

## Sergio Madera

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**From:** Peter Lawrence <PLawrence@oceansideca.org>  
**Sent:** Tuesday, March 9, 2021 4:31 PM  
**To:** Kristen Garcia  
**Subject:** RE: Oceanside Info Request - Ocean KAMP  
**Attachments:** Ocean KAMP Info Response (Mar-21) signed.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Garcia, Please see the attached letter for the response by the Oceanside Fire Department to your questions.  
Pete Lawrence, Division Chief/Administration

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**From:** Kristen Garcia <KristenG@helixepi.com>  
**Sent:** Friday, March 5, 2021 11:39 AM  
**To:** Peter Lawrence <PLawrence@oceansideca.org>  
**Cc:** David Parsons <DParsons@oceansideca.org>  
**Subject:** RE: Oceanside Info Request - Ocean KAMP

**Warning: External Source**

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Thank you so much!

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**From:** Peter Lawrence <[PLawrence@oceansideca.org](mailto:PLawrence@oceansideca.org)>  
**Sent:** Friday, March 05, 2021 9:46 AM  
**To:** Kristen Garcia <[KristenG@helixepi.com](mailto:KristenG@helixepi.com)>  
**Cc:** David Parsons <[DParsons@oceansideca.org](mailto:DParsons@oceansideca.org)>  
**Subject:** RE: Oceanside Info Request - Ocean KAMP

Ms. Garcia.

We apologize for the delay in responding. We are working on the response and should have it to you by the middle of next week.

Pete Lawrence, Division Chief/Administration  
Oceanside Fire Department

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**From:** Kristen Garcia <[KristenG@helixepi.com](mailto:KristenG@helixepi.com)>  
**Sent:** Friday, February 12, 2021 4:54 PM  
**To:** Peter Lawrence <[PLawrence@oceansideca.org](mailto:PLawrence@oceansideca.org)>  
**Cc:** David Parsons <[DParsons@oceansideca.org](mailto:DParsons@oceansideca.org)>  
**Subject:** RE: Oceanside Info Request - Ocean KAMP

**Warning: External Source**

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Perfect, thank you!

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**From:** Peter Lawrence <[PLawrence@oceansideca.org](mailto:PLawrence@oceansideca.org)>  
**Sent:** Friday, February 12, 2021 2:39 PM

**To:** Kristen Garcia <[KristenG@helixepi.com](mailto:KristenG@helixepi.com)>  
**Cc:** David Parsons <[DParsons@oceansideca.org](mailto:DParsons@oceansideca.org)>  
**Subject:** RE: Oceanside Info Request - Ocean KAMP

Ms. Garcia. We are in receipt of your request. Chief Parsons and I will get together and review the material provided. However, it may not be that we will be able to meet your request for an information return by February 24<sup>th</sup>. Additionally, any questions relating to recycled water and waste would need to be referred to the Water Utilities Department for review and comment. The Fire Department has no jurisdiction over those items.

Pete Lawrence, Division Chief/Administration  
Oceanside Fire Department

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**From:** Kristen Garcia <[KristenG@helixepi.com](mailto:KristenG@helixepi.com)>  
**Sent:** Friday, February 12, 2021 12:25 PM  
**To:** David Parsons <[DParsons@oceansideca.org](mailto:DParsons@oceansideca.org)>; Peter Lawrence <[PLawrence@oceansideca.org](mailto:PLawrence@oceansideca.org)>  
**Subject:** Oceanside Info Request

**Warning: External Source**

Good afternoon,

I am currently working on environmental documents for a project located in the City of Oceanside and received your contact information from Shannon Vitale as a potential resource that may be able to answer some questions I have regarding the Oceanside Fire Department and other City facilities. Would you be able to provide guidance on any of these items? We are hoping to receive information by February 24, 2021.

- What is the existing response time for Fire Station 3 and Fire Station 7 of the Oceanside Fire Department?
- What is the existing ratio of Oceanside Fire Department personnel to Oceanside residents?
- What is the goal ratio of Oceanside Fire Department personnel to Oceanside residents?
- Would the project create the need for new personnel or facilities to adequately serve the site?
- Would recycled water be available to the project site through the Fallbrook outfall line in the near future?
- Would solid waste service for the project site be provided by Waste Management of North County?
- Where would non-diverted waste materials be hauled for a project at this location?

The project site encompasses approximately 92 acres plus a City parcel for a total of approximately 94.6 acres. The site is located north of Mission Avenue and State Route 76 (SR 76), immediately east of Foussat Road and west of Fireside Street.

