Appendix A-2
Notice of Preparation Comments

NATIVE AMERICAN HERITAGE COMMISSION

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January 26, 2024

Shannon Vitale
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

Re: 2024010611, Pier View Way Bridge & Lifeguard Headquarters and Beachfront Phase II Project, San Diego County

Dear Ms. Vitale:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- **a.** A brief description of the project.
- **b.** The lead agency contact information.
- **c.** Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- **d.** A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- **a.** For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- **a.** Alternatives to the project.
- **b.** Recommended mitigation measures.
- **c.** Significant effects. (Pub. Resources Code §21080.3.2 (a)).

4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:

- **a.** Type of environmental review necessary.
- **b.** Significance of the tribal cultural resources.
- **c.** Significance of the project's impacts on tribal cultural resources.
- **d.** If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- **a.** Whether the proposed project has a significant impact on an identified tribal cultural resource.
- **b.** Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:

a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or

b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

a. Avoidance and preservation of the resources in place, including, but not limited to:

i. Planning and construction to avoid the resources and protect the cultural and natural context.

ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:

i. Protecting the cultural character and integrity of the resource.

ii. Protecting the traditional use of the resource.

iii. Protecting the confidentiality of the resource.

c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.

d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).

e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).

f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:

a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.

b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.

c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf.

Some of SB 18's provisions include:

1. Tribal Consultation: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. No Statutory Time Limit on SB 18 Tribal Consultation. There is no statutory time limit on SB 18 tribal consultation.
3. Confidentiality: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. Conclusion of SB 18 Tribal Consultation: Consultation should be concluded at the point in which:
    a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
    b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: http://nahc.ca.gov/resources/forms/.

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (https://ohp.parks.ca.gov/?page_id=30331) for an archaeological records search. The records search will determine:
    a. If part or all of the APE has been previously surveyed for cultural resources.
    b. If any known cultural resources have already been recorded on or adjacent to the APE.
    c. If the probability is low, moderate, or high that cultural resources are located in the APE.
    d. If a survey is required to determine whether previously unrecorded cultural resources are present.

2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
    a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
    b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
   a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
   b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.

4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
   a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
   b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
   c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Pricilla.Torres-Fuentes@nahc.ca.gov.

Sincerely,

Pricilla Torres-Fuentes

Pricilla Torres-Fuentes
Cultural Resources Analyst

cc: State Clearinghouse

San Diego County Archaeological Society, Inc.

Environmental Review Committee

13 February 2024

To: Ms. Shannon Vitale, Senior Planner
Development Services Department
City of Oceanside
300 North Coast Highway
Oceanside, California 92054

Subject: Notice of Preparation of a Draft Environmental Impact Report
Pier View Way Bridge & Lifeguard Headquarters and Beachfront Phase II

Dear Ms. Vitale:

Thank you for the Notice of Preparation for the subject project, which was received by this Society last month.

We are pleased to note the inclusion of cultural resources in the list of subject areas to be addressed in the DEIR and look forward to reviewing it during the upcoming public comment period. To that end, please include us in notification of the public review of the DEIR and ensure availability of a copy of the cultural resources technical report(s) that has been edited for public distribution.

SDCAS appreciates being included in the environmental review process for this project.

Sincerely,

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File

P.O. Box 81106 San Diego, CA 92138-1106 (858) 538-0935

California Department of Transportation

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February 20, 2024

11-SD-5
PM R53.219
Pier View Way Bridge
NOP/SCH#2024010611

Ms. Shannon Vitale
Senior Planner
City of Oceanside
300 N. Coast Highway
Oceanside, CA 92054

Dear Ms. Vitale:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Notice of Preparation (NOP) of the Draft Environmental Impact Report (EIR) for the Pier View Way Bridge, Lifeguard Headquarters and Beachfront Phase II project located near Interstate 5 (I-5) and in Oceanside. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the City of Oceanside in areas where the City and Caltrans have joint jurisdiction to improve the transportation network and connections

between various modes of travel, with the goal of improving the experience of those who use the transportation system.

Caltrans has the following comments:

Traffic Impact Study

- A Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS) should be provided for this project. Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.[1]
- The TIS may also need to identify the proposed project's near-term and long-term safety or operational issues, on or adjacent any existing or proposed State facilities.
- Please provide Local Mobility Analysis.

Complete Streets and Mobility Network

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation network. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation network.

