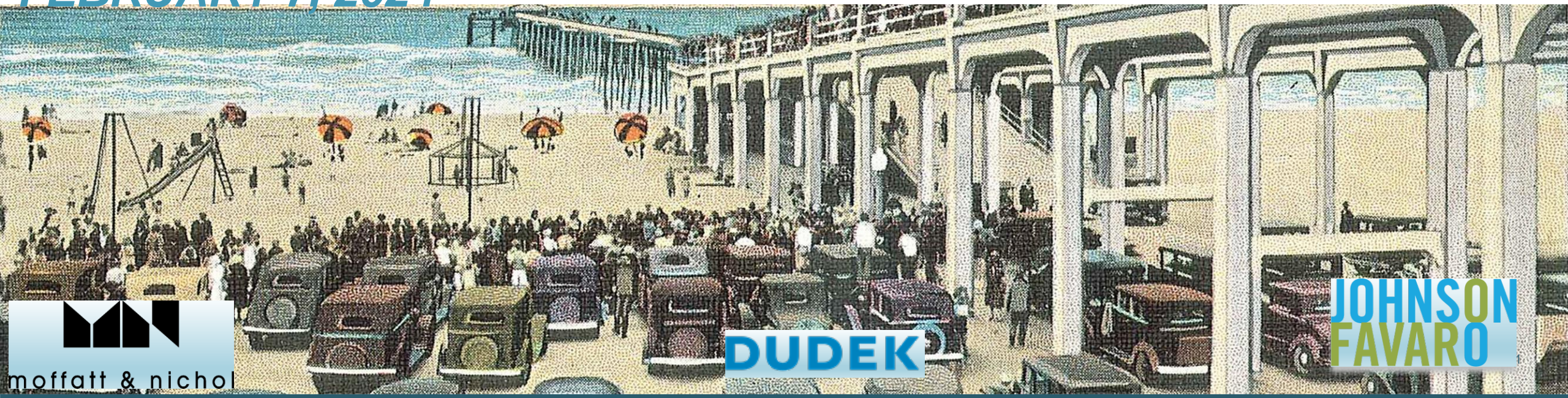


# PIER VIEW WAY BRIDGE & LIFEGUARD HEADQUARTERS AND BEACHFRONT PHASE II PROJECTS



## *PROGRAMMATIC EIR NOTICE OF PREPARATION MEETING*

*FEBRUARY 7, 2024*



# NOP Scoping Meeting

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- **Purpose of Scoping Meeting**
  - **Engage and Obtain Your Input on the Scope of the Programmatic Environmental Impact Report (PEIR)**
  - **Provide Overview of the Project and Goals**
  - **Describe the Environmental Review Process**

# NOP Scoping Meeting

## Background

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- The “Oceanside Waterfront Vision Plan” (2007)
  - Established need to enhance the waterfront and area surrounding Oceanside Municipal Pier
- Recently Completed Projects Include:
  - Reconstruction of the Breakwater and Sportsfisher Restrooms (2014-2015)
  - Reconstruction of the Tyson Street Restroom (2019-2020)
  - Beachfront Improvement Phase I Project (2020-2022)

# NOP Scoping Meeting

## Background

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- Recent Key City Council Project Actions
  - May 2020: Beachfront Improvement Feasibility Study Phase II - Authorized
  - March 2021: Pier View Way Bridge & Lifeguard Headquarters Project Phase 1 (Schematic Design) - Authorized
  - October 2022: Beachfront Improvement Feasibility Study Phase II - Approved
  - August 2023: Pier Bridge & Lifeguard Headquarters Phase 1 - Approved; Phase 2 (Preliminary Design/ Environmental Review) - Authorized
  - October 2023: Beachfront Improvement Phase II (Preliminary Design/ Environmental Review) - Authorized