The project was previously analyzed in the Pavilion at Oceanside EIR, which was certified by the City of Oceanside on November 19, 2008 (State Clearinghouse No. 2006111033). Since then, a new project application has been submitted with key features as summarized in the following Table.

**Table 1**  
**Comparison of the Certified EIR for The Pavilion at Oceanside and Proposed Ocean KAMP**

<b>ACTION/LAND USE TYPE</b>	<b>2008 CERTIFIED EIR (Reduced Project / Subarea Plan Alternative)</b>	<b>2020 PROPOSED PROJECT (PP)</b>	<b>DELTA BETWEEN 2008 AND 2020 PROJECTS</b>
<b>Parcel/Site Size</b>	92.3 acres PD notes that 1.95-acre City-owned parcel is "included"	94.6 acres (includes the 1.95-acre City-owned parcel located at the NE corner of	

<b>ACTION/LAND USE TYPE</b>	<b>2008 CERTIFIED EIR (Reduced Project / Subarea Plan Alternative)</b>	<b>2020 PROPOSED PROJECT (PP)</b>	<b>DELTA BETWEEN 2008 AND 2020 PROJECTS</b>
		the SR 76/Foussat Road intersection.	
<b>Demolition Required</b>	Yes, 4 structures	No, previously completed	
<b>Grading</b>	88.3 acres No cut. Approx 496,000 CY of fill, raising the site level.	Approximately 300,000 CY for final pads/finish grading	Approx. 300,000 additional CY
<b>Residential</b>	No – 0 Units	Northern and eastern site portions. Approx. 700 single family and multifamily units on 35 acres. Townhomes, condominiums, apartments and senior housing. Average density 25.5 du/ac (29 du/ac allowed under Mixed Use zoning, or 1,015 units)	+/-700 residential units with average density of 25.5 du/ac
<b>Commercial</b>	950,000 SF shopping center  Included retail shops, movie theater, health club, and restaurants.	Up to a 300-room hotel with associated facilities, a surf lagoon, and up to 134,000 SF of retail, medical, office, dining, fitness, etc. in 11 structures.	(815,600 SF)
<b>Structure Height</b>	Commercial -Structure height – low 22 feet (a kiosk) to an architectural tower of 80 feet on a 56-foot high structure (movie theatre), w/an average height of 36 feet. 50% of identified heights between 22 and 28 feet. 26% 40+ feet high.	Commercial – Minimum height 12 feet, maximum height 50 feet. Residential- Max height 50 feet.	Maximum commercial and residential heights 30 feet lower than 2008 commercial height
<b>On-site parking</b>	4,489 retail spaces  0 residential spaces	At maximum density, hotel and amenities would provide 1,055 retail spaces for vehicles, 106 spaces (53 long-term, 53 short term, includes 14 for hotel).  <i>Food/beverage - 1 per 250 SF</i>	3,434 fewer retail spaces than 2008

ACTION/LAND USE TYPE	2008 CERTIFIED EIR (Reduced Project / Subarea Plan Alternative)	2020 PROPOSED PROJECT (PP)	DELTA BETWEEN 2008 AND 2020 PROJECTS
		<p><i>Offices/business/prof</i> - 1 per 300 SF  <i>Restaurants and retail sales</i> – 1 per 250 SF  <i>Other commercial, rec, entertainment</i> - TBD</p> <p>Residential parking to include: (a) townhome attached garages, (b) condominium covered parking, (3) apartments common parking area, and (4) senior housing  Minimum 1,050 residential parking to maximum 1,400 residential spaces</p>	<p>Residential spaces – maximum potential +1,400 at 2 per unit.</p> <p>Total approx. 2,034 fewer spaces than 2008</p>
<b>Recreation</b>	0 acres	<p>Approx. 15 acres.  Hotel to include surf lagoon, pop-jet water feature in plaza, bike paths/trails, fitness opportunities</p> <p>Neighborhood parks to include swimming pool, clubhouse, outdoor seating, dining areas, tot lots.</p> <p>Private patios and/or balconies for townhomes, condominiums and apartments.</p>	<p>+approx. 15 acres of hotel amenities available to community residents, hotel guests and general public</p> <p>+ Private recreational amenities associated with residential uses</p>
<b>Landscaped Area</b>	18% of site	Approx. 14.7 % of site	Approx. -3.3 %
<b>BMPs</b>	Vegetated swale approx. 9,800 LF, total vegetated buffer approx. 31,850 SF	5 vegetated biofiltration basins with impermeable liners totaling 101,000 SF. Grass swales in residential area where there is available space.	+ approx. 91,000 SF swale