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the City to evaluate potential Complete Streets projects.

Bicycle, pedestrian, and public transit access during construction is important. Mitigation to maintain bicycle, pedestrian, and public transit access during construction is in accordance with Caltrans' goals and policies.

Land Use and Smart Growth

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local

[1] California Governor's Office of Planning and Research (OPR) 2018. "Technical Advisory on Evaluating Transportation Impacts in CEQA." https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies.

The City should continue to coordinate with Caltrans to implement necessary improvements at intersections and interchanges where the agencies have joint jurisdiction.

Environmental

Caltrans welcomes the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA), as we have some discretionary authority of a portion of the project that is in Caltrans' R/W through the form of an encroachment permit process. Please indicate our status as a Responsible Agency for the Final Environmental Document. We look forward to the coordination of our efforts to ensure that Caltrans can adopt the alternative and/or mitigation measure for our R/W. We would appreciate meeting with you to discuss the elements of the Environmental Document that Caltrans will use for our subsequent environmental compliance.

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project that include the work in Caltrans' R/W, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, CEQA determination or exemption. The supporting documents must address all environmental impacts within the Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

We recommend that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans R/W that includes impacts to the natural environment, infrastructure (highways/roadways/on- and off-ramps) and appurtenant features (lighting/signs/guardrail/slopes). Caltrans is interested in the analysis for any work identified in Caltrans R/W and any additional mitigation measures identified for the Final Environmental Document.

Sustainability

Caltrans recommends collaboration between our agency and the City of Oceanside on the proposed transportation related topics including adaptation strategies to help improve the City's resilience to potential climate change impacts and strategies to

reduce vehicle miles traveled (VMT), and off-road and on-road greenhouse gas (GHG) emissions.

Caltrans recognizes that transportation is a leading contributor to GHG emissions in the region and is dedicated to reducing and mitigating transportation related emissions.

We recommend working with Caltrans on determining the preventative strategies the Caltrans can take to keep roadways operational and ensure their longevity against climate stressors such as increased temperatures, changes in precipitation patterns, wildfire, and flooding. Caltrans recognizes the central role that transportation planning plays in safety and ensuring that when these natural hazards do occur, citizens have a reliable evacuation route.

Right-of-Way

- Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.
- Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or emailing D11.Permits@dot.ca.gov or by visiting the website at https://dot.ca.gov/programs/traffic-operations/ep. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions or concerns, please contact Mark McCumsey, LDR Coordinator, at (619) 985-4957 or by e-mail sent to Mark.McCumsey@dot.ca.gov.

Sincerely,

Kimberly D. Dodson

KIMBERLY D. DODSON, G.I.S.P.
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IN REGARDING:

BEACHFRONT IMPROVEMENT PHASE TWO
PIER VIEW WAY BRIDGE
LIFEGUARD HEADQUARTERS PROJECT
PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT
PROJECT SCOPING MEETING

Transcript of
PUBLIC MEETING

Taken on
FEBRUARY 7, 2024

Reported By:
GIDGETTE NIEVES,
WORDS COURT REPORTING

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Beachfront Improvement Phase Two

PIER View Way Bridge

Lifeguard Headquarters project

Programmatic Environmental Impact Report

Project scoping meeting

February 7, 2024

Transcription By: Gidgette Nieves, CSR No. 10142

OCEANSIDE, CALIFORNIA, FEBRUARY 7, 2024

DARA WOODS: Dara Woods project manager for the beachfront improvement phase two and PIER View Way Bridge and Lifeguard Headquarters project.

Thank you all for attending tonight for a Programmatic Environmental Impact Report Project scoping meeting.

Before we start, if there is a need for any translation services, we do have staff in the back that can help with that, so raise your hand, if anyone needs that, they're back there.

And with that tonight we have a brief presentation, which will go into more information on the project background in CEQA. And after which we're going to transition to more an open house style format where we have several stations with city and consultant staff available to answer any questions on various topics and gather your feedback, which is a very important part of the process.

We also have a stenographer available that can record your comments, if you choose, as well as comment cards at the various different stations, and a comment card collection at the back of the room.

We also -- I think when you came in, if you would like to become part of an interested parties e-mail list, I think you asked about that as well.

Real Quick. Tonight we have team members and

attendance of City's Oceanside Staff Development Services Department, myself Dara Wood, the project manager. We also have representatives from our engineering and planning division.