# NOP Scoping Meeting

## Project Goals

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- Address aging and deteriorating public facilities through restoration, replacement, or in-kind reconstruction
- Preservation and enhancement of local “landmarks”
- Address and enhance the facilities for the Lifeguard Service’s current and future life safety & water-dependent operational needs
- Improve Americans with Disabilities Act (ADA) access
- Increase the utility of public space resources for community events, community center programming, recreation, and beachfront enjoyment
- Provide new and enhanced public amenities
- Consolidate and improve utility infrastructure for increased efficiency and future maintenance

# BEACHFRONT PHASE II PROJECTS

## JUNIOR SEAU BEACH COMMUNITY CENTER

### Key Project Components and Considerations:

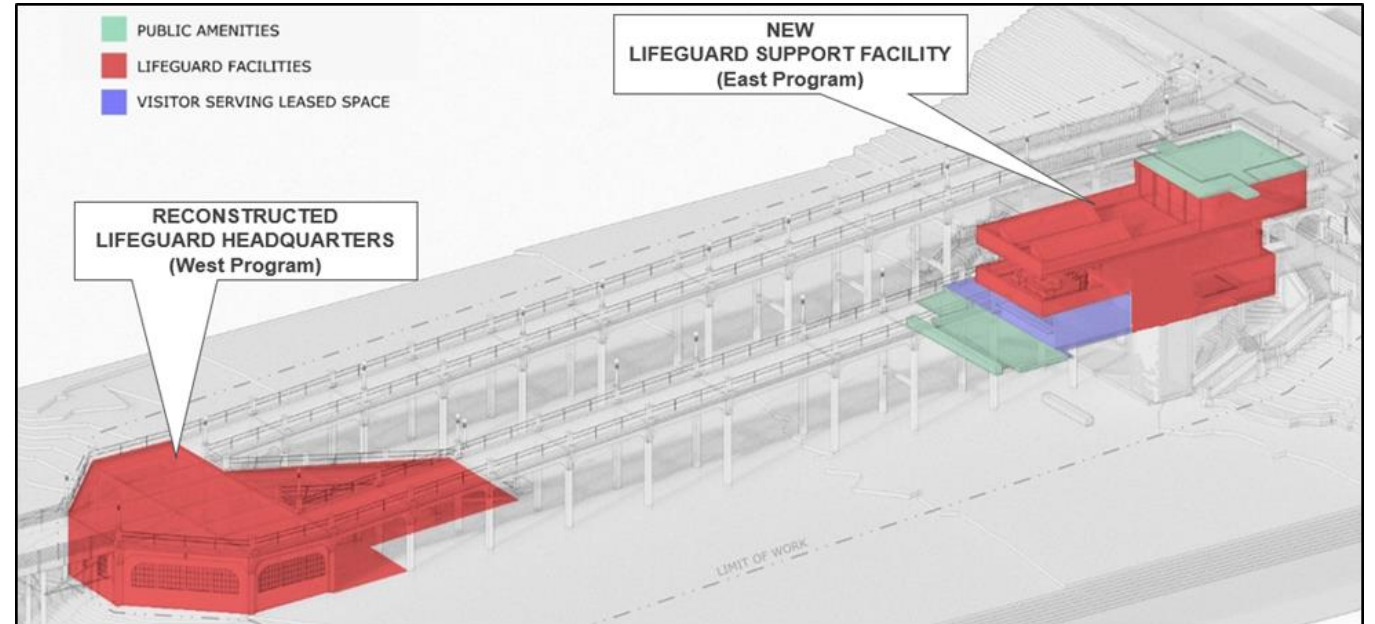
- ADA access improvements
- Interior/exterior renovations/improvements
- New/improved plaza area
- No structural changes/No additional floor area



# PIER VIEW WAY BRIDGE & LIFEGUARD HEADQUARTERS

## Key Project Components and Considerations:

- Address deteriorating structure condition
- Assess local historical significance
- Lifeguard Service operational needs (current and future)
- Sea level rise resilience
- ADA access
- Public & Visitor-serving use
- California Coastal Commission coordination
- Collaboration with Beachfront Projects



