11.11 Public Services Correspondence

This document is designed for double-sided printing to conserve natural resources.

CITY OF OCEANSIDE
FIRE DEPARTMENT

DAVID PARSONS
FIRE CHIEF

FIRE PROTECTION SERVICES QUESTIONNAIRE

OCEANSIDE TRANSIT CENTER REDEVELOPMENT ENVIRONMENTAL IMPACT REPORT

Please respond to the following questions on your agency/company letterhead and provide maps to illustrate facility locations.

1. Please indicate the name and location of the fire station(s) that serve the project area. Also, indicate, the equipment, personnel and emergency medical services available at each station.

   Primary - Station 1: 714 Pier View Way: One fire engine, One ambulance, 5 total personnel

   Secondary – these stations will respond as a backup or in support of Station 1 when they are on an assignment already. Station 1 is in the very high category of utilization as identified in a third-party consultant study, and the following stations are further away resulting in extended response times.

   Station 2: 1740 Ditmar St: One fire engine, One ambulance, 5 total personnel
   Station 7: 3350 Mission Avenue: One Battalion Chief, One fire engine, One Ladder Truck, One Ambulance, 10 total personnel

2. What is the approximate response time to the project site from each station?

   The Oceanside Fire Department does not use average response time as a standard. Oceanside City Council policy 05-R0702-1 established a response time standard for the Fire Department of arriving on scene five minutes or less, 90 percent of the time. This response time starts when the emergency call is received at the Fire Department Dispatch Center and ends when the first unit arrives at the scene. The dataset used for this analysis is from the Oceanside Fire Department Records Management System (RMS) for Calendar Year 2022. An analysis was performed on the project site for emergency responses to the reported address locations of 195 S. Tremont, 235 S. Tremont, and 313 S. Cleveland. There were 176 responses to these address locations in calendar year 2022. The first arriving unit arrived to the project site in five minutes or less on 58% of responses. The 90th Percentile Response Time for emergency responses to the project site was 7 minutes and 17 seconds.

3. Are there any current plans for expansion of OFD facilities, services, or staff or to construct a new facility that would serve the City of Oceanside?

   Yes. The construction of new Fire Station 1 is currently in process that will be located at 410 Freeman St, Oceanside 92054. Construction of a new Fire Station 1 will allow for the potential staffing of a fire engine, truck company, one ambulance, one Battalion Chief and an EMS Squad in the downtown area. However, there is no funding currently available for the purchase of a new aerial truck apparatus or the staffing needed for the truck or EMS Squad.

4. Would the proposed project substantially increase response times or create a substantial increase in demand for OFD staff, facilities, equipment, etc.?

   The proposed project will increase both response times and increase the demand for Oceanside Fire staff, facilities and equipment. Currently the site consists of small commercial buildings which does not have 24-hour occupancy. However, that will change as the proposed project includes residential dwellings, mixed use and commercial which will increase call volume and department resources. Currently the project is proposed as 5 buildings; one parking structure (5 stories), one office building (4 stories), one hotel (6 stories) and two mixed use buildings (Both 5 stories). Total square footage of the proposed development is approximately 1,527,821 vs approximately 10,000 currently.

5. Please indicate any development impact fees required for new developments.

   Two of the five buildings of the proposed development will be required to annex in the Citywide Public Safety Community District (CFD) as it will exceed 16 dwelling units. Annexation into the Citywide Public Safety CFD shall occur prior to occupancy of the first dwelling unit. Additional impact fees are assigned as identified in the City's fee and permit structure.

6. Do you anticipate that required fees and taxes provided by new developments associated with the proposed project will adequately mitigate the expected increase in fire and emergency medical service demand?

   Due to the scope of the project, with only two of the buildings contributing to the CFD, the fees and taxes will not adequately mitigate the expected increase in fire and emergency medical demand.

7. Do you anticipate that implementation of the proposed project would result in the need for physical additions to your agency (i.e., construction of new fire stations)?

   Yes, we anticipate the need for physical additions to the department in terms of equipment. The addition of this significant project in the downtown area will adversely impact the ongoing Oceanside Fire Department (OFD) services in the downtown area.

