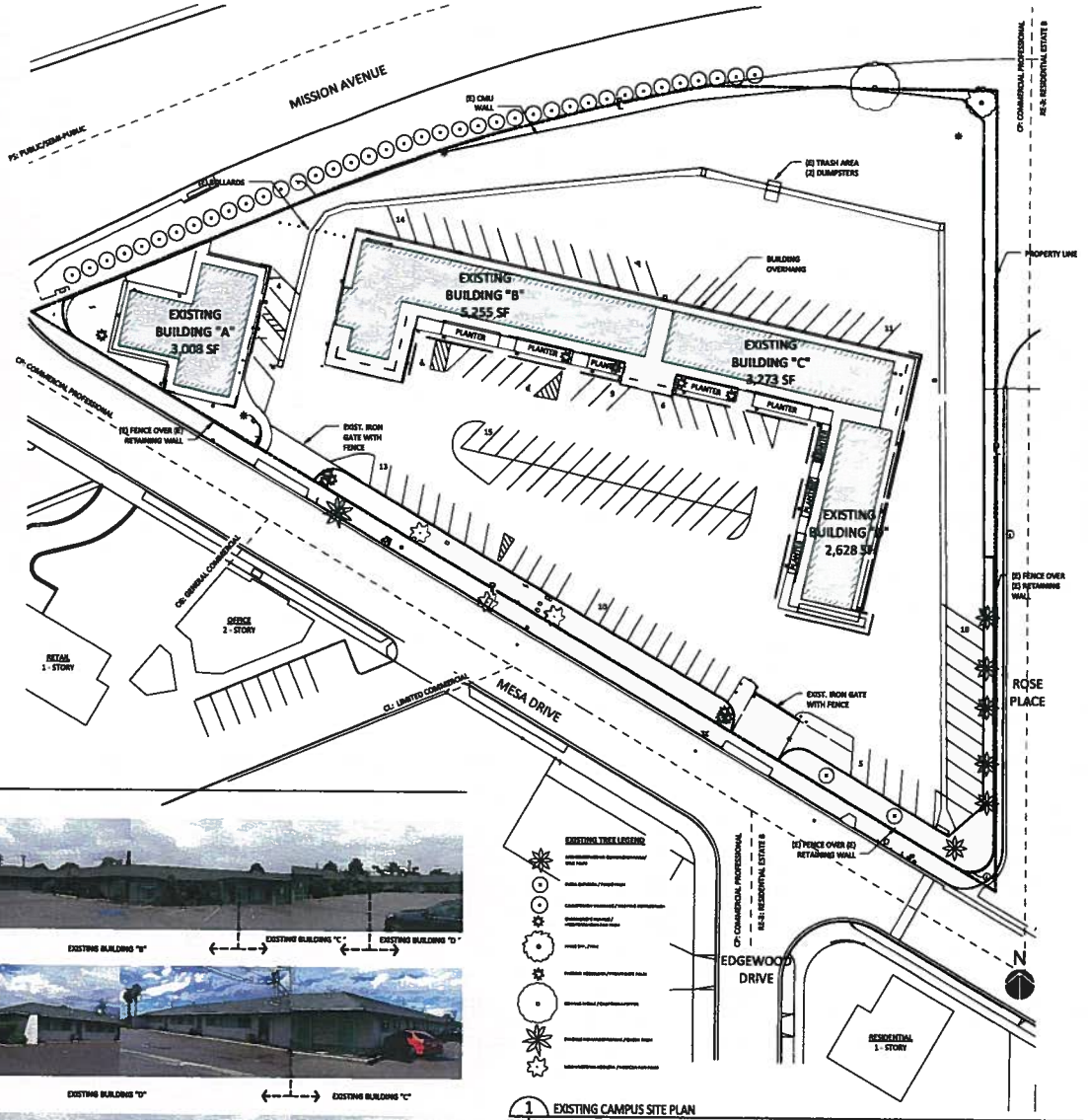
ENTITLEMENT DRAWING

SHEET TITLE
CONCEPTUAL LANDSCAPE DETAILS & NOTES

SHEET NUMBER
L1.2

TITLE: 118221 10/18/2012 2:06:29 PM C:\Revit Local Files\122058-05-A12 Central_Jamesa.rvt

MACRO CONTEXTUAL SITE PLAN



1 EXISTING CAMPUS SITE PLAN
A3.01 | EA1.1 1" = 30'-0"

TABLE SUMMARY OF SITE

ZONING: CP (COMMERCIAL PROFESSIONAL)
CAMPUS PROPERTY AREA: 121,096.8 SF (2.78 ACRES)

BUILDING SQUARE FOOTAGE SUMMARY	
NEW CAMPUS	EXISTING CAMPUS
1. EXISTING BUILDING "A" = 3,008 SF	1. EXISTING BUILDING "A" = 3,008 SF
2. REMODELED BUILDING "B" = 3,623 SF	2. EXISTING BUILDING "B" = 5,255 SF
3. REMODELED BUILDING "C" (WITH NEW ELECTRICAL & IT ROOM) = 3,471 SF	3. EXISTING BUILDING "C" = 3,273 SF
4. EXISTING BUILDING "D" = 0 SF	4. EXISTING BUILDING "D" = 2,628 SF
5. NEW BUILDING = 12,698 SF	
TOTAL CAMPUS BGSF = 22,800 SF	TOTAL CAMPUS BGSF = 14,164 SF

FLOOR AREA RATIO SUMMARY (= TOTAL BUILDING AREA / PROPERTY AREA)	
NEW CAMPUS	EXISTING CAMPUS
22,800 SF / 121,096.8 SF = 0.188	14,164 SF / 121,096.8 SF = 0.117

PARKING SUMMARY
(MEDICAL OFFICE BUILDING: 1 PER 200 SF (INCLUDING 2 LOADING SPACES))

	NEW CAMPUS			EXISTING CAMPUS		
	STANDARD	ACCESSIBLE	TOTAL	STANDARD	ACCESSIBLE	TOTAL
REQUIRED PARKING	109	5	114	68	3	71
PROVIDED PARKING	109	5	114	106	4	110

NOTE: NUMBER OF ACCESSIBLE PARKING SPACE IS CALCULATED PER 2010 CBC SECTION 11.2B, TABLE 11B-6. MINIMUM REQUIRED NUMBER OF ACCESSIBLE SPACES IS FIVE.

SETBACK SUMMARY (ARTICLE 11 C-COMMERCIAL DISTRICTS, SECTION 1130)	
MISSION AVENUE	15'-0"
MESA DRIVE	20'-0"
ROSE PLACE	20'-0"

FIRE DEPARTMENT REQUIREMENTS

1. ALL SECURITY GATES SHALL HAVE A KNOX-BOX OVERRIDE AND AS REQUIRED HAVE STROBE ACTIVATION CAPABILITY. IN ADDITION, SECURITY GATES MUST BE SET BACK MINIMUM OF 30 FEET FROM THE STREET.

2. FIRE SPRINKLER SYSTEM FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON MESA DRIVE AND MUST BE WITHIN 40 FEET OF A PUBLIC HYDRANT LOCATED ON THE SAME SIDE OF THE STREET AS THE FIRE DEPARTMENT CONNECTION.

CULTURAL RESOURCES MONITORING REQUIREMENTS

1. IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CULTURAL RESOURCES SURVEY (ASM AFFILIATES, OCTOBER 2012), GROUND DISTURBING ACTIVITIES WILL BE MONITORED BY BOTH A QUALIFIED ARCHAEOLOGICAL CONSULTANT AND A NATIVE AMERICAN REPRESENTATIVE TO ENSURE THAT ANY INADVERTENT DISCOVERIES OF CULTURAL RESOURCES ARE PROPERLY DOCUMENTED AND THAT ALL DISCOVERED ARTIFACTS ARE PROPERLY TREATED.

2. IF ONLY PREVIOUSLY DISTURBED SOILS ARE OBSERVED DURING CONSTRUCTION, AND AN ASSESSMENT IS REACHED THAT IT IS HIGHLY UNLIKELY THE PROJECT WILL DISTURB NATIVE SOILS OF A SUFFICIENT AGE TO CONTAIN ARCHEOLOGICAL MATERIALS, THE MONITOR MAY RECOMMEND A DISCONTINUATION OF THE MONITORING PROGRAM.

EXISTING SITE PHOTOS

EXISTING BUILDING "A" EXISTING BUILDING "B" EXISTING BUILDING "C" EXISTING BUILDING "D"

EXISTING BUILDING "D" EXISTING BUILDING "D" EXISTING BUILDING "C"

EXISTING BUILDING "C" EXISTING BUILDING "B"

APPLICANT/OWNER'S REPRESENTATIVE:
RON WITHALL
HORINE GROUP
2190 CARMEL VALLEY ROAD, SUITE F
DEL MAR, CA 92014
PHONE: 760.586.5413

PROJECT NUMBER
122058.00

DRAWN BY
Y. WON

DATE
10/30/12

REVISIONS

	DESCRIPTION	DATE
B1	PLANNING COMMENTS	3/8/13
C1	PROJECT COORDINATION	3/8/13

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www.boulderassociates.com

LICENSED ARCHITECT
DAVID RAY HERRERA
No. C-28128
REN. 07-31-13
STATE OF CALIFORNIA

PROJECT
NCHS MISSION MESA PEDIATRICS CLINIC

2210 MESA DRIVE,
OCEANSIDE, CA 92054

SHEET TITLE
EXISTING CAMPUS SITE PLAN

SHEET NUMBER
EA1.1

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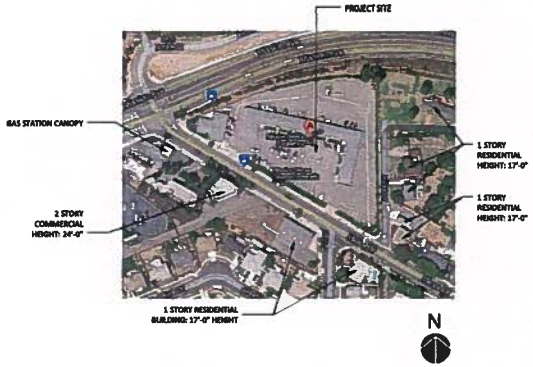


