Appendix A-3
Scoping Meeting Materials

CALIFORNIA ENVIRONMENTAL QUALITY ACT



1 NORTH PACIFIC STREET

2 THE STRAND

3 BEACH OPERATIONS CENTER (EXISTING TO REMAIN)

4 JUNIOR SEAU BEACH COMMUNITY CENTER (RENOVATION; NO FLOOR AREA ADDITION)

5 JUNIOR SEAU BEACH COMMUNITY CENTER PARKING LOT (ADA IMPROVEMENTS, RE-SURFACING & RESTRIPING)

6 JUNIOR SEAU BEACH COMMUNITY CENTER PLAZA (DEMOLITION & RECONSTRUCTION)

7 PIER VIEW WAY BRIDGE & LIFEGUARD HEADQUARTERS AND ADJACENT STAIRS (DEMOLITION & RECONSTRUCTION)

8 ADA COMPLIANT PEDESTRIAN RAMP (NEW CONSTRUCTION)

9 JUNIOR SEAU AMPHITHEATER (DEMOLITION & RECONSTRUCTION)

10 JUNIOR SEAU BANDSHELL (DEMOLITION & RECONSTRUCTION)

11 BETTY'S LOT

PIER VIEW WAY BRIDGE & LIFEGUARD HEADQUARTERS AND BEACHFRONT PHASE II PROJECTS
(illustration of preliminary design concepts presented and approved at October 26, 2022 City Council Meeting)

THE PROGRAM EIR PROCESS



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

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 (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.

ENVIRONMENTAL REVIEW - CEQA TECHNICAL DISCIPLINES

Aesthetics	Energy	Land Use/ Planning	Recreation
Agriculture/ Forestry Resources	Geology/Soils	Mineral Resources	Transportation
Air Quality	Greenhouse Gas Emissions	Noise	Tribal Cultural Resources
Biological Resources	Hazards and Hazardous Materials	Population/ Housing	Utilities/Service Systems
Cultural Resources	Hydrology/ Water Quality	Public Services	Wildfire

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DUDEK

COASTAL RESOURCES



1 NORTH PACIFIC STREET

2 THE STRAND

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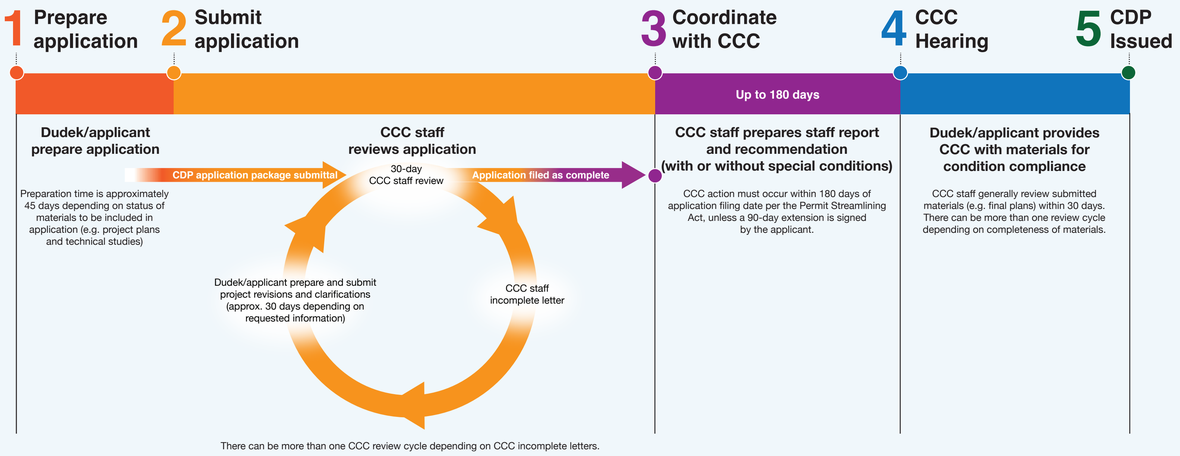
9 JUNIOR SEAU AMPHITHEATER (DEMOLITION & RECONSTRUCTION)