8. Do you have any required or recommended mitigation measures for significant impacts?

   As this development will provide significant impacts, our recommended mitigation measures would include to purchase a Type I fire engine, refurbish and relocate our existing ladder truck to our fire station 1 and to purchase a medic squad vehicle with equipment.

9. Please include any additional information you feel is pertinent to the environmental analysis of the proposed project.

   N/A

October 31, 2023

Randy Hill
Oceanside Fire Department
300 N Coast Hwy
Oceanside, CA 92054

Re: CEQA23-00006

To whom it may concern,

A Fire Department CEQA review was given for the Oceanside Transit Center project, CEQA23-00006. At this point, there are no environmental impacts to the Fire Department. As there will be impacts to fire services in general, a fair share contribution will be determined and provided at final conditions of approval.

Thank you,

Randy Hill
Assistant Fire Marshal

POLICE PROTECTION SERVICES QUESTIONNAIRE

OCEANSIDE TRANSIT CENTER REDEVELOPMENT
ENVIRONMENTAL IMPACT REPORT

Please respond to the following questions on agency letterhead and provide a map if necessary. In your response, provide as much information as possible (necessary to evaluate potential impacts).

1. Please indicate the location of the police or sheriff station that serves the project area.

   3855 Mission Avenue
   Oceanside, CA 92058

2. What is the geographical area and total population which is served by the station?

   The city of Oceanside is approximately 42 square and has a population of approximately 174,000

3. How many law enforcement officers and patrol cars presently serve the project area vicinity? Does your agency have an established target staffing level (i.e. personnel/population)?

   OPD has 10 patrol beats of which 3 are located in Sector 1 which provides coverage for the Transit Center. These are one-person units and are staffed 24/7 - 365

   We also have “Downtown” team that is staffed from 4am to midnight with 6 officers.

4. What is the City’s target response time? Is the City currently meeting these times? What is the approximate response time to the project site?

   Priority 1 (serious calls) have target response time of less than five minutes. We are currently meeting these times.

   Based on the amount of officers normally working in this area, I would expect the response time for Priority 1 calls to be less than 5 minutes.

5. Are there any plans for facility expansion or new facilities, please provide as much detail as possible? Where does your agency acquire funding for new facilities?

We have identified a site for a new police headquarters near the intersection of Mesa Drive and Rancho Del Oro however it is in the early planning stages and funding has not yet been secured.

6. Please indicate any development impact fees required for new developments.

This is not a Police function so I would encourage a discussion with the city's Planning Department.

7. Do you anticipate any significant impacts associated with the proposed project on current service within the City, such as increasing service calls, increasing response times, or the need for additional personnel or patrol cars? Please provide generation factors if it is determined that additional personnel or patrol cars are required.

With addition of 547 residential apartment units, 165 hotel rooms, and new retail space there will surely be an increase in calls for service to this area however response times should remain largely similar to present numbers.

8. Do you have any required or recommended mitigation measures for significant impacts?

To mitigate significant impacts, it is strongly recommended that the developer participate in the CPTED (Crime Prevention Through Environmental Design) process with our department. It's for this reason that we (OPD) have requested a "seat at the table" as the project continues.

9. Do you anticipate that implementation of the proposed project would result in the need for physical additions to your agency (i.e., construction of new police stations)?

No

10. Please include any additional information you feel is pertinent to the environmental analysis of the proposed project. None at this time.

SCHOOL SERVICE QUESTIONNAIRE

OCEANSIDE TRANSIT CENTER REDEVELOPMENT
ENVIRONMENTAL IMPACT REPORT

Please respond to the following questions on your agency/company letterhead and provide maps to illustrate facility locations.

1. Please indicate the name and location of schools which are available to serve the project site.

Using our School Site Locator- South Oceanside Elementary, Lincoln Middle School, and Oceanside High School

2. What is the current enrollment and capacity of each school in the vicinity of the project, and what is the distance of the school from the project site?

Using Davis Demographic report- South Oceanside Elementary enrollment 416 and capacity 821 , Lincoln Middle School enrollment 566, capacity 1038, and Oceanside High School enrollment 2204, capacity 2673

3. What are the current student generation rates used to project enrollment based on residential (single- and multi-family units) and non-residential development?

Please see attached report.