MICRO CONTEXTUAL SITE PLAN

TABLE SUMMARY OF SITE

ZONING: CP (COMMERCIAL PROFESSIONAL)

CAMPUS PROPERTY AREA: 121,096.8 SF (2.78 ACRES)

BUILDING SQUARE FOOTAGE SUMMARY	
NEW CAMPUS	EXISTING CAMPUS
1. EXISTING BUILDING "A" = 3,008 SF	1. EXISTING BUILDING "A" = 3,008 SF
2. REMODELED BUILDING "B" = 3,623 SF	2. EXISTING BUILDING "B" = 3,255 SF
3. REMODELED BUILDING "C" (WITH NEW ELECTRICAL & IT ROOM) = 3,471 SF	3. EXISTING BUILDING "C" = 3,273 SF
4. EXISTING BUILDING "D" = 0 SF	4. EXISTING BUILDING "D" = 2,628 SF
5. NEW BUILDING = 12,698 SF	
TOTAL CAMPUS BGSF = 22,800 SF	TOTAL CAMPUS BGSF = 14,164 SF

FLOOR AREA RATIO SUMMARY (= TOTAL BUILDING AREA / PROPERTY AREA)	
NEW CAMPUS	EXISTING CAMPUS
22,800 SF / 121,096.8 SF = 0.188	14,164 SF / 121,096.8 SF = 0.117

PARKING SUMMARY
(MEDICAL OFFICE BUILDING: 1 PER 200 SF (INCLUDING 2 LOADING SPACES))

	NEW CAMPUS			EXISTING CAMPUS		
	STANDARD	ACCESSIBLE	TOTAL	STANDARD	ACCESSIBLE	TOTAL
REQUIRED PARKING	109	5	114	68	3	71
PROVIDED PARKING	109	5	114	106	4	110

NOTE: NUMBER OF ACCESSIBLE PARKING SPACE IS CALCULATED PER 2010 CBC SECTION 1129B, TABLE 11B-6. MINIMUM REQUIRED NUMBER OF ACCESSIBLE SPACES IS FIVE.

SETBACK SUMMARY (ARTICLE 11 C-COMMERCIAL DISTRICTS, SECTION 1130)	
MISSION AVENUE	10'-0"
MESA DRIVE	20'-0"
ROSE PLACE	20'-0"

FIRE DEPARTMENT REQUIREMENTS

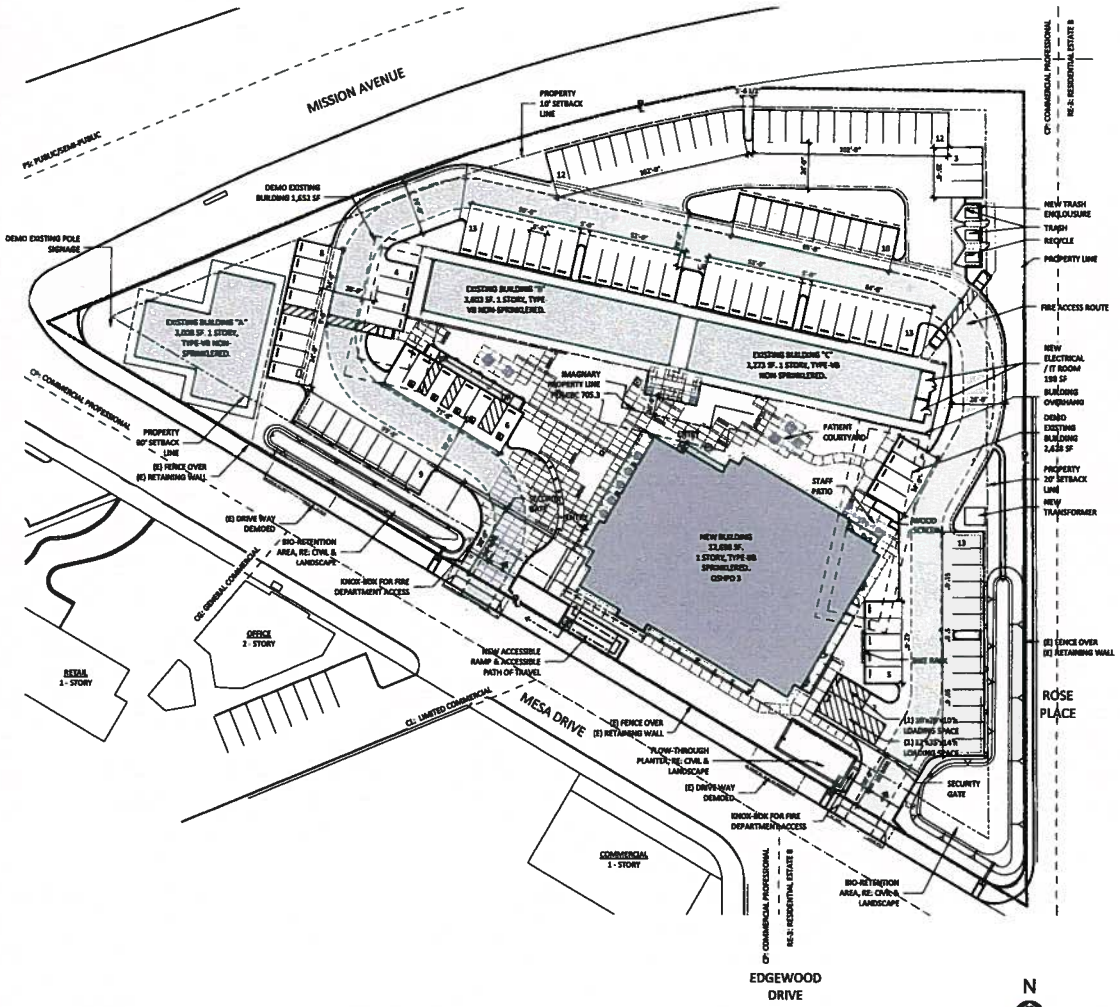
1. ALL SECURITY GATES SHALL HAVE A KNOX-BOX OVERRIDE AND AS REQUIRED HAVE STROBE ACTIVATION CAPABILITY. IN ADDITION, SECURITY GATES MUST BE SET BACK MINIMUM OF 30 FEET FROM THE STREET.

2. FIRE SPRINKLER SYSTEM FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON MESA DRIVE AND MUST BE WITHIN 40 FEET OF A PUBLIC HYDRANT LOCATED ON THE SAME SIDE OF THE STREET AS THE FIRE DEPARTMENT CONNECTION.

CULTURAL RESOURCES MONITORING REQUIREMENTS

1. IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE CULTURAL RESOURCES SURVEY (ASM AFFILIATES, OCTOBER 2012), GROUND DISTURBING ACTIVITIES WILL BE MONITORED BY BOTH A QUALIFIED ARCHAEOLOGICAL CONSULTANT AND A NATIVE AMERICAN REPRESENTATIVE TO ENSURE THAT ANY INADVERTENT DISCOVERIES OF CULTURAL RESOURCES ARE PROPERLY DOCUMENTED AND THAT ALL DISCOVERED ARTIFACTS ARE PROPERLY TREATED.

2. IF ONLY PREVIOUSLY DISTURBED SOILS ARE OBSERVED DURING CONSTRUCTION, AND AN ASSESSMENT IS REACHED THAT IT IS HIGHLY UNLIKELY THE PROJECT WILL DISTURB NATIVE SOILS OF A SUFFICIENT AGE TO CONTAIN ARCHAEOLOGICAL MATERIALS, THE MONITOR MAY RECOMMEND A DISCONTINUATION OF THE MONITORING PROGRAM.



1 NEW CAMPUS SITE PLAN
A3.01 | EA1.2 1" = 30'-0"

APPLICANT/OWNER'S REPRESENTATIVE:
RON WITHALL
HORINE GROUP
2190 CARMEL VALLEY ROAD, SUITE F
DEL MAR, CA 92014
PHONE: 760.584.5413

PROJECT NUMBER
122058.00

DRAWN BY
Y. WON

DATE
10/30/12

REVISIONS

	DESCRIPTION	DATE
B1	PLANNING COMMENTS	3/6/13
C1	PROJECT COORDINATION	3/8/13

BOULDER ASSOCIATES ARCHITECTS

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LICENSED ARCHITECT
DANIEL RAY BOULDER
No. C-29488
REN. 07-31-13
STATE OF CALIFORNIA

PROJECT
NCHS MISSION MESA PEDIATRICS CLINIC

2210 MESA DRIVE,
OCEANSIDE, CA 92054

SHEET TITLE
NEW SITE PLAN

SHEET NUMBER
EA1.2

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TABLE SUMMARY OF SITE - FUTURE

ZONING: CP (COMMERCIAL PROFESSIONAL)

CAMPUS PROPERTY AREA: 121,096.8 SF (2.78 ACRES)

BUILDING SQUARE FOOTAGE SUMMARY	
FUTURE CAMPUS	PROPOSED CAMPUS
1. EXISTING BUILDING "A" = 3,008 SF	1. EXISTING BUILDING "A" = 3,008 SF
2. REMODELED BUILDING "B2" = 0 SF	2. REMODELED BUILDING "B2" = 3,623 SF
3. REMODELED BUILDING "C" (WITH NEW ELECTRICAL & IT ROOM) = 0 SF	3. REMODELED BUILDING "C" (WITH NEW ELECTRICAL & IT ROOM) = 3,471 SF
4. EXISTING BUILDING "D" = 0 SF	4. EXISTING BUILDING "D" = 0 SF
5. PROPOSED BUILDING = 12,698 SF	5. PROPOSED BUILDING = 12,698 SF
6. FUTURE 2 STORY MOB = 13,200 SF	
TOTAL CAMPUS BGSF = 28,906 SF	TOTAL CAMPUS BGSF = 22,800 SF

FLOOR AREA RATIO SUMMARY (= TOTAL BUILDING AREA / PROPERTY AREA)	
FUTURE CAMPUS	PROPOSED CAMPUS
24,647 SF / 121,096.8 SF = 0.24	22,800 SF / 121,096.8 SF = 0.188

PARKING SUMMARY (MEDICAL OFFICE BUILDING: 1 PER 200 SF (INCLUDING 2 LOADING SPACES))						
	FUTURE CAMPUS			PROPOSED CAMPUS		
	STANDARD	ACCESSIBLE	TOTAL	STANDARD	ACCESSIBLE	TOTAL
REQUIRED PARKING	119	5	124	109	5	114
PROVIDED PARKING	138	6	144	109	5	114

NOTE: NUMBER OF ACCESSIBLE PARKING SPACE IS CALCULATED PER 2010 CBC SECTION 11B9B, TABLE 11B-6. MINIMUM REQUIRED NUMBER OF ACCESSIBLE SPACES IS FIVE.