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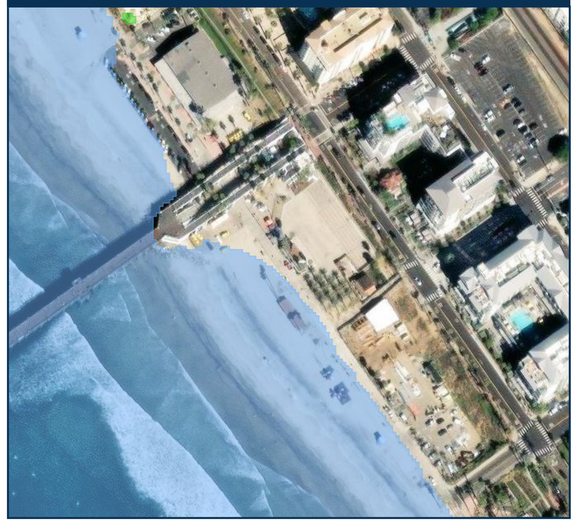
11 BETTY'S LOT

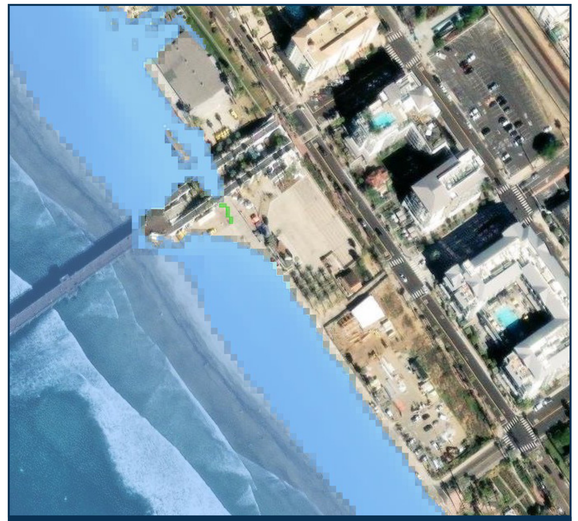
PIER VIEW WAY BRIDGE & LIFEGUARD HEADQUARTERS AND BEACHFRONT PHASE II PROJECTS
(illustration of preliminary design concepts presented and approved at October 26, 2022 City Council Meeting)

COASTAL DEVELOPMENT PERMIT APPLICATION APPROVAL PROCESS



2.5 FOOT SEA LEVEL RISE NO STORM





2.5 FOOT SEA LEVEL RISE 20 YEAR STORM

COASTAL RESOURCES AND PERMITTING

- *Required Coastal Development Permit from California Coastal Commission*
- *Proactive collaboration with Coastal Commission staff is ongoing*
- *Ensure coastal resources are protected and the permitting process advances predictably*
- *Working with Coastal Commission staff to confirm Coastal Act consistency*
- *Project design and permitting prioritizes public access and recreation, public health and safety, and hazard avoidance (especially related to sea level rise)*
- *Pier Bridge and Beachfront Facilities are important for public access, continued use dependent on successful adaptation to a changing coastline*

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CULTURAL AND HISTORIC RESOURCES



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HISTORIC RESOURCES

- ***Pier Bridge and Beachfront Facilities have played an important role in the history and identity of Oceanside since 1888$***
- ***Highly valued locally historic resources***
- ***Account for years of alterations (modifications, repairs, and temporary protections)***
- ***Analyze and assess proposed improvements with a focus on the features and materials compatibility with the historic character of the structures***
- ***Key elements including the historic look, feel, character-defining features, and integrity of these facilities***

