# BEACHFRONT PHASE II PROJECTS

## JUNIOR SEAU AMPHITHEATER & BANDSHELL

### Key Project Components and Considerations:

- ADA access improvements
- Replace/Reconstruct stepped seating (Amphitheater)
- Increased seating and aisle width
- Improved sight lines
- Replace/Reconstruct Bandshell
- Improved electrical, lighting, and audio/visual (Bandshell)



# BEACHFRONT PHASE II PROJECTS

## PARKING LOT #30 (BETTY'S LOT)

### Conceptual Design Project Components:

- Beachfront Park/Recreation facilities
- Community recreation/classrooms
- Multi-Purpose landscaped and ramped paths
- Maintain public parking



# NOP Scoping Meeting

## CEQA Analysis/Documentation

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- Engage the public in the planning process
- Formal Initiation of the CEQA Analysis/Documentation Process
- PEIR Key Process/Content Components
  - Analyze the range of actions, mitigation measures and potential significant effects to be analyzed consistent with the alternatives presented in the NOP
  - Informational document that is prepared when a fair argument can be made that significant effects may occur
  - PEIR typically evaluate effects of broad proposals where **project-level** information is not yet known
  - Potential future development of Parking Lot #30 (Betty's Lot) to be evaluated at **program-level**
    - *Additional CEQA review will be required **if** a design is formally selected & **if** the City decides to advance the Project further*

# NOP Scoping Meeting

## Contents of PEIR

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- Detailed project description
- Discussion of existing conditions and regulatory setting
- Analysis of potential impacts to the environment
- Mitigation measures to compensate for any significant impacts
- Analysis of other CEQA mandated issues
  - Cumulative effects
  - Growth inducement
- Analysis/discussion of alternatives

# NOP Scoping Meeting

## Contents of PEIR

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- Analysis/discussion of alternatives
  - Alternative 1 - Pier View Way Bridge and Lifeguard Headquarters including Lifeguard Service Facility, with the Junior Seau Beach Community Center, Amphitheater and Bandshell, and pier plaza area. Each of the above listed elements would be described/addressed at a Project-Level
  - 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

# NOP Scoping Meeting

## Environmental Review Process – CEQA Technical Disciplines

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Aesthetics

Agriculture / Forestry Resources

Air Quality

Biological Resources

Cultural Resources

Energy

Geology/Soils

Greenhouse Gas Emissions

Hazards and Hazardous Materials

Hydrology/Water Quality

Land Use / Planning

Mineral Resources

Noise

Population / Housing

Public Services

Recreation

Transportation

Tribal Cultural Resources

Utilities / Service Systems

Wildfire

# NOP Scoping Meeting

## California Environmental Quality Act (CEQA)

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### Purpose and Objectives

- Inform the public and decision makers about the project and potential environmental impacts
- Provide an opportunity for the public and local/state/federal agencies to comment on the environmental issues
- Identify feasible ways to avoid or reduce environmental impacts
- Consider alternatives that reduce or avoid impacts
- Disclose significant and unavoidable impacts

# NOP Scoping Meeting

## The PEIR Process



# NOP Scoping Meeting

## Submission of Comments on PEIR

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- Hand in previously prepared written comments tonight
- Use written comment sheets provided and turn them in tonight
- Mail or email written comments (see address/email provided below)
- All comments must be received by **February 19, 2024**
- Send written comments via mail or email to:

City of Oceanside  
Development Services Department  
Attn: Shannon Vitale, Senior Planner  
300 North Coast Highway  
Oceanside, California 92054  
Email: [Svitale@oceansideca.org](mailto:Svitale@oceansideca.org)



# Project Manager

## For additional questions on the Pier Bridge and Beachfront Projects

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City of Oceanside  
Development Services Department  
Engineering – CIP  
Attn: Darra Woods, Senior Civil Engineer  
300 North Coast Highway  
Oceanside, California 92054  
Email: [Dwoods@oceansideca.org](mailto:Dwoods@oceansideca.org)  
Phone: 760-435-5094