SETBACK SUMMARY (ARTICLE 11 C-COMMERCIAL DISTRICTS, SECTION 1130)	
MISSION AVENUE	10'-0"
MESA DRIVE	20'-0"
ROSE PLACE	20'-0"

FIRE DEPARTMENT REQUIREMENTS

1. ALL SECURITY GATES SHALL HAVE A KNOX-BOX OVERRIDE AND AS REQUIRED HAVE STROBE ACTIVATION CAPABILITY. IN ADDITION, SECURITY GATES MUST BE SET BACK MINIMUM OF 30 FEET FROM THE STREET.

2. FIRE SPRINKLER SYSTEM FIRE DEPARTMENT CONNECTION SHALL BE LOCATED ON MESA DRIVE AND MUST BE WITHIN 40 FEET OF A PUBLIC HYDRANT LOCATED ON THE SAME SIDE OF THE STREET AS THE FIRE DEPARTMENT CONNECTION.

CULTURAL RESOURCES MONITORING REQUIREMENTS

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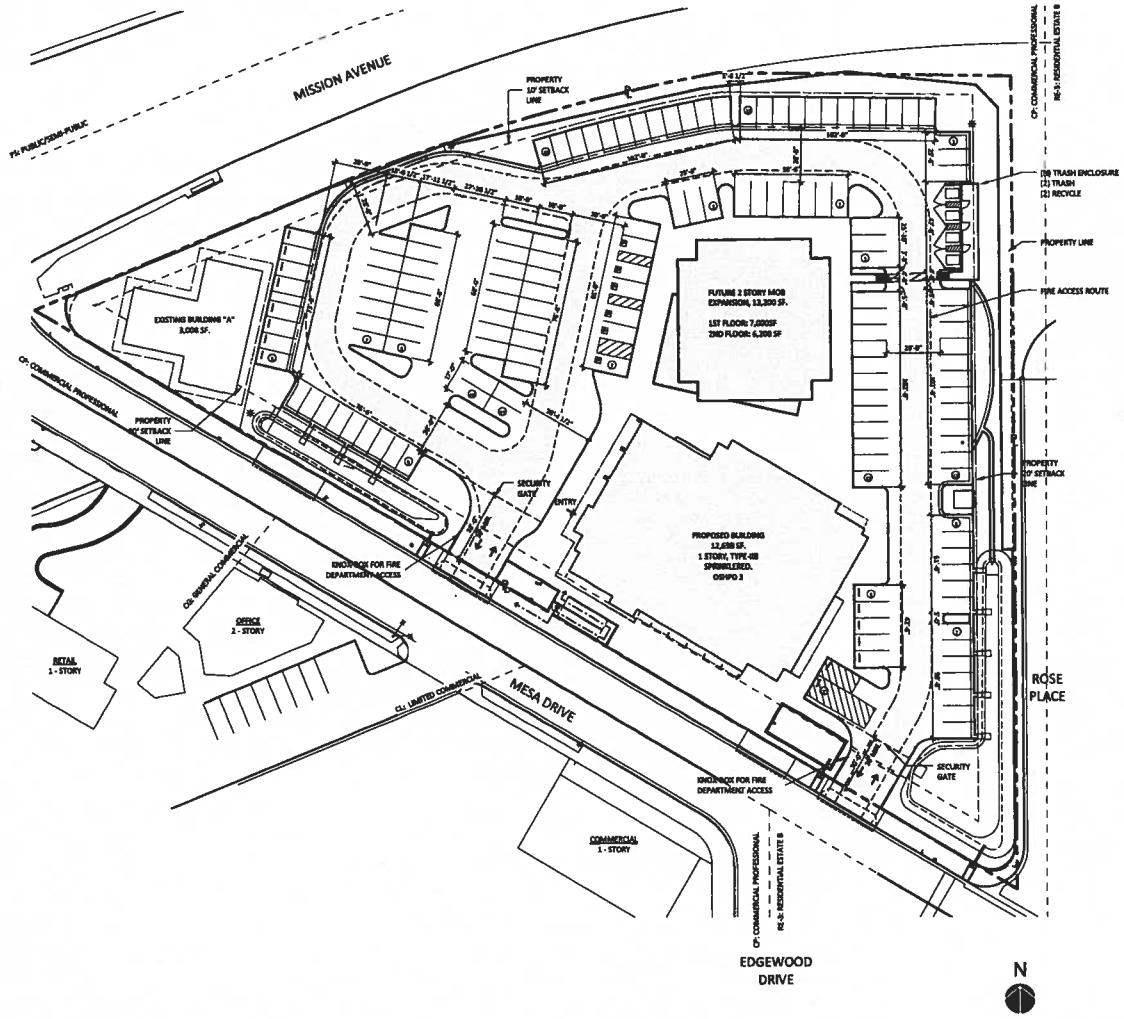
2. IF ONLY PREVIOUSLY DISTURBED SOILS ARE OBSERVED DURING CONSTRUCTION, AND AN ASSESSMENT IS REACHED THAT IT IS HIGHLY UNLIKELY THE PROJECT WILL DISTURB NATIVE SOILS OF A SUFFICIENT AGE TO CONTAIN ARCHEOLOGICAL MATERIALS, THE MONITOR MAY RECOMMEND A DISCONTINUATION OF THE MONITORING PROGRAM.



1 NEW CAMPUS SITE PLAN - FUTURE
A3.01 | EA1.3 1" = 30'-0"

APPLICANT/OWNER'S REPRESENTATIVE:
RON WITHALL
HORING GROUP
2190 CARMEL VALLEY ROAD, SUITE F
DEL MAR, CA 92014
PHONE: 760.586.5413

PROJECT NUMBER
122058.00

DRAWN BY
NM

DATE
10/30/12

REVISIONS

	DESCRIPTION	DATE
C1	PLANNING COMMENTS	3/8/13
C1	PROJECT COORDINATION	3/8/13

BOULDER ASSOCIATES ARCHITECTS

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www.boulderassociates.com

LICENSED ARCHITECT
NANCY KAY HORING
No. C-30195
RENEW: 07-31-13
STATE OF CALIFORNIA

PROJECT
NCHS MISSION MESA PEDIATRICS CLINIC

2210 MESA DRIVE,
OCEANSIDE, CA 92054

SHEET TITLE
FUTURE SITE PLAN

SHEET NUMBER
EA1.3

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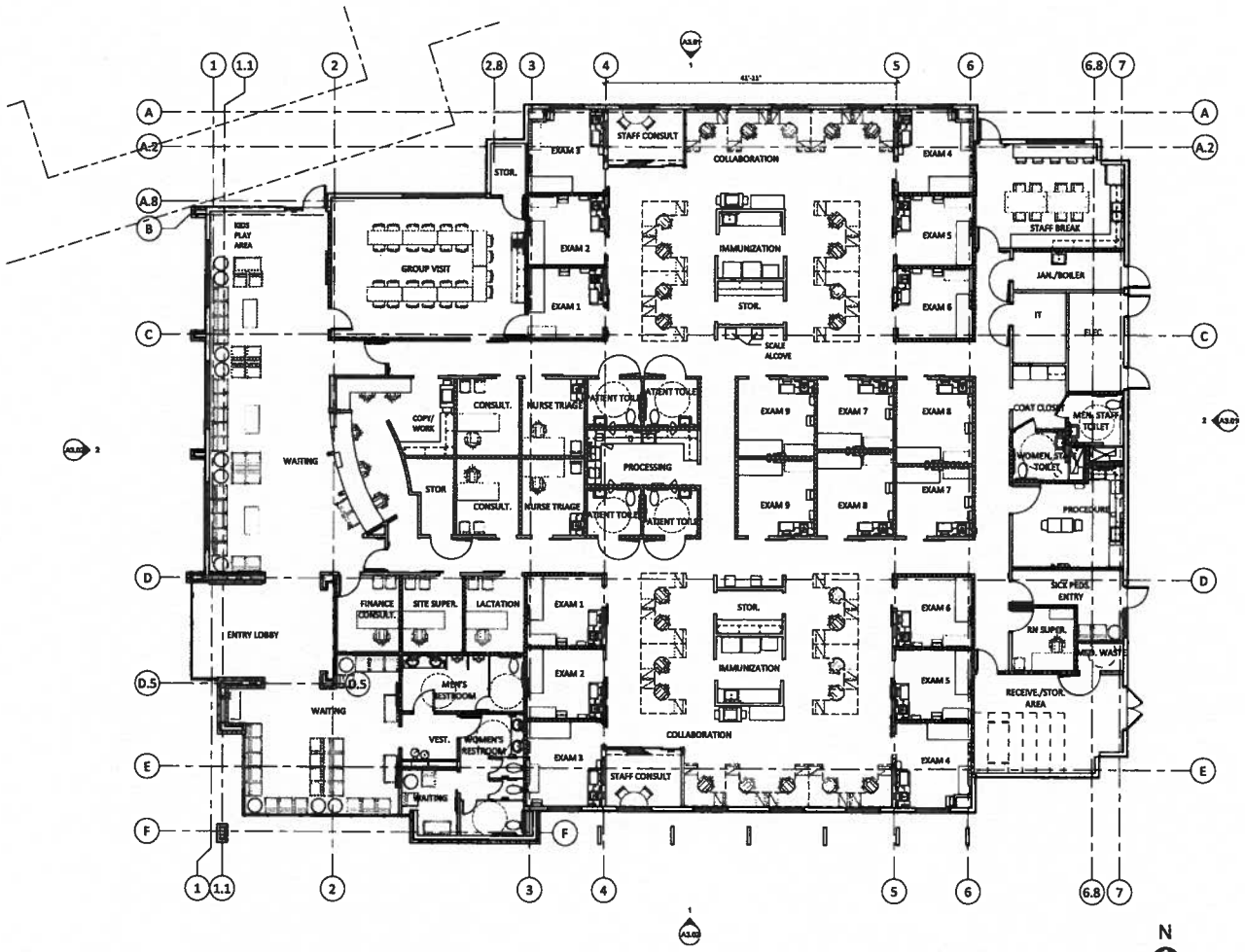