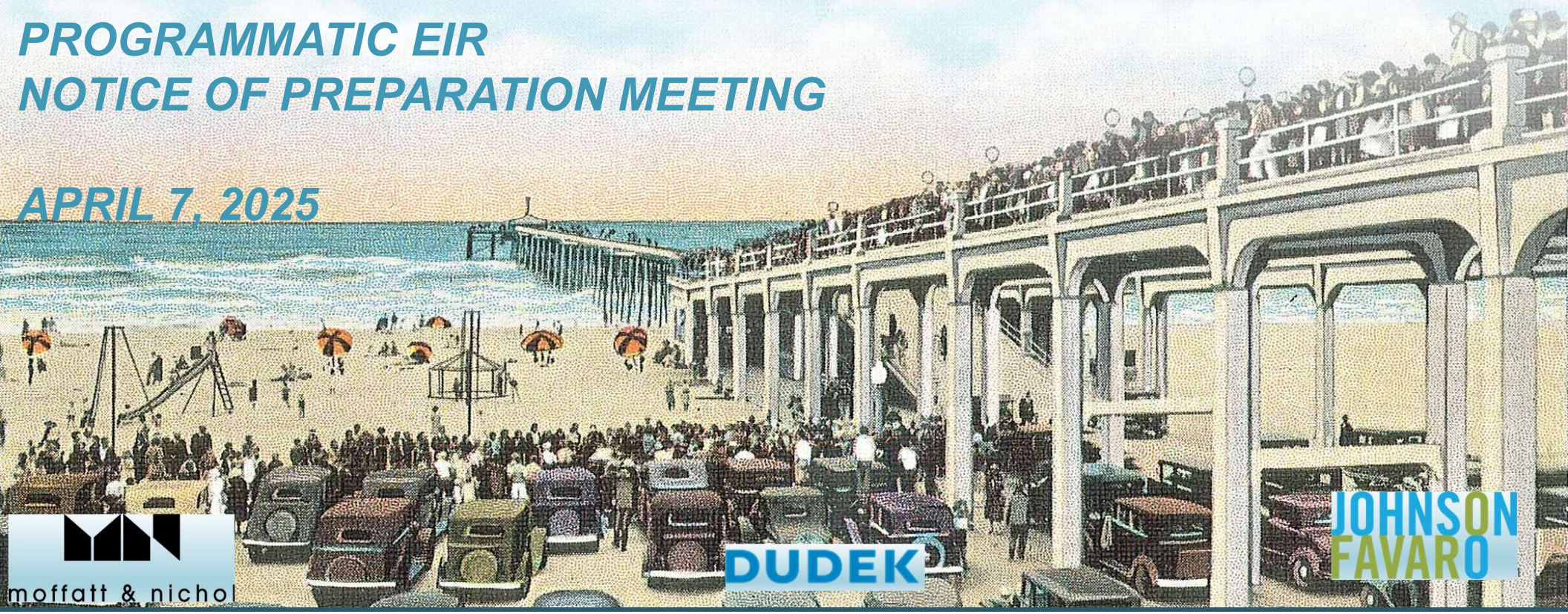
CITY OF OCEANSIDE INCORPORATED 1888 | JOHNSON FAVARO | moffatt & nichol

DUDEK

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

PROGRAMMATIC EIR
NOTICE OF PREPARATION MEETING

APRIL 7, 2025



NOP Scoping Meeting

- **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

- 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

- 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

- 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:

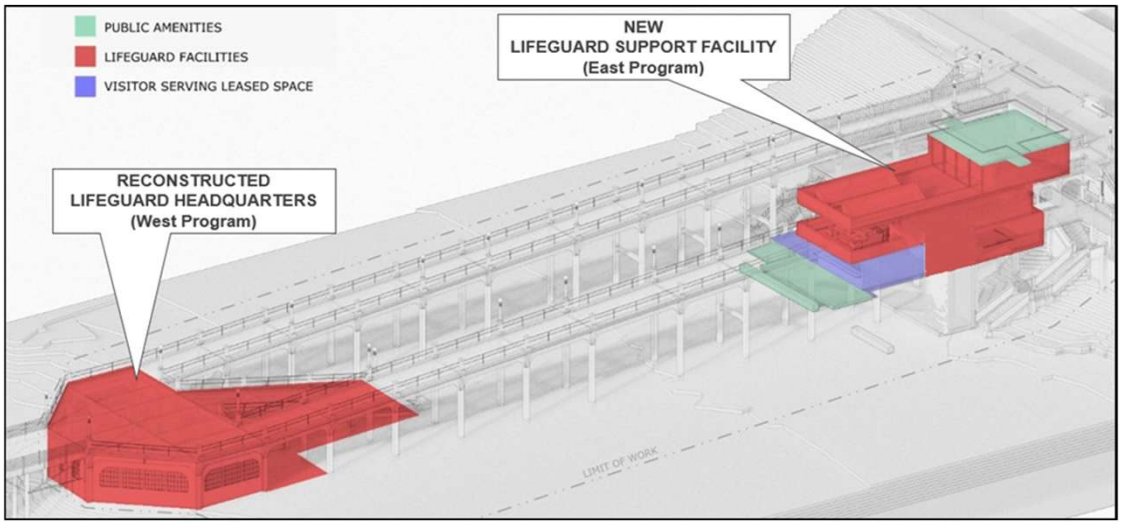
- ADA access improvements
- Interior/exterior renovations/improvements
- New/improved plaza area
- No structural changes/No additional floor area



