Appendix A-1
Notice of Preparation

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. There 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: _____
City Project Manager / Representative

Date: January 19, 2024

Attachments: Project Location
Project Site



SOURCE: SANGIS 2023

DUDEK

FIGURE 1

Project Location

Pier View Way Bridge & Lifeguards Headquarters and Beachfront Phase II Projects



SOURCE: SANGIS 2023

DUDEK

FIGURE 2

Project Site

Pier View Way Bridge & Lifeguards Headquarters and Beachfront Phase II Projects

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

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

Lead Agency: City of Oceanside | Contact Person: Shannon Vitale
Mailing Address: 300 North Coast Highway | Phone: 760-435-3520
City: Oceanside | Zip: 92054 | County: San Diego

Project Location: County: San Diego | City/Nearest Community: Oceanside
Cross Streets: Pacific Street, Pier View Way, Civic Center Drive, Mission Avenue, Seagaze Drive | Zip Code: 92054
Longitude/Latitude (degrees, minutes and seconds): 33 ° 19 ′ 43 ″ N / -117 ° 38 ′ 40 ″ W Total Acres: 2.18
Assessor's Parcel No.: 147-074-14; 147-074-15 | Section: | Twp.: | Range: | Base:
Within 2 Miles: State Hwy #: Interstate 5, State Route 76 | Waterways: Pacific Ocean
Airports: Carlsbad Airport | Railways: North Coast Corridor | Schools: South Oceanside Elementary School

Document Type:

CEQA: ☒ NOP ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: EIR Notice of Preparation

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☒ Other: Municipal Pier & Public Beachfront Facilities Improvements

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Agricultural Land ☐ Air Quality ☐ Archeological/Historical ☐ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☐ Geologic/Seismic ☐ Minerals ☐ Noise ☐ Population/Housing Balance ☐ Public Services/Facilities
☐ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☐ Solid Waste ☐ Toxic/Hazardous ☐ Traffic/Circulation
☐ Vegetation ☐ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☐ Land Use ☐ Cumulative Effects ☒ Other: EIR Notice of Preparation

Present Land Use/Zoning/General Plan Designation:

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

S	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency	S	Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
	Caltrans District #		Public Utilities Commission
	Caltrans Division of Aeronautics		Regional WQCB #
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
S	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
	Fish & Game Region #		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date January 19, 2024 Ending Date February 19, 2024

Lead Agency (Complete if applicable):

Consulting Firm: Dudek
Address: 605 Third Street
City/State/Zip: Encinitas, CA
Contact: Jason Reynolds
Phone: 760-942-5147

Applicant: City of Oceanside
Address: 300 North Coast Highway
City/State/Zip: Oceanside, CA 92054
Phone: 760-435-3520

Signature of Lead Agency Representative: Jason Reynolds **Date:** 01/19/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.