1 FLOOR 1 - NEW
A3.01 | EA2.1 1/8" = 1'-0"

APPLICANT/OWNER'S REPRESENTATIVE:
RON WITHALL
HORINE GROUP
2190 CARMEL VALLEY ROAD, SUITE F
DEL MAR, CA 92014
PHONE: 760.586.5413

PROJECT NUMBER
122068.00

DRAWN BY
Y. WON

DATE
10/30/12

REVISIONS

	DESCRIPTION	DATE

BOULDER ASSOCIATES
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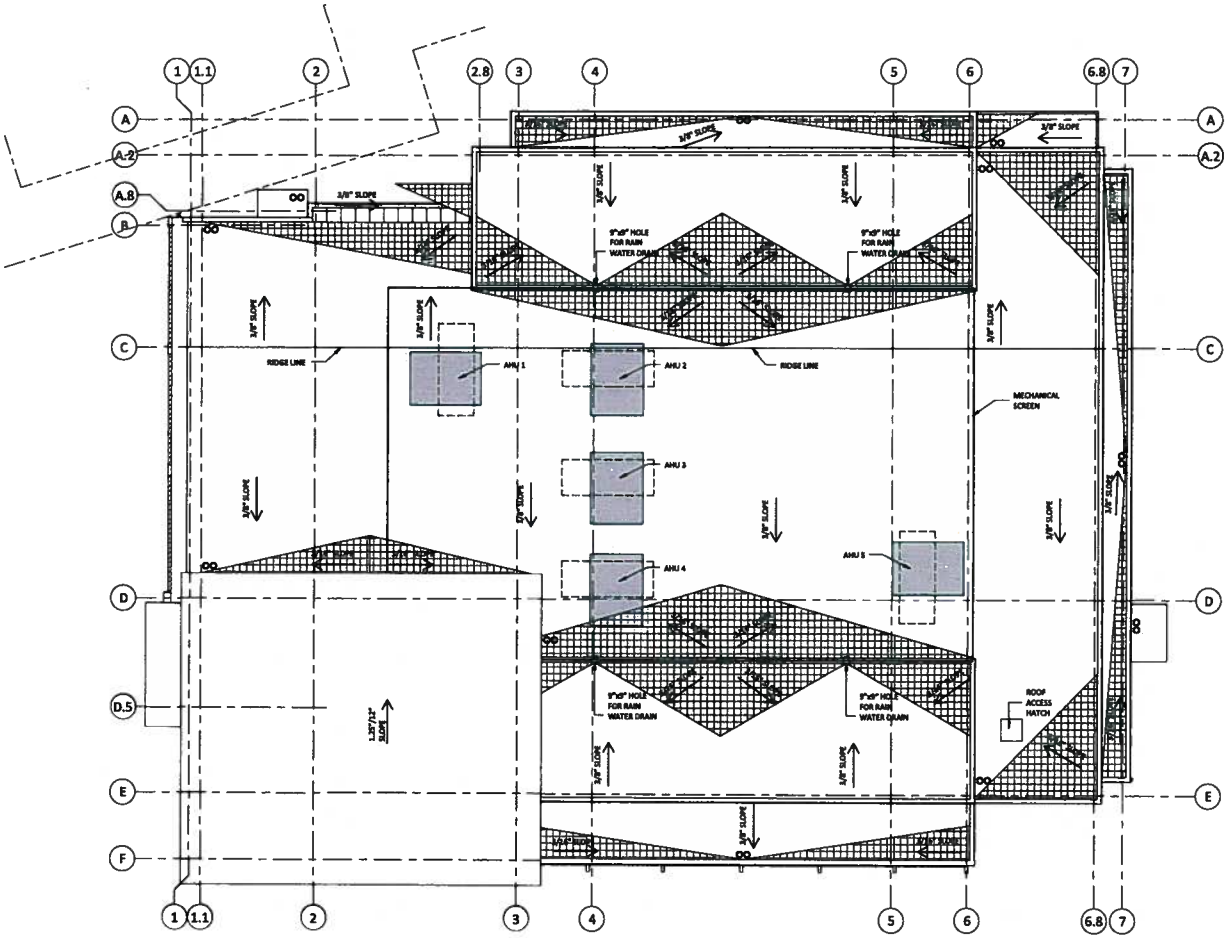
LICENSED ARCHITECT
BARBIA KAY HERBERGER
No. C-30160
REN. 07-31-13
STATE OF CALIFORNIA

PROJECT
NCHS MISSION MESA PEDIATRICS CLINIC

2210 MESA DRIVE,
OCEANSIDE, CA 92054

SHEET TITLE
FLOOR PLAN

SHEET NUMBER
EA2.1



1 ROOF PLAN
A4.01 | EA2.2 1/8" = 1'-0"

APPLICANT/OWNER'S REPRESENTATIVE:
RON WITHALL
HORINE GROUP
2190 CARMEL VALLEY ROAD, SUITE F
DEL MAR, CA 92014
PHONE: 760.586.5413

PROJECT NUMBER
122058.00

DRAWN BY
Y. WON

DATE
10/30/12

REVISIONS

	DESCRIPTION	DATE

BOULDER ASSOCIATES
ARCHITECTS

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LICENSED ARCHITECT
DARCIA KAY HERRERA
No. C-30165
REN. 07-31-13
STATE OF CALIFORNIA

PROJECT
NCHS MISSION MESA PEDIATRICS CLINIC

2210 MESA DRIVE,
OCEANSIDE, CA 92054

SHEET TITLE
ROOF PLAN

SHEET NUMBER
EA2.2

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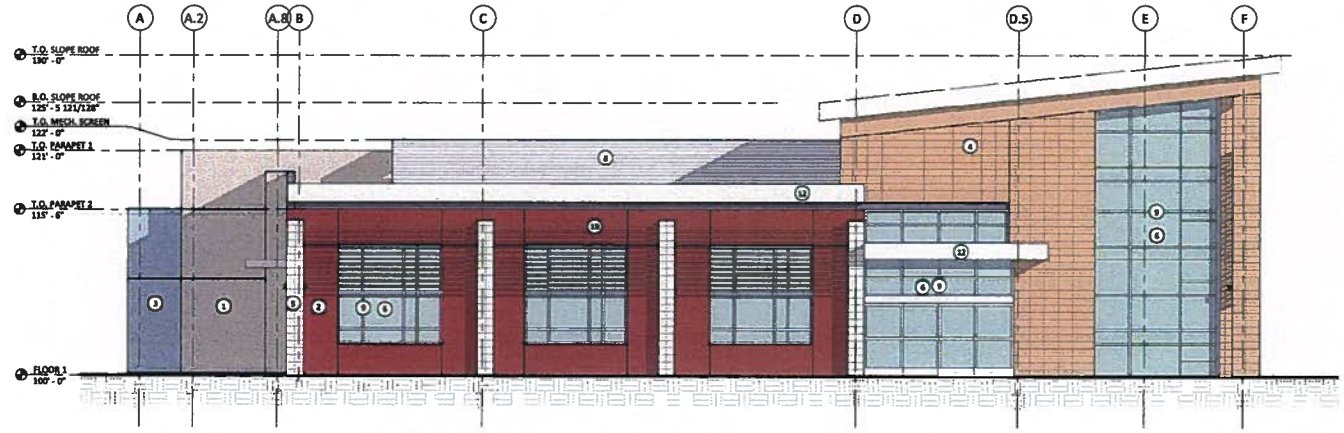
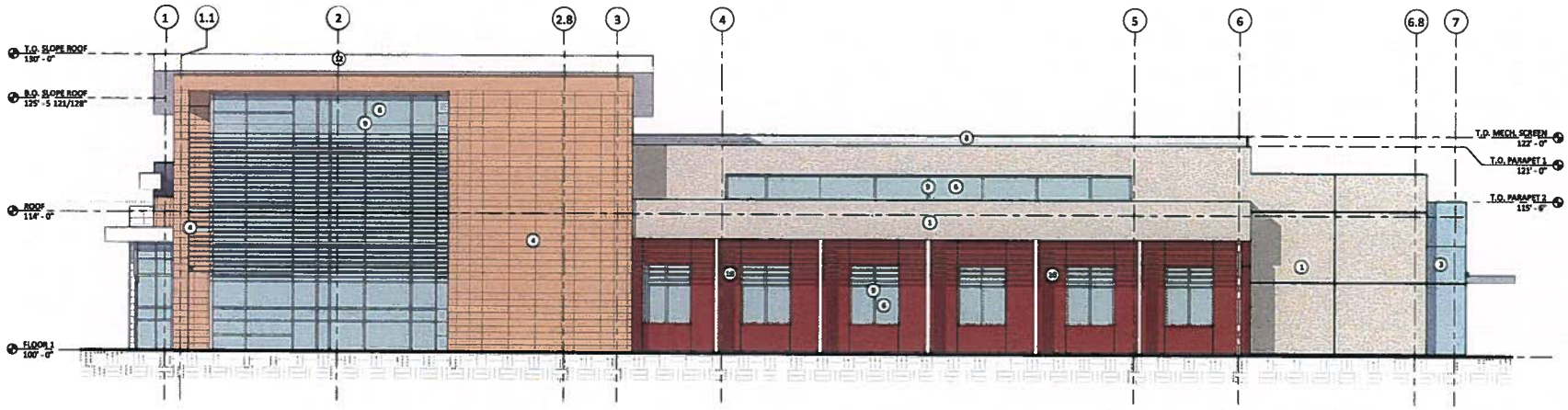