4. Does the District charge developer fees for residential and non-residential development. If so, what are these fees? Are there any other required or recommended mitigation measures for the project?

Effective July 11, 2022, developer fees for the Oceanside Unified School District will be collected at the statutory level as follows:

- Residential - $4.79 per square foot of assessable space
- Commercial/Industrial - $0.78 per square foot
- Hotel/Motel - $0.573 per square foot
- Self-Storage - $0.033 per square foot
- The Application for Payment of State School Developer Fees form must be completed by the City of Oceanside Building Department and the applicant prior to submission to the district. The City of Oceanside Building Department is located at 300 N Coast Hwy., Oceanside, CA 92054, phone number 760-435-3950.
-

5. Does the District have any current plans for new school facilities that would serve the project?

Various modernizations are in progress. No new school sites.

6. Please include any additional information you feel is pertinent to the environmental analysis of the proposed project.

RECREATION QUESTIONNAIRE

OCEANSIDE TRANSIT CENTER REDEVELOPMENT
ENVIRONMENTAL IMPACT REPORT

Please respond to the following questions, on your agency letterhead, providing as much information as possible (necessary to evaluate potential impacts).

1. What is the current total acreage of parkland within the City?

   642.5

2. Does the City have an adopted parkland-to-population standard?
   5 acres per 1,000 acres

3. Please indicate the location of the facilities which serve the project site. (Please include the distance from the site and size of the facility).

   Junior Seau Beach Community Center- Less than one mile
   Brooks Street Swim Center- Less than three miles
   Country Club Senior Center- Less than three miles
   Joseph Balderrama Recreation Center- Less than two miles

4. What are the generation factors for the proposed land use?

5. Please indicate if there will be any required fees or parkland dedication to help mitigate potential impacts to park and recreation facilities.

   I do not believe there are park impact fee for commercial development. Not sure if there are other impact fees that support park facilities tied to this project.

6. Do you anticipate that project implementation would result in the need for physical additions to your facilities (i.e., construction of new park and recreational facilities)?

   Additional residents in the downtown area will certainly have an increased impact to existing facilities. At some point, the increased usage and wear and tear will need to be addressed.

7. Do you have any required or recommended mitigation measures for significant impacts?

   At one point there was discussion that this facility would have a “community space” that Parks and Recreation would have access to or would be able to program/make available as rental space. If possible, this would still be of benefit.

8. Please include any additional information you feel is pertinent to the environmental analysis of the proposed project.

OCEANSIDE PUBLIC LIBRARY

330 N. Coast Hwy. Oceanside CA 92054 (760) 435-5600 oceansidepubliclibrary.org

RESPONSES TO LIBRARY SERVICE QUESTIONNAIRE, 4-16-23
FOR OCEANSIDE TRANSIT CENTER REDEVELOPMENT
ENVIRONMENTAL IMPACT REPORT

1. Please list and describe existing library facilities serving the proposed project site/area (i.e. square footage of facility, number of volumes, number of employees and volunteers, etc.). Are these facilities currently adequate?
    a. *The Library facilities serving the project area are:*
        i. *Civic Center Library, 330 North Coast Highway*

        approximately 0.5 miles from the current Oceanside Transit Center address

        approximately 36,315 sf, including Community Room

        approximately 30 staff offices/workstations, 11 staff/4 volunteer service/work points
        ii. *Oceanside READS Learning Center, 802 Pier View Way, Suite 101*

        approximately 0.6 miles from project

        approximately 2,295 sf

        3 staff offices/workstations, approximately 4-5 volunteer service/work points
        iii. *mini-Library at The Country Club Senior Center, 455 Country Club Lane*

        approximately 1 mile from project

        approximately 6 sf (2 shelves to check out from)

        1 Parks & Recreation staff or volunteer service point
        iv. *current Mobile Library stop (Mondays 1-5 pm) at Joe Balderrama Park, 709 San Diego Street,*

        approximately 1.4 miles from project

        approximately 300 sf (vehicle interior)

        2 staff service points
    b. *Adequacy currently can be evaluated in part by the City's Community Facilities Element standards:*
        i. *Facilities standards are not currently evaluated site-by-site. Current standard: "Library Facilities floor area of 0.55 square feet per resident of the City of Oceanside." The standard gives a present target of 97,075 square feet citywide. There are currently approximately 53,400 square feet of Library Facilities, or 55%*