We also have our Pier View Way Bridge, headquarters consultant team, which includes staff from Moffatt Nichol, Dudek, Brian T and Cukin Schmidt as well as Johnson Fall brook who is our consultant team for the Beachfront Improvement Phase II project.

And real quick again, we'll go into this. But just want to let you know you've seen these various different stations. We have different stations with different topics, who actually go through a presentation. If you'd like to go to any of those invite comments of a specific topic, we have staff available.

And with that all I'll just defer to our consultant Jason Reynolds from Dudek who is going to go through our presentation. And afterwards I'll round table with you and then we'll go to our open house stats. So thank you.

JASON REYNOLDS: Thank you, Everybody. Thank you for coming. My name is Jason Reynolds, I work for Dudek. We're the environmental consultant helping the city with the environmental approval process. Maybe you've heard of the California Environmental Quality Act, or CEQA, that's the basis for the analysis of application. The presentation will go over that for you guys.

So the purpose of the meeting is to solicit your input to present the project as a started initiation of environmental analysis. We're going to be preparing the program EIR that covers the whole suite of improvements proposed as part of the useful pier area, community center, amphitheater bandshell and Lot Number 30 Betty's Lot.

The main message is to -- I will help you -- I will go through the project goals and understandings. The -- excuse me -- go over an overview of project and goals. I will also describe the environmental view process and again give us information to help you inform your review and decision, your inputs on the project.

So from a background perspective, the genesis of this is from the City's vision plan from 2007, which really set the foundation and the city's investment in these resources, really wanting to enhance and make sure that they continue to be available as part of the valuable assets that the city has and also for your use and for your enjoyment.

There has been some accomplishments already. The three bullets you see at the bottom are projects that have been completed as part of that vision plan, so there's a good level of effort, and this a continuation of those efforts.

So from a background perspective the city council

and city staff have been working diligently through their contractual programs to bring on expertise and consultants to help evaluate and conduct analysis of the proposed improvements that are before you today. There has been two feasibility studies that have been completed that are currently authorized and that's why we're here to help you understand the project and to solicit the improvements that have been defined under that program -- one of those programs.

So the project goals involve really working to enhance, restore, rebuild and/or reconstruct as necessary the suite of improvements that the facilities need.

The coastal environment areas there is a definite need to upgrade and maintain those resources as they age and also to make sure that they are addressing current accessibility components.

Another really important point is that the life guard facility services, both from a safety perspective as well as from a water dependent operational use perspective continue to expand and so their continued use and ability to perform those services is also an interval part of this project. We will definitely look to enhance access from ADA, access perspective program. The other thing that the project goals and is to really utilize, make sure the utility of these features is maximized that the enjoyment

factors and the public enjoyment and utilization of them is maximized.

So I'm going to discuss the four key elements of the project, working from north to south. The first being the Junior Seau Beach Community Center. This is an asset that has been in place for a long time. The city's plans are to improve the existing facility, no expansion, no modification, no change to the footprint or the interior features, but to restore and enhance. There were some proposed ADA access improvements surrounding the facility, but otherwise the project, the facility itself will be retained in its current footprint and overall structure with the improvement you see in some those bullets there.

There was also a component to make sure that the plaza connection to the south of the community center is also improved.

The Peir View Way Bridge and Lifeguard Headquarters is next piece.

The PEIR Ridge itself, the concrete portion only is in need of structural improvement. It's approaching 100 years old, and for its longevity, the need to restore or reconstruct or rehabilitate has been identified.

The other thing that's an interval part, which you heard me mention before is the lifeguard services, they currently have their headquarters in the western most

portion of the concrete bridge and those facilities are critical. They provide very important line of site and safety components, but the Lifeguards are also identified a program needs where their facility and their service needs are expanding. So an enhancement to their facilities is also part of this project.

The junior Seau Amphitheater and Bandshell is the next piece. The bandshell itself -- excuse me -- the amphitheater itself is in need of reconstruction. Especially when you think about the utility, functionality, and accessibility perspective aisled with proper seating, access, additional facilities and then support the amphitheater in jubization (phonetic/sic).

And then the bandshell it's a venue for entertainment, for events, but it's in need of restoration or repair or replacement as well. One of the most important things is to make sure that they can function and serve as an event center so there is the need obviously to upgrade audio, visual, electrical components so that's of that project as well.