1 WEST ELEVATION
A1.01 | EA3.1 3/16" = 1'-0"



2 SOUTH ELEVATION
EA2.1 | EA3.1 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

MARK	DESCRIPTION	COLOR	MFR	COMMENTS
1	STUCCO FINISH	SWARD WHITE - P525	MERLEX STUCCO	S:234, B:233, S:250
2	STUCCO FINISH	SWANS - P1738	MERLEX STUCCO	S:158, B:208, S:080
3	STUCCO FINISH	MINT BLUE	MERLEX STUCCO	S:157, B:217, S:224
4	CONCRETE MASONRY	SANDGOLD	ANGELUS	
5	CONCRETE MASONRY	WARM GRAY	ANGELUS	
6	GLAZING	BLUE-GREEN		VIRACON
7	METAL CAP FLASHING	GRAY - KYNEURM	VALSPAR	FLUROPON CLASIC II N/3 ZINC
8	CORRUGATED METAL PANEL	MATCH 07		
9	CURTAIN WALL, STORE FRONT & WINDOW MULLION	CHAMPAGNE - NO.18	KAWNEER	
10	WOOD LOUVRES	RED CEDAR		
11	METAL REVEAL	ALUMINUM		
12	STUCCO FINISH	MATCH 03	MERLEX STUCCO	
13	METAL FLASHING	DARK GRAY		FLUROPON CLASIC II N/3 ZINC
14	STUCCO FINISH	MATCH 04	MERLEX STUCCO	

NOTE: SEE EXTERIOR MATERIAL BOARD

APPLICANT/OWNER'S REPRESENTATIVE:
RON WITHALL
HORINE GROUP
2190 CARMEL VALLEY ROAD, SUITE F
DEL MAR, CA 92014
PHONE: 760.588.5413

PROJECT NUMBER
122058.00

DRAWN BY
Y. WON

DATE
10/30/12

REVISIONS

	DESCRIPTION	DATE

BOULDER ASSOCIATES ARCHITECTS

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LICENSED ARCHITECT
SUSAN RAY BOULDER
No. C-20100
REN. 12-31-13
STATE OF CALIFORNIA

PROJECT
NCHS MISSION MESA PEDIATRICS CLINIC

2210 MESA DRIVE,
OCEANSIDE, CA 92054

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
EA3.1

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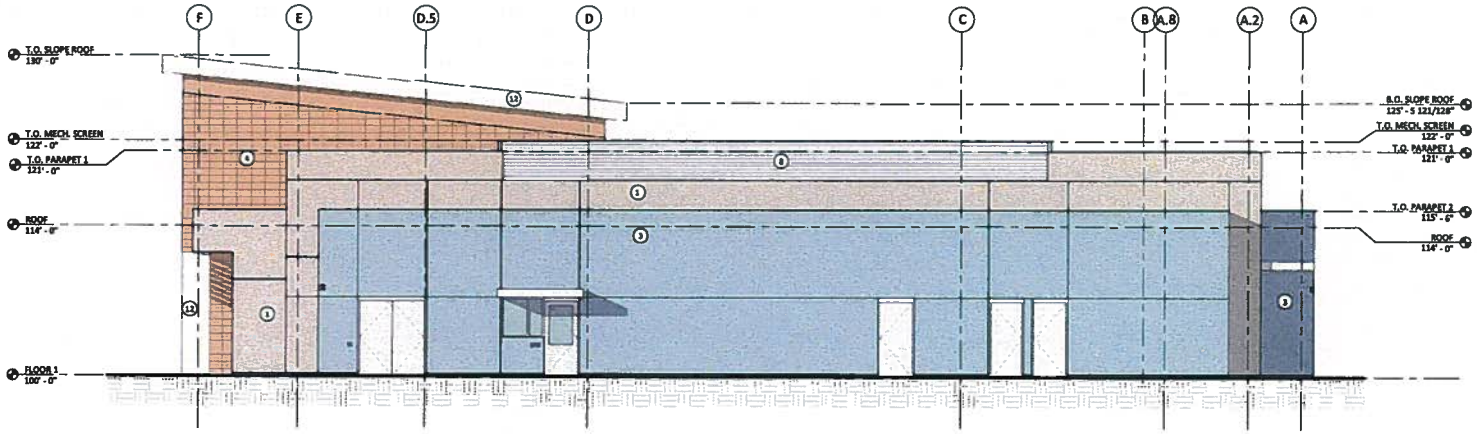
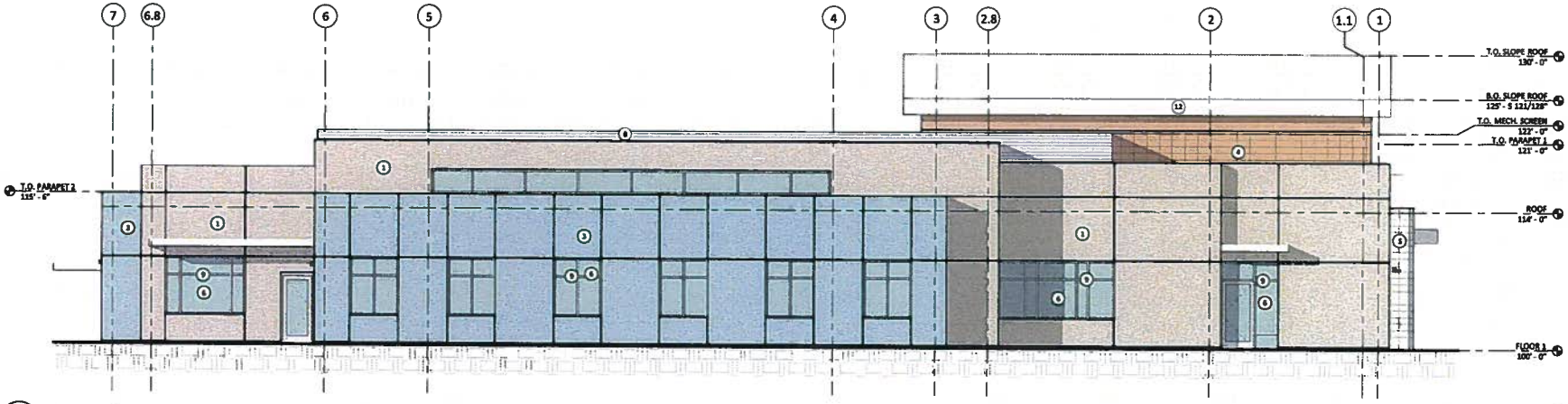


1 EAST ELEVATION
A1.01 | EA3.2 3/16" = 1'-0"



2 NORTH ELEVATION
A1.01 | EA3.2 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

MARK	DESCRIPTION	COLOR	MFR	COMMENTS
1	STUCCO FINISH	SHWMO WHITE - P825	MERLEX STUCCO	R:234, G:232, B:99
2	STUCCO FINISH	SHWMO - P1759	MERLEX STUCCO	R:136, G:088, B:080
3	STUCCO FINISH	LIGHT BLUE	MERLEX STUCCO	R:197, G:217, B:234
4	CONCRETE MASONRY	SANDSTONE	AMBELLIS	
5	CONCRETE MASONRY	WARM GRAY	AMBELLIS	
6	BLADING	BLUE-GREEN		VIRACON
7	METAL CAP FLASHING	GRAY - 02053GRM	WALPHIN	FLUROPON CLASSIC II H/S ZINC
8	CORRUGATED METAL PANEL	MATCH 67		
9	CURTAIN WALL, STORE FRONT & WINDOW MULLION	CHAMPAGNE - NO.16	EXWHEEX	
10	WOOD LOUVRES	RED CEDAR		
11	METAL REVEAL	ALUMINUM		
12	STUCCO FINISH	MATCH 66	MERLEX STUCCO	
13	METAL FLASHING	DARK GRAY		FLUROPON CLASSIC II H/S ZINC
14	STUCCO FINISH	MATCH 66	MERLEX STUCCO	

NOTE: SEE EXTERIOR MATERIAL BOARD

APPLICANT/OWNER'S REPRESENTATIVE:
RON WITHALL
NORINE GROUP
2150 CARMEL VALLEY ROAD, SUITE F
DEL MAR, CA 92014
PHONE: 760.586.5413

PROJECT NUMBER
122058.00

DRAWN BY
Y. WON

DATE
10/30/12

REVISIONS

	DESCRIPTION	DATE

BOULDER ASSOCIATES ARCHITECTS

Boulder Associates, Inc.
Architecture + Interior Design
15615 Alton Pkwy. Suite 270
Irvine, California 92618
949.727.9000 F 949.727.9001
www.boulderassociates.com

LICENSED ARCHITECT
BRADLEY KAY HUMPHREY
No. C-30165
REN. 12-31-13
STATE OF CALIFORNIA

PROJECT
NCHS MISSION MESA PEDIATRICS CLINIC

2210 MESA DRIVE,
OCEANSIDE, CA 92054

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
EA3.2

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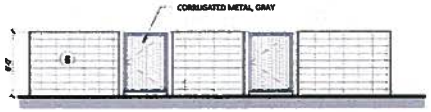
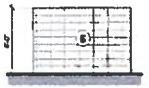
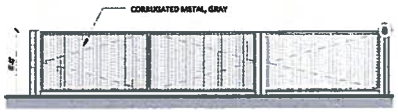
1 SOUTH ELEVATION - (E) BUILDING 8
EA2.1 | EA3.3 3/16" = 1'-0"



2 TRASH ENCLOSURE NORTH ELEVATION
EA3.3 3/16" = 1'-0"



3 TRASH ENCLOSURE EAST/WEST ELEVATION
EA3.3 3/16" = 1'-0"



4 TRASH ENCLOSURE SOUTH ELEVATION
EA3.3 3/16" = 1'-0"

EXTERIOR MATERIAL LEGEND

MARK	DESCRIPTION	COLOR	MFR	COMMENTS
1	STUCCO FINISH	[illegible]	[illegible] STUCCO	[illegible]
2	STUCCO FINISH	[illegible]	[illegible] STUCCO	[illegible]
3	STUCCO FINISH	[illegible]	[illegible] STUCCO	[illegible]
4	CONCRETE MASONRY	[illegible]	[illegible]	
5	CONCRETE MASONRY	[illegible]	[illegible]	
6	GLAZING	[illegible]		VARIOS
7	METAL CAP FLASHING	[illegible] - SPECIALISM	VALSPAR	PRIMER CY CLASSIC II HAR ZINC
8	CORRUGATED METAL PANEL	[illegible]		
9	CURTAIN WALL, SHOP, FRONT & WINDOW MULLION	[illegible] - [illegible]	KAWNEER	
10	[illegible]	[illegible]		
11	MEDIA NICHE	[illegible]		
12	STUCCO FINISH	[illegible]	MERLEX STUCCO	
13	METAL FLASHING	[illegible]		PRIMER CY CLASSIC II HAR ZINC
14	STUCCO FINISH	[illegible]	MERLEX STUCCO	