Library Board of Trustees
Rosa Linda Arce • Gigi Gleason • Adrianne Hakes, Ed.D. • Alma Sisco-Smith • Charlene Williamson
CJ Di Mento, *Library Director*

of standard, including the Civic Center and other two Libraries (and their Community Rooms) outside the project; Oceanside READS, and the interiors of the two Mobile Libraries, which also serve neighborhoods outside the project area.

ii. *Numbers of volumes, DVDs and other items are not currently tracked in regular reports by facility location. Current standard: "A ratio of total items in the Oceanside library inventory of 3.0 items per resident of Oceanside." The current total collection of 171,896 items provides a ratio of 0.97 items per resident citywide, or 33% of standard.*

iii. *Numbers of employees and volunteers are not currently measured according to standard at a location. Current standard: "A ratio of three (3) public library staff, consisting of one librarian plus two clerical staff, per 6,000 residents of the City of Oceanside." The Library's current total staffing of approximately 53 individuals, including part-time hourly extra help and some staff only supported for current grants, meets approximately 62% of this standard citywide.*

c. *Further understanding of the present definition of adequacy can be derived from the capital improvement plans mentioned in the Community Facilities Element:*

i. *"2.3 The City of Oceanside shall undertake a systematic capital improvements program for the construction of new and expanded library facilities in order to supplement and complement facilities and services provided at the Main Library within the Civic Center in the Downtown Area. This program shall include:*

- *[Construction of library facilities in the eastern San Luis Rey Valley and Tri-City areas, outside the project area.]*
- *Designation of the Downtown Library as the Main Library facility.*

This facilities construction program shall be targeted for completion by Fiscal Year 1994-95. The feasibility of completion by this target date depends on the future community growth and the availability of financing sources."

ii. *"2.5 Future libraries should be conveniently accessible to pedestrians, automobiles, and public transit. Locations where large numbers of potential users gather should be considered desirable sites. If possible, these facilities should be combined with other public facilities, parks, shopping centers, or other activity centers in order to encourage the community facilities campus concept."*

"2.6 Library programs should be available to all members of the community and should include services for those who cannot conveniently access a library."

2. What services/programs does the library system currently offer?

a. *The Library offers robust programming for all ages in Oceanside, such as storytimes, book clubs, art classes and reading challenges. It offers adult and family literacy support, bookmobiles, concerts, author events, kindergarten readiness workshops, homework help, and many other services. Personalized reading recommendations, volunteer opportunities, teen internships, and inspiring art exhibits are provided by the Library. Offerings to check out include books, e-books, e-audio, e-resources; and newer nontraditional items, including California State Park Passes for day use, toys for ages zero to five, a Seed Library, Check Out Nature Backpacks; and ukuleles (as an extension of cultural activities). The Library also manages the City's arts and cultural work, through the City's Arts Commission and state-designated Oceanside CA Cultural District.*

b. *Library services that provide items and content to borrow, in parallel or as substitutes for facilities, include:*

   i. *Library Home Delivery service, dispatched from Civic Center Library to any requesting residents in boundaries of City of Oceanside*

      1-2 staff preparing / making deliveries on any weekday

   ii. *Digital Library services available to Oceanside resident mailing addresses*

      accessed at www.oceansidepubliclibrary.org under "Browse"

      approximately 3-7 staff working on service at any time

   iii. *LINK+ free borrowing/lending service through Oceanside Public Library from various libraries throughout California. Items can be ordered online, picked up from Civic Center Library or received via Home Delivery.*

      1-2 staff working on service at any time

3. Are there any planned additions to existing library resources or facilities?

   The Library is undergoing a Library Study, which will produce a Facilities Plan, Service Assessment and its next 4-year Strategic Plan. This work has commenced and will be completed approximately at the end of calendar year 2023. It will create a document, the Facilities Plan, that will most likely take the place of the current City's Community Facilities Element. We intend to expand the mini-Library program to other City facilities, and may embrace other expansion strategies following the Library Study work.