And then finally, Betty's Lot has been included at the conceptual level. The idea of potential for an opportunity to enhance the functionality of Betty's Lot has been identified as part of the feasibility study conducted as part of the Beachfront Facility's project. The one

thing that's obviously of paramount importance is to maintain parking, that's a key. But the idea of potentially getting conceptualizing ideas from improvement is being explored and will be included as part of this program EIR at the conceptual level only. So you don't scope the meeting, you're here tonight for that meeting. Is here really again as you heard Dara mention, we're here to engage you to share some information about what's been proposed, to solicit your input, afford you the opportunity to review and discuss the project with us. Tap into what we've done so far. Hope educate your understanding on what's being analyzed, and to really solicit your thoughts and inputs. The project will have an combination of both project level and program level analysis. Project level is very specific. The improvements will be defined, they will be very well analyzed. Program level is more conceptual, that applies to the Betty's Lot component. And that's the level analysis is much broader in understanding no specific improvements will be explicitly defined or entailed. One important point to recognize is that if the city decides to advance any potential improvements to Betty's Lot a separate review will be undertaken and that will afford you another opportunity to review any potential improvements of that facility in the future.

The contents of a program EIR are listed there.

It's a suite of descriptions, regulatory narrative. Existing conditions, impacts, mitigations, all the factors that go into a highly technical detailed analysis across multiple different disciplines and this design is an informing document, a public document that we'll prepare as part of future work. The contents are focused on three alternatives that were included in the notice of preparation.

Alternative one is a project specific level analysis for the community center, the PEIR, the Lifeguard Headquarters, the amphitheater and bandshell. Alternative two will be due that same project level analysis for those same three facilities, and then a program level analysis of Betty's lot.

And Alternative three is a no-build alternative. All three will be evaluated equally in the program EIR. These are our suite of technical disciplines that are included as part of all CEQA analysis. The more important point is not every topic is listed there is applicable. We will be evaluating each one, and we may eliminate some topics based on their applicability. But this is just to give you an overview of the technical disciplines that will be evaluated.

The project objectives for our program EIR under CEQA are again to inform the public to provide stakeholders

and the public opportunity to comment and provide their input to really identify whether or not there are any impacts and also to disclose anything that might be identified as significant and unavoidable.

The flow chart you see there is the typical that's an EIR process. There are in key steps. The green highlights are where there is public input and opportunity for review in a public meeting like this one. We are in step two notice of preparation. This is the public scoping meeting. We're within the public comment period for that notice which ends on February 19. And the second stage would be when we had finished preparing a draft EIR and it's been circulated to the public for review, that will be your second opportunity in the future.

The comments that you are afforded an opportunity to provide, there are multiple opportunities for you. I know Dara mentioned we have a stenographer, court reporter here, we have comment cards, but you can also send in comments via e-mail, you can mail in comments if you so choose. Sharon Collie (phonetic/sic) is the key contact identified on this line. She will be receiving those comments if you so chose to use those methods. As you also heard Dara is the project manager, this is her contact information. She's available as well for any questions you may have.

I do want to remind everybody where the comment boxes are if you do use the handwritten cards, they're in the back, they say comment box. The gentleman out there raising his hands over there. We do have stenographer here if you'd like to verbally provide comments. We will be available for here for you to engage us, ask us any questions, share what your thoughts are.

And Dara is going to do a little closing.

DARA WOODS: And just some information. We will have this presentation cycling through the remainder of the open house. We're also going to put it on the city website so it's something you can refer to later on. And do want to acknowledge that this is the first step in a long process in a long environmental an entitled review process. We plan on having several public out reach meetings as they relate to the beachfront improvements phase two and the PEIR. Please, if you can sign up for that interested party's list and check the website that way you can keep updated on these future meetings that we plan on having to solicit your input.

Again thank you, guys, for coming tonight.

If you do need a restroom, right outside these doors there are signs that will guide you. And then I did want to kind quick walk-through of the different stations because now we're going to transition to just an open house

style or you can come up and ask staff questions, consultants. I know we went over a lot of information so if it's questions on the CEQA process or the past feasibility studies. We can try to provide those answers as well as an opportunity to provide a comment.

So this first table here, if you can raise your hand, that's the PIER View Way Bridge and Lifeguard headquarters specific table.

Next, if you can raise your hands, that's the Beachfront Phase Two tables.

Back in the corner that is our Historical Table.

Middle over there, Josh, that is our CEQA table.