NOTE: SEE EXTERIOR MATERIAL BOARD

APPLICANT/OWNER'S REPRESENTATIVE:
RON WITHALL
HORNE GROUP
2190 CARMEL VALLEY ROAD, SUITE F
DEL MAR, CA 92014
PHONE: 760.586.3413

PROJECT NUMBER
122058.00

DRAWN BY
Author

DATE
10/30/12

REVISIONS

NO	DESCRIPTION	DATE
01	PLANNING COMMENTS	3/8/13

BOULDER ASSOCIATES ARCHITECTS

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www.boulderassociates.com

LICENSED ARCHITECT
DAVID M. HOPKINS
No. C-26128
REN 02-31-13
STATE OF CALIFORNIA

PROJECT
NCHS MISSION MESA PEDIATRICS CLINIC

2210 MESA DRIVE,
OCEANSIDE, CA 92054

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
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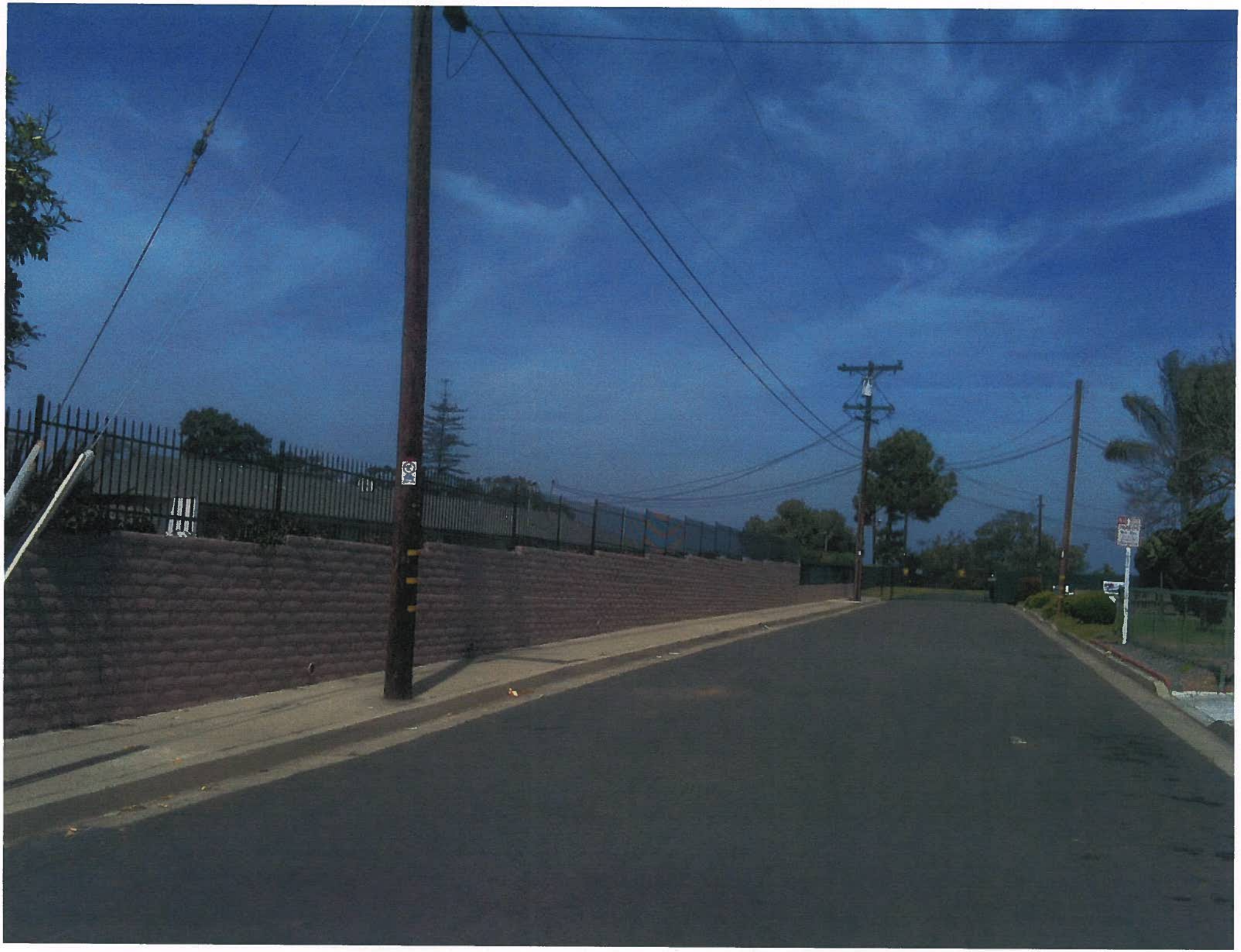
OCEANSIDE
MEDICAL CENTER
2210 MESA DR.

OCEANSIDE
MEDICAL CENTER
2210 MESA DR.



Application for Discretionary Permit

Development Services Department / Planning Division
(760) 435-3520
Oceanside Civic Center 300 North Coast Highway
Oceanside, California 92054-2885

STAFF USE ONLY
ACCEPTED: RECEIVED NOV 07 2012 CITY OF OCEANSIDE DEVELOPMENT SERVICES
BY: AF / TM

Please Print or Type All Information

HEARING: GPA / MASTER/SP.PLAN / ZONE CH. / TENT. MAP / PAR. MAP / DEV. PL. D12-00020 / C.U.P. / VARIANCE / COASTAL / O.H.P.A.C.

PART I – APPLICANT INFORMATION

1. APPLICANT: IRMA COTA.
2. STATUS: OWNER
3. ADDRESS: 150 VALPREDA ROAD SAN MARCOS, CA 92069
4. PHONE/FAX/E-mail: 760-736-8747
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing): RON WITHALL & DARCI HERNANDEZ
6. ADDRESS: 3841 MARGARET WAY CARLSBAD, CA 92008
7. PHONE/FAX/E-mail: (Cell) 949-727-9000 (FON) 760-586-5413 ron.withall@gmail.com dhernandez@boulderassociates.com

DRC: MAIN PAGMENT BOARD OF A
IRMA COTA 9/26/08
BOULDER ASSOCIATES

PART II – PROPERTY DESCRIPTION

8. LOCATION: 2210 MESA DRIVE, OCEANSIDE, CA 92054
9. SIZE: 2.78 ACRES (121,096.8 sf)
10. GENERAL PLAN: PC
11. ZONING: CP
12. LAND USE: MOB
13. ASSESSOR'S PARCEL NUMBER: MAP 341 PORTION OF LOTS 17 & 18.
14. LATITUDE: 33.2083°
15. LONGITUDE: −117.358°

PART III – PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION: NEW MEDICAL OFFICE BUILDING

17. PROPOSED GENERAL PLAN	18. PROPOSED ZONING	19. PROPOSED LAND USE	20. NO. UNITS	21. DENSITY
N/A	N/A	N/A	N/A	N/A

22. BUILDING SIZE	23. PARKING SPACES	24. % LANDSCAPE	25. % LOT COVERAGE or FAR
12,837 sf	116	25%	0.188 (18.8%)

PART IV – ATTACHMENTS

	26. DESCRIPTION/JUSTIFICATION	X	27. LEGAL DESCRIPTION	X	28. TITLE REPORT
	29. NOTIFICATION MAP & LABELS	X	30. ENVIRONMENTAL INFO FORM		31. PLOT PLANS
X	32. FLOOR PLANS AND ELEVATIONS		33. CERTIFICATION OF POSTING	X	34. OTHER (See attachment for required reports)

PART V – SIGNATURES

SIGNATURES FROM ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGAES AS NECESSARY).

35. APPLICANT OR REPRESENTATIVE (Print):	36. DATE	37. OWNER (Print)	38. DATE
DARCI HERNANDEZ	10·31·12	IRMA COTA	11·01·12.
Sign: [signature]		Sign: Irma Cota 11-1-12	

- **I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.**
- **I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.**

BOULDER
ASSOCIATES

ARCHITECTS

NCHS Mission Mesa Pediatrics Clinic

2210 Mesa Drive
Oceanside, CA 92054

The following project description outlines the design purpose and objectives, and the project's benefits to neighborhood and the City of Oceanside.

