



NOTICE OF PREPARATION

City of Oceanside, California

Date: January 19, 2024

To: California Office of Planning and Research
Responsible and Trustee Agencies
County Clerk
Other Interested Parties

Subject: Notice of Preparation of a Program Environmental Impact Report (PEIR)

Project: Pier View Way Bridge & Lifeguard Headquarters and Beachfront Phase II Project

Lead Agency/Applicant: City of Oceanside

Pursuant to Section 15082(a) of the California Environmental Quality Act (1970) (CEQA), the City of Oceanside will be the lead agency and will require preparation of a Programmatic Environmental Impact Report (PEIR) for the Pier View Way Bridge & Lifeguard Headquarters and Beachfront Phase II Projects (Project), which is described below. Consistent with your agency's statutory authority, the City of Oceanside requests input regarding the scope and content of the PEIR. The City of Oceanside has concluded that the project could result in potentially significant environmental impacts, and therefore an EIR is required. The project description and location are included herein.

Pursuant to Section 15103 of the CEQA Guidelines, response must be sent at the earliest date and received by our agency no later than thirty (30) days after receipt of this notice. Should you have any questions regarding the project please contact Shannon Vitale, Senior Planner at (760) 435-3927 or svitale@oceansideca.org. Please mail or email your written response by February 19, 2024 to the following:

Development Services Department
Attn: Shannon Vitale, Senior Planner
300 North Coast Highway
Oceanside, California 92054
E-mail: SVitale@oceansideca.org

City/County Location: City of Oceanside/County of San Diego

Project Location: The proposed project is in coastal downtown Oceanside and encompasses existing civic structures and facilities in the vicinity of the Oceanside Municipal Pier and pier plaza area; south of Civic Center Drive, north of Seagaze Drive, west of Pacific Street, and east of the Pacific Ocean. Refer to Figure 1, Project Location, and Figure 2, Project Site.

Project Description: The Project consists of specific proposed improvements to the Pier View Way Bridge & Lifeguard Headquarters including the new Lifeguard Service Facility, the Junior Seau Beach Community Center, and the Junior Seau Amphitheater/Bandshell, along with improvements to the pier plaza and public spaces in between. Conceptual design options for Parking Lot #30, also

known as Betty's Lot include built elements atop the existing surface parking lot to support a new beachfront park, community recreation classrooms, and a terraced park with multi-purpose landscaping and ramped paths, are also included as part of proposed improvements. There is a well-established relationship between these four City facilities as they are connected both physically and operationally, and those interrelationships will be an integral part of the analysis and documentation. The PEIR will provide the City with a framework under which the Proposed Project can be planned, designed, advertised, and constructed (individually, collectively, or in combinations) with the needed implementation flexibility based on tiering off the PEIR.

Due to the range of improvements associated with the Proposed Project, the PEIR will include analysis of three alternative scenarios. The potential alternative scenarios include:

- Alternative 1 - Pier View Way Bridge and Lifeguard Headquarters including Lifeguard Service Facility, with the Junior Seau Beach Community Center, Amphitheater and Bandshell, and plaza area. Each of the above listed elements would be described/addressed at a Project-Level (i.e., with adequate detail to present an informed evaluation);
- Alternative 2 - Includes all elements of Alternative 1 along with development of Betty's Lot addressed at a Program-Level wherein specific project details would not be defined. Rather, the potential for environmental impacts associated with conceptual development of the Betty's Lot site would be disclosed and additional analysis would be required in a subsequent CEQA document that would be prepared once project-level details are known.
- Alternative 3 - No Build Alternative. The third alternative scenario assumes that none of the project elements (project- and programmatic-level) would be constructed.

Potential Environmental Effects: Pursuant to Section 15060(d) of the CEQA Guidelines, the project may potentially result in significant impacts related to aesthetics, air quality, cultural resources, geology/soils, greenhouse gas emissions, hydrology/water quality, noise, public services, recreation, transportation, tribal cultural resources, and utilities/service systems. A PEIR will be prepared to evaluate the proposed project's potential impacts on the environment, outline mitigation measures, and analyze potential project alternatives.

PUBLIC SCOPING MEETING

The City of Oceanside will hold a public scoping meeting to solicit information and comment regarding the content and scope of the Draft PEIR. This scoping meeting will take place on **Wednesday, February 7, 2024, from 6:00 p.m. to 8:00 p.m. at the El Corazon Event Center, 3306 Senior Center Drive, Oceanside, CA 92056**. The meeting format will consist of a brief project presentation followed by an open house style format during which resource experts and city staff will be available for discussions with the public. Please note that the goal of the public scoping meeting is to solicit feedback on the scope of the environmental analysis – specific details concerning environmental impacts to be presented in the PEIR will not be provided. All public agencies, organizations, and interested parties – including nearby residents and business owners – are encouraged to attend and participate in this meeting.

Entitlement application materials for this project have been submitted to the City and are currently under review by staff. These materials are available for public review either at the City or on the City's eTrakit website (<https://crw.cityofoceanside.com/etrakit3/>) under project number RD23-00007.

Signature: _____

Date: January 19, 2024

Attachments: Project Location
Project Site