ACTION/LAND USE TYPE	2008 CERTIFIED EIR (Reduced Project / Subarea Plan Alternative)	2020 PROPOSED PROJECT (PP)	DELTA BETWEEN 2008 AND 2020 PROJECTS
<b>Non-vehicular travel</b>	Bus stop to accommodate up to 4 buses at one time east of the main pedestrian promenade. Pedestrian and bicycle routes throughout project with landscape and enhanced pavement treatments. Same treatments at internal intersections and at the central traffic circle to aid in cuing slower speeds for pedestrian activity. A broad landscaped connecting route along the Pala frontage just east of the Foussat Bridge linking existing bicycle levee trail with central portion of the shopping center. In addition, a bicycle and pedestrian linkage is also proposed to the east, to connect the terminus of Heritage Street. Bike racks.	Access to electric bikes and mobility hubs to encourage non-vehicular travel modes.  Trails/pathways connecting residential and commercial components, as well as off-site regional SLR River Trail. Paseos to connect residences and parks.  Internal streets to have sidewalk on one side minimum.	2020 PP identifies mobility hubs and electric bikes.  2008 bus stop is not in PP.
<b>City Discretionary Actions</b>	TM with 10 lots, Development Plan, 5 CUPs (movie theatre, heath club, 3 drive throughs), underground waiver request	TM with 16 lots – 9 for residential uses, Mixed Use Development Plan, future review of specific uses CUP for hotel	6 fewer lots than 2008 4 fewer CUPs Future review of specific uses

Please let me know if you have any questions.

Thank you,

**Kristen Garcia**  
Environmental Planner

**HELIX Environmental Planning, Inc.**  
7578 El Cajon Boulevard  
La Mesa, CA 91942  
619.462.1515 tel  
619.462.0552 fax  
[KristenG@helixepi.com](mailto:KristenG@helixepi.com)  
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# CITY OF OCEANSIDE

## FIRE DEPARTMENT

**RICK ROBINSON**  
FIRE CHIEF

March 10<sup>th</sup>, 2021

Kristen Garcia, Environmental Planner  
HELIX Environmental Planning, Inc.  
7578 El Cajon Boulevard  
La Mesa, CA 91942  
(sent via email to [KristenG@helixepi.com](mailto:KristenG@helixepi.com))

Reference: Oceanside Info Request - Ocean KAMP Project

Ms. Garcia,

On February 12<sup>th</sup> you sent an email request to the Fire Department concerning the above-mentioned project. In your email, you asked a series of questions of the Oceanside Fire Department. We have the following information to provide:

- **What is the existing response time for Fire Station 3 and Fire Station 7 of the Oceanside Fire Department?**

The proposed project site is primarily serviced by Fire Station 7 units. However, our second due station to your project location is actually Fire Station 1, located at 714 Pier View Way, and not Fire Station 3. We are assuming your question as to response time relates to responses to your project area and not Citywide. Since your project occupies a stretch of land that has not been occupied primarily by addressed locations, actual responses to your proposed project site are limited. However, we have analyzed our response time records from 2019-2021 for any nearby calls along Old Foussat Rd and have the following information to report:

The fastest response time was 5:34

The slowest response time was 10:23

The 90<sup>th</sup> percentile response time (the City's standard) was in excess of 7:17

Oceanside City Council policy 05-R0702-1 established a response time standard for the Fire Department of arriving on scene 5 minutes or less 90% of the time. This response time starts when the emergency call is received at the Fire Department Dispatch Center and ends when the unit arrives at the scene. For Quality Assurance, we have evaluated, and corrected when necessary, the response times listed above to ensure that if a unit arrived but failed to notify dispatch, the correct time is captured.

Please understand that these response times are NOT indicative of any response to the interior sections of your project, as all of our analyzed responses were to sections of Old Foussat between the San Luis Rey River and Hwy 76. This location equates to the outer edge of your proposed project site and not the interior sections. Response times to the interior of your project site will be significantly LONGER than are outlined here. Additionally, please understand

that concurrent emergencies, fleet maintenance and required time spent in training all impact the ability of our units to be available for responses to your proposed development. On average, our fire apparatus are committed to existing emergency responses or otherwise unavailable for responses approximately 15-25 % of every shift. Therefore, the closest fire station may not have any units available to respond to an emergency within your project area when a need arises. Planning for your project will need to account for this situation.