Boulder Associates Architects
Darci Hernandez
Young Won
8001 Irvine Center Drive, Suite 730
Irvine, CA 92618
949.727.9000

Feb. 11th 2013

Project Scope

Project Address: 2210 Mesa Drive, Oceanside, CA 92054
This project will include:

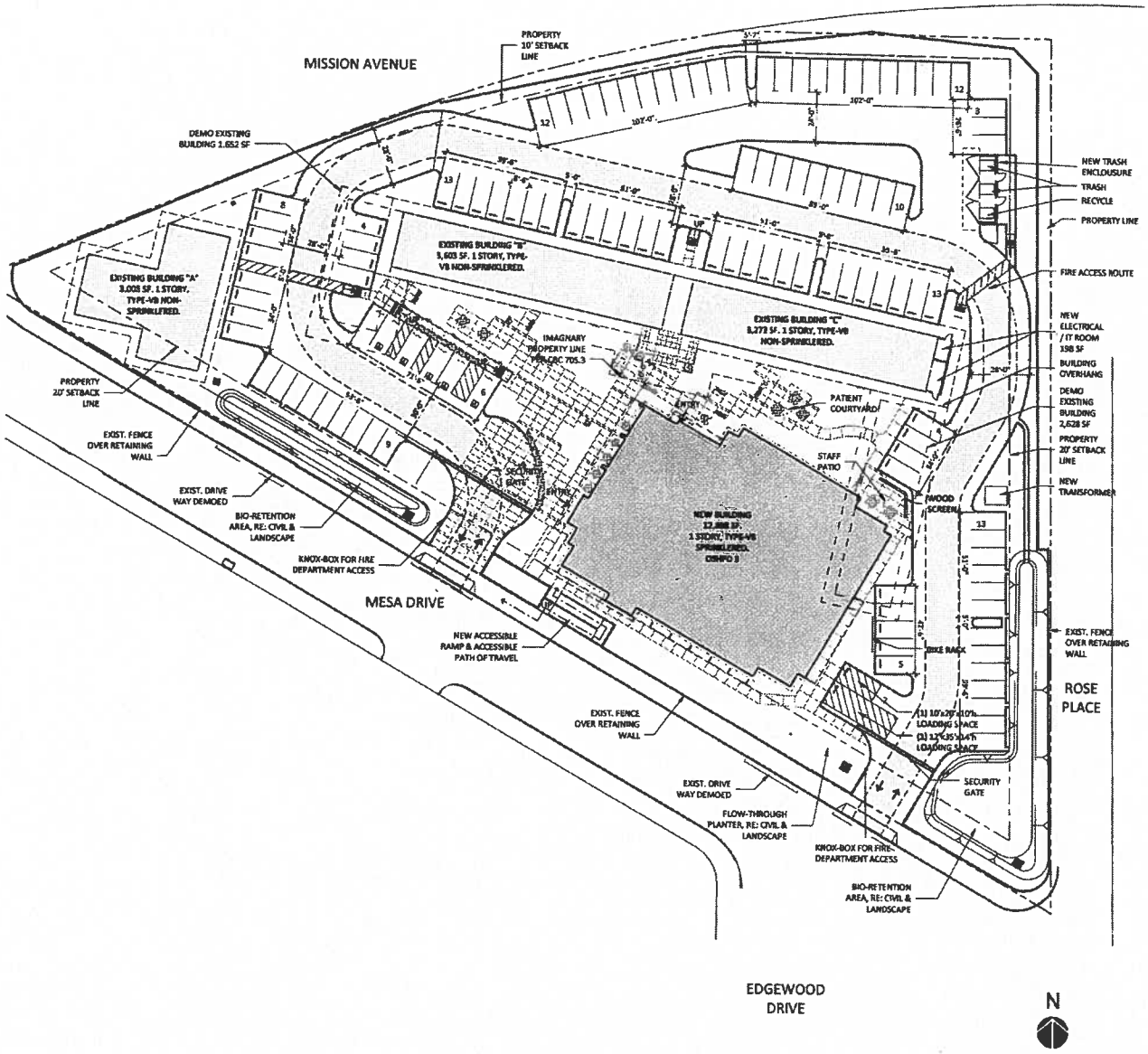
- Demo portions of existing medical office building
- Add new medical office building

The existing site – shown below in context - is currently occupied and operational.

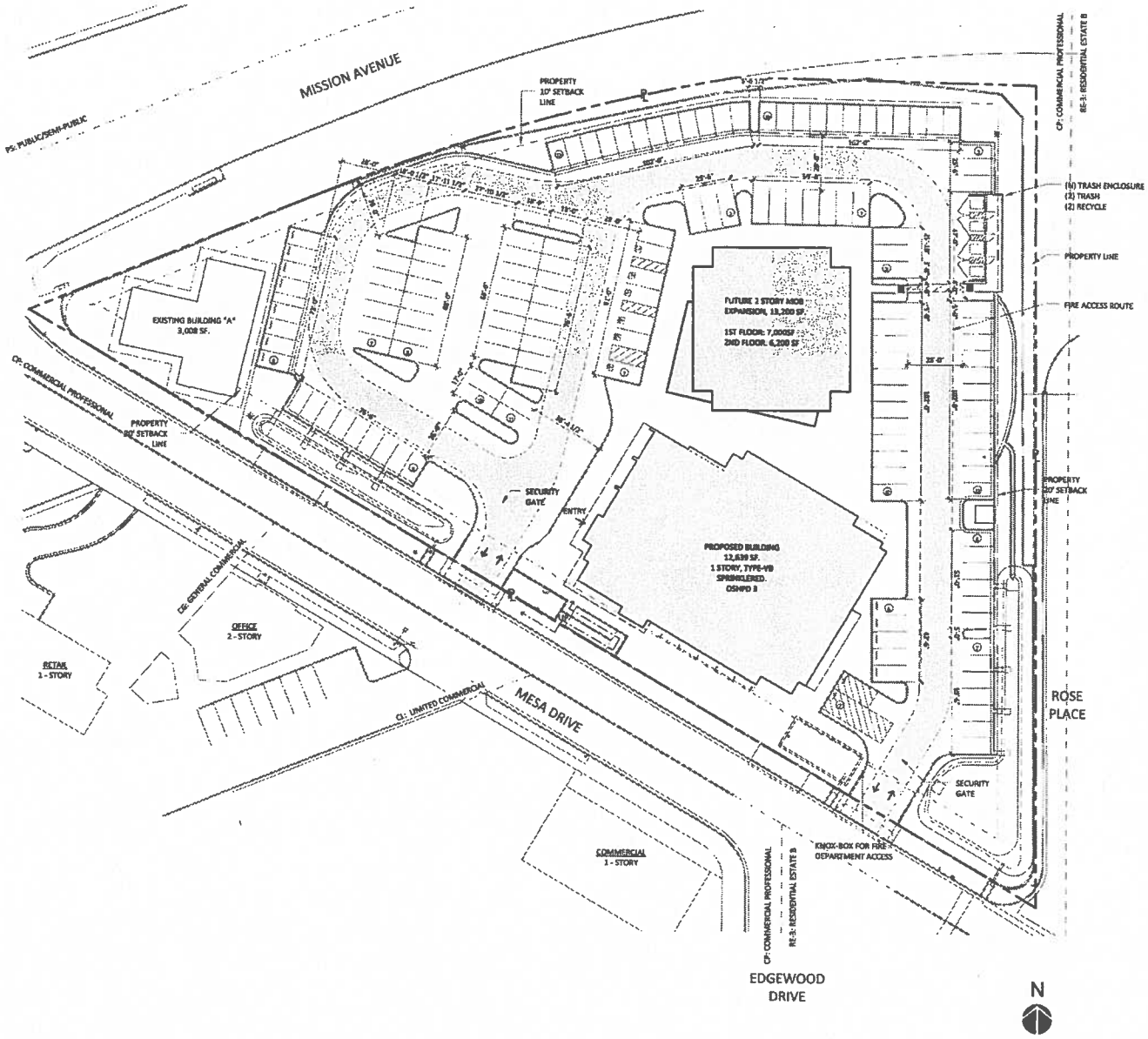
Project Intent/Intent of Application

The intent of this project is to:

- Expand the services NCHS offers the local community
- Improve site circulation for both pedestrians and vehicles
- Improve the patient experience
- Enhance the economic performance and functionality of the Mission Avenue and Mesa Drive.
- Contribute to the development of a more sustainable City and region
- Strengthen NCHS brand within the City and region



The proposed site plan – shown above – includes the new MOB, main electrical room / IT addition and revised circulation.



The future site plan – shown above – includes the future MOB and revised circulation.

Project Area Summary:

There are currently four existing single story buildings on this site which are owned and operated by North County Health Services and the total existing campus building gross square footage is 14,164sf. (Existing building "A" = 3,008 sf, existing building "B" = 5,255 sf, existing building "C" =

3,273 sf, existing building "d" = 2,628 sf) Phase 1 includes a new pediatric clinic totaling 12,698 sf (B-occupancy). The proposed Phase 1 project includes partial demolition (1,632sf) of the existing building "B"(5,255sf), complete demolition of existing building "D" (2,628 sf) and new electrical and I.T. room (198sf) addition to the existing building "C" (3,273 sf). Existing building "A" (3,008 sf) will remain in the new Phase 1 campus and no square footage modifications are proposed. Therefore, the total new Phase 1 campus building gross square footage is 22,800sf, (8,636 sf larger than existing campus). See the BGSF table summary below.

Building Square Footage Summary	
Phase 1 New Campus	*Existing Campus*
1. Existing Building "A" = 3,008 sf	*1. Existing Building "A" = 3,008 sf*
2. Remodeled Building "B" = 3,623 sf (Partial Demo = 1,632 sf)	*2. Existing Building "B" = 5,255 sf*
3. Remodeled Building "C" (with new Electrical & IT room) = 3,471sf	*3. Existing Building "C" = 3,273 sf*
4. Existing Building "D" = 0 sf	*4. Existing Building "D" = 2,628 sf*
5. New Pediatric Building = 12,698 sf	
Total Phase 1 New Campus BGSF = 22, 800 sf	*Total Existing Campus BGSF = 14,164 sf*

Phase 2 includes a future 2-story medical office building (MOB), totaling 13,200 sf. The existing building "A" (3,008 sf) will remain and the new pediatric clinic, totaling 12,698 sf, will remain. To accommodate the future Phase 2 MOB, the renovated building "B" (3,630 sf) and the renovated building "C" will be demolished. North County Health Services desires to entitled a phased project approval, consisting of a Phase 1 New Campus, totaling 22,800 sf and a Phase 2 Future Campus, which will modify the proposed square footage to 28,906 sf (6,106 sf larger than the Phase 1 new campus and 14,742 sf larger than the existing campus).