And then Carolyn over there is our Coastal Impacts table. Again we have various different topics.

And then in center of the room we have just a project overview of the entire site so if there is anything in regards to the whole project area or around it, it's an opportunity to kind of look at the big picture.

So thank you for coming.

And we'll open it up to open house.

Thank you.

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Public Comments:

Comment 1:

JULIA SHIVER: I didn't hear any project price.

So I think the community needs to know the bottom dollar or at least a little bit. And I didn't see any solar on any of the roofs. And if, you know, Oceanside needs to be a leader in renovating things, they should have solar. Especially for entertainment for safety to have the lights on at night because we have a lot of transients down here.

And the parking. It's too bad they can't do Betty's Lot in two-story parking so we can have more. We have a lot of entertainment. All the hotels have taken away our parking. Now for the guest at hotels they have parking. But for us locals, we don't. And it be nice the arches in the bandshell where you do the entertainment, the stage, they have these arches that back the strand. It would be nice if you had some kind of a glass, stained glass so you can see the beach, or even rod iron so you could feel that breeze.

COMMENT 2:

MARY (preferred her last name anonymous):

I just hope that the project will take into account the large sports events that we have like the Ironman Qualifying Race, which uses that whole area where Betty's parking lot is. Also the Supergirl International Surf Competition, all those vendors that use that and the Race Across America, these are big events that I hope the city doesn't chase them away with not making Betty's

parking lot available for their transitions and their shops and what have you.

And then the other thing is I am concerned about our current vendors that they might get pushed out, especially near the Seau facility. Those metal bikes are a major tourist attraction, I live down in that area, and people love those. And I hope that he is given a place to continue to have that as well as some of the other vendors that are down there.

REPORTER'S CERTIFICATE

I, Gidgette Nieves, the undersigned, a Certified Shorthand Reporter of the State of California, do hereby certify;

That the foregoing proceedings were taken before me at the time and place herein set forth; that any witnesses in the foregoing proceedings, prior to testifying, were placed under oath; that a verbatim record of the proceedings was made by me using machine shorthand, which was thereafter transcribed under my direction, further, that the foregoing is an accurate transcription thereof.

I further certify that I am neither financially interested in the action, nor a relative or employee of any attorney of any of the parties.l

IN WITNESS WHEREOF, I have this date, August 1st, 2024, subscribed my name.

Gidgette Nieves

CSR NO. 10142

Comment Card

Reformat open house style to explain all concepts so that the public would be more informed and could formulate questions

thank you

Comment Card

The parking lot located south of the pier which the lifeguards use is vital to their operations ~~the~~ with parking apparatus and working with staff for briefings.

Comment Card

Make sure staircase on S. Side near ~~S~~ Pacific of Pier retains all the detail.

Comment Card

Accomadate Local Vendors who operate by the Pier.

Oceanside Trenchcoat Guy

Comment Card

BeHys Lot. Solar Panels for Covered Parking.

Oceanside Trenchcoat Guy

Comment Card

renew tram service to the end of the pier

Comment Card

Beach services such as food and rentals are enique to Oceanside. Guests, visitors and locals appreciate them.

Comment Card

What is the plan for the court yard in front Community Center.

Comment Card

Bring back Tram service to end of the Pier

Oceanside Trenchcoat Guy

Comment Card

Palm trees are invasive and are choking Loma Alta Creek & the San Luis Rey River. What is the maximum # allowed? →

Comment Card

Why are we putting an office building under the Pier? Move the HQ Father east to City Hall. →

Comment Card

The north side of Pier next to Pacific will be cold & will fail as a gathering place. Similar to Pavilion next to Beach club. Instead →

Comment Card

calscape.org – Native Plant database

Plant identifiers for us brewers on bluff.

If you must please someone plant small red bougainvillea with it. ↑ Not Native

Comment Card

Need acoustic Study of amphitheater so you can hear the music. Review the history.

Comment Card

What is the "taking" of the coastal bluff? Just because the city has not managed it well does not mean it can

② Palm trees of all kinds must be removed from these waterways to account for the ones at the Pier.

③ short term remove the top + carve as a Tiki Pole

Keep all essential Lifeguard functions but move the paperwork out. This is a Public Space.

restore the bluff habitat there with Native Plants

be discounted.
As much of the bluff as possible should be restored as habitat. This includes the "taking" in the center of the Pier Bridge as well as the North side St.s next to the Comm Ctr