4. How are library service needs/standards determined (i.e. volumes/ population)?

   See references to standards in response to question 1. The City's Community Facilities Element mentions,

   > *"OBJECTIVE: To provide and maintain adequate public library facilities, staffing, inventory of items and volumes, and related services for all residents of the City of Oceanside, within the State of California published guidelines of California Libraries in the l980's: Strategies for Service as feasible."*
   >
   > *"2.1 The City of Oceanside, through the Oceanside Public Library Board of Trustees, shall make reasonable efforts to provide and maintain…library facilities and service standards within the City."*

   As noted, these measures are currently not reached with existing facilities, staffing and numbers of items. The standards may be reviewed through the Library Study process mentioned in response to question 3.

5. What are the current sources of revenue or funds for the library? Are new developments assessed fees, and if so, what are the amounts?

   The Library is funded by the City's General Fund, in FY 22-23 with approximately $6.2 million. Programming is generously supported by the Friends of the Oceanside Public Library and the Oceanside Public Library Foundation. New developments are not assessed fees specifically for Library services. There is also no prescriptive measure for arts elements in developments, but those additions are highly encouraged. The Arts Commission and Oceanside CA Cultural District

have been in conversation with the development team, and look to continue that goal and offer support in its process.

6. Do you anticipate any significant impacts from the project on current services and capacities at the library? If so please describe how this determination came to be in as much detail as possible.

   As with the other recent developments in the downtown area, the usage of the Library most likely will increase. The Civic Center Library sees around 18,000 visits monthly. Its Community Room is also in use, and we would expect to see an increase in its usage as well. The other 3 facilities and 3 related services provided in the project area, listed under questions 1 and 2, have varying numbers of visits or uses. We do not currently have resources that enable us to make specific determinations of project impacts on Library services and capacities. Some of this may be developed through or as a result of the Library Study.

7. Do you anticipate that project implementation would result in the need for physical additions to the library?

   As noted under Question 1, the Civic Center Library is within ten blocks, or 0.5 miles, of the NCTD project. The impact on that facility and its services could be evident following the building of the hotel, apartments and retail.

   Likewise, if community outreach regarding adult and family literacy and English as a Second Language services proves successful, it is possible there could be impact on the Library's Oceanside READS Learning Center. The Mobile Library facility and Home Delivery service in the area, both involving vehicles, could also see increased demand. All of these could result in the need for physical additions – to the City-owned structure of Civic Center Library, to the amount of current space leased for the Learning Center, and for the upkeep, replacement or expansion of the Mobile and Delivery vehicle operations.

   Pending work such as the completion of the Library Study, we do not have detailed analysis on needs for physical additions such as these that could result from the project.

April 12, 2021

c/o Sommer Vazquez Wall
Consulting & Design Project Assistant
Power Plus!
504 W Mission Ave Suite 208
Escondido, CA 92025

Request for Will Serve Letter: Tremont Street Project
Project Location: 195 South Tremont Street Oceanside, CA 92054

Dear Ms. Vasquez Wall:

Please be advised that subject to the limitations and conditions noted hereunder, Cox Communications television, information, and telecommunications facilities and services are/will be available to the referenced Project, and that:

(i) service facilities are presently available adjacent to or may be extended to the Project area;

(ii) once completed, said facilities will have sufficient capacity to service single, multi-family and or commercial occupancies;

(iii) any special requirements, facilities, or costs which will be necessary or required as a condition of the extension to the Project and connection of this Project to the service facilities will be outlined in the applicable Cox Communications Services And Access Agreement;

(iv) provision of facilities and services to the Project are subject to the terms and conditions of Cox's applicable Franchise and the Cox Services and Access Agreement;

(v) Cox is not required or obligated to commence extension of the service facilities to the Project until execution of the Cox Services and Access Agreement by both parties; and

(vi) provision and or extension of service facilities is subject to Cox Finance division approval based on the Project meeting Cox financial guidelines for plant extension and service provision, said guidelines determined in Cox's sole discretion.

(vii) This letter and offer to serve expire April 11, 2022.

I look forward to a further discussion of the project with you and the Toll Brothers development team.