For example, the Fire Engines in the stations surrounding your proposed project site are all operating at or above the High Workload classification and the Paramedic Ambulances are all operating in the Very High workload classification as identified by the Tri-Data Corporation study of Fire and EMS responses in the City (2012). The total annual call volume of the closest units to the proposed project site are as follows:

Unit	Annual Calls	Workload Classification
Engine 217	2595	High
Engine 211	3321	Very High
Engine 213	2860	High
Rescue Amb 217	3520	Very High
Rescue Amb 211	3604	Very High
Rescue Amb 216	3143	Very High

The definition of each workload classification is shown here (from *Fire Service and Resource Deployment Analysis*, Tri-Data Corporation, April 2012, available from the City of Oceanside):

**High Workload** (2,000-2,999 responses/yr) – Additional overlap of calls will likely occur; however, stations/units will probably be available for emergency response. Stations/units must be located with significant overlap to achieve stated travel time objectives established by the community.

**Very High Workload** (3,000-3,999 responses/yr) – Overlapping calls occur daily, usually during peak demand periods, and working incidents are frequent. The closest station/unit may not be available, thus requiring the response of adjacent stations/units. Stations/units must be located with the significant overlap to achieve stated travel time objectives established by the community.

- **What is the existing ratio of Oceanside Fire Department personnel to Oceanside residents?**

Currently, there is a minimum of 41 Fire/EMS personnel and six (weekdays)/eight (weekend) Lifeguard personnel on duty daily in the City of Oceanside. Using the City's estimated 2020 population of 175,710, this provides a current ratio of one Fire/EMS responder per every 4,286 residents and one lifeguard per every 29,285 residents on weekdays and one lifeguard per every 21,964 residents on weekends.

- **What is the goal ratio of Oceanside Fire Department personnel to Oceanside residents?**

The Oceanside Fire Department does not utilize a ratio of Firefighters or Lifeguards to residents when determining the impact of new development. Additionally, the City is in the process of forming a Community Facilities District (CFD) for Public Safety (Police and Fire) in order to provide annual funding from certain types of developments to maintain existing service levels. The proposed project components that meet the adopted definitions outlined in the CFD will be subject to an annual fee in order to allow the City to maintain existing service levels. This fee is on top of any specific Fire Prevention, Operations or Lifeguard requirements, impact fees, in lieu fees, permits or other financial impacts levied by the City on the project.

- **Would the project create the need for new personnel or facilities to adequately serve the site?**

Yes. It is expected that a development of the size and complexity being proposed will have an impact on the provision of Fire Department services. The precise impact will not be known until our Department has had a chance to review the specific development plans for the site. As of the last developers conference that was attended by Community Risk Reduction Division Chief David Parsons (Fire Marshal), the proposal included a large surf pool, a resort hotel with cabins, and commercial/retail buildings. It is understood by your email that the proposal also includes up to 700 residential units in a future phase. The size, number and type of occupancies proposed will create an additional workload of unknown impact across multiple Divisions within the Oceanside Fire Department. In addition, the surf pool will require lifeguard staffing as determined by state and local code. At the meeting detailed above, the fire department broached the subject of a joint use lifeguard position, and applicant representatives stated a desire to explore this item for mutual benefit.

As outlined in the initial question on response times, all of the units surrounding the proposed project site are already operating at or above the High Workload threshold. Therefore, the addition of the proposed project facilities, workers, visitors and residents will add call volume to an already over-burdened Fire, EMS and Lifeguard response system. It is expected that additional facilities, apparatus and/or personnel will be needed to support this proposed project and the workload impacts it will create.

- **Would recycled water be available to the project site through the Fallbrook outfall line in the near future?**

As identified in our initial email response of February 12<sup>th</sup>, all questions relating to water or waste services will need to be directed to the Water Utilities Department as the Fire Department is not responsible for any of these services.

- **Would solid waste service for the project site be provided by Waste Management of North County?**

As identified in our initial email response of February 12<sup>th</sup>, all questions relating to water or waste services will need to be directed to the Water Utilities Department as the Fire Department is not responsible for any of these services.

- **Where would non-diverted waste materials be hauled for a project at this location?**

As identified in our initial email response of February 12<sup>th</sup>, all questions relating to water or waste services will need to be directed to the Water Utilities Department as the Fire Department is not responsible for any of these services.

Should you have any questions or need additional information, please contact me at [Plawrence@oceansideca.org](mailto:Plawrence@oceansideca.org) (760.435.4086) or Division Chief David Parsons (Fire Marshal/Community Risk Reduction) at [DParsons@oceansideca.org](mailto:DParsons@oceansideca.org) (760.435.4101).

Respectfully,

A handwritten signature in blue ink, appearing to read "Peter H. Lawrence". The signature is fluid and cursive, with a large initial "P" and "L".

Peter H. Lawrence, Division Chief/Fire Administration

Cc: Rick Robinson, Fire Chief  
David Parsons, Division Chief  
Jonathan Borrego, Deputy City Manager, Development Services