NOTICE OF AVAILABILITY OF DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT

City of Oceanside

Subject: CEQA24-00001; DEVELOPMENT PLAN RD23-00007; COASTAL PERMIT RRP23-00004; SCH NO. 2024010611. The Pier View Way Bridges and Lifeguard Headquarters and Beachfront Phase II Project (Project or Proposed Project) is located in the City of Oceanside (City), California. The Project consists of four City owned facilities including, the Pier View Way Bridges (Pier Bridges) and Lifeguard Headquarters, the Junior Seau Beach Community Center (JSBCC), the Junior Seau Amphitheater/Bandshell, and Parking Lot #30 (Betty's Lot).The Project site, including each of the project site features, is located on the west side of N. Pacific Street along the Pacific Ocean and Oceanside City Beach between Civic Center Drive and Parking Lot #28 to the north and Seagaze Dr to the south. The Oceanside Municipal Pier (wooden portion) is directly to the west of the project site, connected by the Pier Bridges.

The Project consists of proposed improvements to the Pier Bridges and Lifeguard Headquarters, the JSBCC, and the Junior Seau Amphitheatre/Bandshell, along with improvements to the pier plaza and public spaces in between. Conceptual design options for 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. Due to the range of improvements associated with the Proposed Project, the Draft Program Environmental Impact Report (DEIR) has analyzed three alternative scenarios: (1) Alternative 1 - Pier View Way Bridges, Lifeguard Headquarters, Lifeguard Support Facilities, and Community Plaza Area; (2) Alternative 2 includes all the Alternative 1 components along with development of Betty's Lot; and (3) Alternative 3 - No Project Alternative.

NOTICE IS HEREBY GIVEN that the City of Oceanside has prepared a DEIR for the subject project. The DEIR identifies that the Proposed Project would result in impacts mitigated to less than significant levels related to: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. The City's decision to prepare a DEIR should not be construed as a recommendation of either approval or denial of this project. The DEIR public review period is from Thursday, November 20, 2025 – Friday, January 9, 2026. The City invites members of the general public, stakeholders, and agencies to review and comment on this environmental documentation.

Copies of the DEIR and supporting documents are available for public review and comment on the City of Oceanside website: https://www.ci.oceanside.ca.us/government/development-services/planning/environmental-documents-cega; the City of Oceanside Development Services Department located in the Civic Center at 300 North Coast Highway; the City of Oceanside Main Library located at 330 North Coast Highway, or the City of Oceanside Mission Branch Library located at 3861-B Mission Avenue. Please direct any questions or comments regarding the DEIR to Kymberly Corbin, P.E., Senior Civil Engineer at the City of Oceanside's Development Services Department, 300 North Coast Highway, Oceanside, CA, 92054, at (760) 435-3534 or by email to KCorbin@oceansideca.org.

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