Best regards and thank you,

Eric Spies
Senior Account Executive, Communities
O: 949.563.8249 | C: 949.372-1781
3415 Kashiwa Street Torrance, CA 90505

cc. Andrew Spousta, Toll Brothers

950 W WASHINGTON AV
Rm. 5700
ESCONDIDO, CA 92025

05/13/2021

Toll Brothers
23422 Mill Creek Dr Suit 105
Laguna Hills CA 92653
ATTN: Andrew Spousta

Re: NCTD Oceanside Project N Clementine St & Pier View Way

To Whom It May Concern:

This letter is written to confirm that the proposed project for NCTD Oceanside, in San Diego Ca, located in the vicinity of 200 N Tremont St, Oceanside Ca 92054, San Diego California, is within the Base Rate Area of the AT&T California serving area in the Oceanside Exchange. AT&T expects to be in a position to provide telephone service to applicants in the above-referenced development upon request in accordance with requirements of, and at the rates and charges specified in, its Tariffs that are on file with the California Public Utilities Commission.

This offer to provide service will terminate 24 months after the date of this letter unless both of the following first occur: 1) the developer enters into a written service agreement with AT&T; and, 2) the developer pays all charges as required by AT&T's Tariffs to pay.

If you have any questions I can be contacted on (714)478-6920.

Sincerely,

John Gardner

AT&T Engineer

CITY OF OCEANSIDE
WATER UTILITIES DEPARTMENT

April 7, 2021

Lynn Diaz
Civil Engineer, Processing Coordinator
Stantec Consulting Services Inc.
38 Technology Drive
Irvine, CA 92618-5312

RE: Proposed Mixed-Use Development
APNs: 14735024,15004601-07,15004617,
15004301-06,14719111, and 14719108
North County Transit District's Transit Center Redevelopment
WATER AND SEWER WILL SERVE LETTER REQUEST

Dear Ms. Diaz,

The City has received your email request dated March 31, 2021, regarding a water and sewer will serve letter from the City of Oceanside for a proposed mixed-use development of retail and residential units in the parcels listed above.

The City of Oceanside does not issue will serve letters. The project will be subject to an entitlement review process for approval by the Planning Commission or City Council. As part of this process, any off-site improvements to the City's water and sewer systems that are necessary to accommodate the proposed project must be identified and included as part of the development. Once the entitlement process is complete, the flow and capacity allowances will be set aside for the approved project.

Should you have any questions regarding this matter, please do not hesitate to contact Ibrahim Hassan at (760) 435-5857.

Sincerely,

Ibrahim Hassan
Assistant Engineer

CC: Cari Dale, Water Utilities Director
Lindsay Leahy, Principal Water Engineer
Mabel Uyeda, Senior Civil Engineer

Project # 300000439690

8/18/2021

Toll Brothers Apartment Living
Andrew Spousta
23422 Mill Creek Dr., Ste. 105
Laguna Hills, CA 92653

Dear Mr. Spousta:

Subject: NCTD OC Headquarters Redevelopment – S. Tremont & Seagaze Dr., Oceanside

In accordance with SDG&E "RULES FOR THE SALE OF ELECTRIC ENERGY" and "RULES OF THE SALE OF GAS", filed with and approved by the California Public Utilities Commission, gas and electric facilities can be made available to NCTD OC Headquarters Redevelopment – S. Tremont & Seagaze Dr., Oceanside

If purchaser is to pay any cost for the installation and/or extension of utility service, the costs will be calculated in conformance with our extension and service rules.

Evidence of financial arrangements for the installation of gas and electricity can be obtained from the developer and/or owner based on correspondence from SDG&E on this project.

Our ability to serve future projects in our service territory will depend on the supply of fuel and other essential materials available to us and on our obtaining government authorization to construct the facilities required.

Online Portal & Contact Information

Did you know you can access your Planner's contact information and track the progress of your project on the new SDG&E Builder Services Portal? Visit sdge.com/builder-portal and have your Project #: 300000439690 and Access Code: 132737.

We appreciate your business and hope you are very satisfied with our service. If I may be of further assistance or should you have any non-construction-related questions (easements, charges, etc.), please call me or your Project Support Coordinator at the number below. Our office hours are 7:00 a.m. to 4:00 p.m., Monday through Friday. For additional information, visit sdge.com/builder-services.

Sincerely,

Kim Donovan

Kim Donovan
760-739-7427