Building Square Footage Summary	
Phase 2 Future Campus	*Phase 1 New Campus*
1. Existing Building "A" = 3,008sf	*1. Existing Building "A" = 3,008 sf*
2. Remodeled Building "B" = 0 sf	*2. Existing Building "B" = 3,623 sf*
3. Remodeled Building "C" (with new Electrical & IT room) = 0 sf	*3. Existing Building "C" = 3,471 sf*
4. Existing Building "D" = 0sf	*4. Existing Building "D" =0 sf*
5. New Pediatric Building = 12,698 sf	*5. New Pediatric Building = 12,698 sf*
6. Future 2-story MOB = 13,200 sf	
Total Phase 2 Future Campus BGSF = 28,906 sf	*Total Phase 1 New Campus BGSF = 22,800 sf*

Project Services

This proposal offers the following service:

- Pediatrics Clinic

Hours of Operation

Typical operating hours:

Mon, Tues Thurs 7:30am - 6:30pm
1st & 3rd Tues every month closed 12:30pm-1:30pm
Wed 7:30am - 5:30pm
Fri 7:30am - 5pm
Sat 8am - 4:30pm

Number of Staff

The existing facility staffing stands at 4 physicians and 17 staff/employees for a total of about 21 physicians and staff. We anticipate that the new addition would approximately 6 physicians and 25 staff.

Context

The site is located at the west corner of the block, and it is lies between Mission Ave., Mesa Drive and Rose Place.

The site is within 100 ft of two (2) bus stops making it easily accessible to a large portion of the Oceanside population.

The new pediatrics clinic promotes community involvement by encouraging and providing resources for continuing health care education as well as community classes. It is the goal of NCHS and Boulder Associates to integrate this project into the community both aesthetically and socially.

Building Construction

Clinical space will be designed to OSHPD-3 standards.

The existing single story buildings were constructed and permitted as a Type V construction (1 hr rating):

- The floors are concrete.
- The exterior building and structure are wood studs and stucco.
- The existing interior partitions are wood stud.

Demolition work:

- The existing building B1 will be demoed and existing gas meter will be relocated.
- The existing building D will be demoed and new main electrical / IT room will be provided.
- Partial retaining wall along the Mesa drive will be demoed for new drive ways.
- Partial retaining wall along the Rose Place will be demoed for underground utility connection.
- Remove the existing asphalt paving.

All new work will be Type II-B construction.

- The new structure will be steel beams and columns.
- Floor slabs will be concrete.
- Exterior walls will be CMU and metal studs with smooth finish plaster over gypsum sheathing.
- Storefront and curtain wall will be built into the façade to provide a variety of materials and finishes.
- Interior partitions will be metal stud framing with gypsum sheathing and interior finishes.

Noise description produced by the project during construction and after the project is completed

- Most of the noise generated from the construction process will come from the heavy equipment used on site to perform the work.
- Demolition of existing structures and removal of the paving will involve the use of heavy equipment as will undergrounding the utilities, grading operations and foundation work.
- Other construction operations creating noise from equipment include concrete, framing, HVAC, paving and roofing.
- Typical construction vehicle and equipment along with power tools will create the noise on site. There will not be any exceptional noise generating activities created by the construction.

The facility will remain open during construction. Coordination with the owner and users will be required during construction to maintain operations. Temporary construction barriers and infection control measures will be required to minimize the impact of construction related activities within the existing structure. Some work may be required to occur after/before normal business hours and/or on weekends as not to disrupt normal business operations.

Key Site Review Items

1. Mission Avenue Setback: 10'-0"
2. Mesa Drive and Rose Place Setback: 20'-0"

Variances

No variances will be requesting.

Coastal Development Permits:

Not applicable

Conditional Use Permits:

Not applicable

Development Plans: Section 4306 of the Zoning Ordinance Requires that proof be submitted in support of the following statements:

1. *That the site plan and physical design of the project as proposed is consistent with the purposes of the Zoning Ordinance:*

   Please see the site plan & exterior elevations and notes below.

   a. *The land use of the existing site is commercial and existing buildings are being used as medical offices. The proposed project is a pediatrics clinic and does not require different land use.*
   b. *The new building will enhance the architectural aesthetics at Mission Avenue and Mesa Drive. The project will provide needed community health services and support economic growth of the community. The new pediatric clinic will be built and designed to meet CalGreen 2010 Code Requirements. Many sustainable features beyond CalGreen requirements will be incorporated into the design and construction. Key design features include...*
   c. *The NCHS medical campus density with new building is 0.19, therefore the campus does not have high density population and overcrowded land use*
   d. *The new project provides for increased landscaped areas for staffs, patients and visitors in order to support the owner's vision of improving the existing healing environment.*
   e. *The development of new pediatrics clinic is consistent with the Land use Element of the General Plan and will support the goal to strengthen the city's economic base.*
   f. *The exterior building design is articulated through modern geometry and contemporary materials. The aesthetics will enhance the city's architectural language.*

g. *The proposed project will support the city's storm water pollution prevention plan, in effort to prevent the pollution of local bodies of water.*
h. *The existing site is currently developed and the new development will not disturb any existing natural land or topography. The proposed project will improve the existing site development through grading, storm water prevention, and new landscaping.*
i. *New development is one story in height and is consistent with the existing building heights. The project will not disrupt key visual features of Oceanside's setting, including the shoreline and the strand, park, historic area etc.*
j. *New development will provide total 116 off-street parking stalls including 2 service loading stalls to comply with the city's requirement. The new development complies with the City standards for offsite parking and will not significantly increase congestion to the streets. Refer to the provided parking study and traffic report for additional information.*
k. *Service demands of new development will not exceed the capacities of existing public facilities and services.*

2. *That the Development Plan as proposed confirms to the General Plan of the City:*

a. *Circulation Element – Please see the traffic study*
b. *Community Facility Element – N/A*
c. *Environmental Resource Management Element – Please see the SWPPP (Storm Water Pollution Prevention Plan), Civil drawings, Operation & Maintenance Plan and Geo-tech report etc.*
d. *Hazardous Waste Management Element – The function of the project does not generate any hazardous waste. No hazardous waste will be stored on site. Medical waste will be generated by the community clinic. Medical Waste (i.e. syringes and injectable medications) will be disposed of through a medical waste management company. Please refer to the Environmental Information Application Form for additional information.*
e. *Housing Element – N/A*
f. *Land Use Element – The proposed project is intended to benefit the community and will not significantly distract or impact surrounding conforming land uses. The expansion of pediatric clinic services will positively impact the future social, economic, and physical conditions of the community.*
g. *Military Reservation Element – N/A*
h. *Noise Element* – The proposed project is the same use as the existing buildings and will not generate any additional noise impact to the surrounding properties and neighborhoods. The building use is medical (pediatric clinic) and does not operationally generate noise which would trigger the need for a noise study.
i. *Public Safety Element – The proposed project does not pose any increased risk to public safety related to seismic, geological, fire, and/or flooding. Please refer to project Geotechnical Report for additional information.*
j. *Recreational Trails Element – N/A*

3. *That the area covered by the Development Plan can be adequately, reasonably and conveniently served by existing and planned public services, utilities and public facilities:*

Please refer to the provided plans for development. The project will include a new service connection of the pediatrics clinic to utilities located in the Mesa Drive right of way (water, sewer, and gas). The existing electrical service to the site will be upgraded to accommodate the pediatric clinic, by providing new Pad Mount Utility Transformer. This will require undergrounded feeders from the transformer to the utility vault or point of connection. Electrical upgrade will be submitted to SDG&E for review and coordination.

4. *That the project as proposed is compatible with existing and potential development on adjoining*

properties or in the surrounding neighborhood:

The zoning of the existing site is CP (Commercial Professional). The property is abutted by Mission Avenue to the northwest and Mesa Drive to the south. The property to the east of the site is Residential, but is separated by Rose Place along a majority of the property line. The scale of the proposed clinic is compatible with the residential scale. The design incorporates a two story entry element at the southwest corner and single story for the remaining portion. The new site plan supports a building composition which allows for connectivity between the existing medical building and new pediatric clinic reinforcing the medical campus concept. The architectural language expresses a community centered aesthetic in attempts to support the surrounding neighborhood, but become a community landmark.

5. *That 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 Hillsides, and Section 3039 of this ordinance:*

The existing property is located at Mission and Mesa at the top of a hill. The existing property is developed and does not meet requirements for the development guidelines for hillsides. Since the existing site is developed the proposed new building will not disrupt the natural beauty of the topography of the city.

Applicable Codes

The following codes are enforced for this project:

1. 2010 California Building Code
2. 2010 California Building Standards Administrative Code
3. 2010 California Electric Code
4. 2010 California Mechanical Code
5. 2010 California Plumbing Code
6. 2010 California Green Building Standards
7. 2010 California Fire Code
8. National Fire Protection Association Pamphlets, latest edition
9. ASHRAE 55, 90.1, 62.2, 15, and all other applicable ASHRAE Standards
10. Titles 8, 19, and 24 California Code of Regulations
11. National Fire Protection Association Standards NFPA 13, 45, 50, 72, 90A, 92A, 99 and 101 as referenced in the applicable sections of Title 19 and 24, CMC, CBC and CPC
12. California State Fire Marshall Regulations including applicable provisions of NFPA 101
13. Environmental Protection Agency (EPA)
14. Local Air Quality Management District Requirements
15. Americans with Disabilities Act
16. City of Oceanside Municipal Code
17. All other applicable State and Local codes and ordinances

NOTICE OF EXEMPTION
City of Oceanside, California

Post Date: Removal: (180 days)

1. **APPLICANT:** North County Health Services (Irma Cota)
2. **ADDRESS:** 150 Valpreda Rd. San Marcos, CA 92069
3. **PHONE NUMBER:** (760) 586-5413 (Ron Withall, Applicant Representative)
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT PLANNER:** Russ Cunningham, Senior Planner
6. **PROJECT TITLE:** D12-00020
7. **DESCRIPTION:** Expansion of an existing medical office campus, including partial demolition of existing facilities, construction of a 12,698-square-foot pediatrics clinic, additional landscaping, and reconfiguration of vehicle circulation and surface parking areas

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on this review, the Environmental Coordinator has determined that further environmental evaluation is not required because:

[x] The project qualifies for a Class 32 categorical exemption under Section 15332 "In-Fill Development Projects;"

[ ] "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,

[ ] The project is statutorily exempt, Section, ____ (Sections 15260-15277); or,

[ ] The project does not constitute a "project" as defined by CEQA (Section 15378).

Date: April 8, 2013

Russ Cunningham, Senior Planner

cc: [x] Project file [x] Counter file [x] Library Posting: [ ] County Clerk $50.00 Admin. Fee