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

- 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

- 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

- 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

- 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)

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

- 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

Project Manager

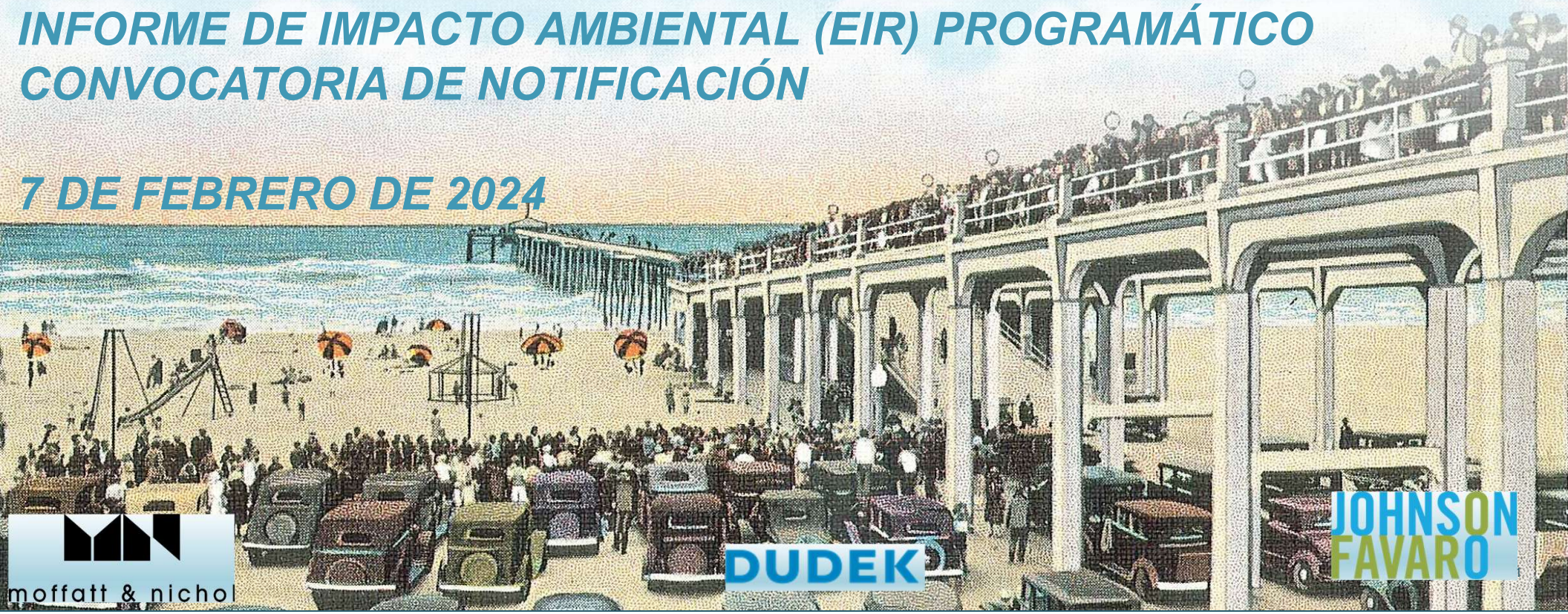
For additional questions on the Pier Bridge and Beachfront Projects

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
Phone: 760-435-5094

PUENTE DE PIER VIEW WAY
SEDE DE SALVAVIDAS Y
FASE II DE PROYECTOS A LA ORILLA DEL MAR

INFORME DE IMPACTO AMBIENTAL (EIR) PROGRAMÁTICO
CONVOCATORIA DE NOTIFICACIÓN

7 DE FEBRERO DE 2024



NOP Reunión Exploratoria

- **Propósito de la reunión exploratoria**
  - **Captar y obtener su opinión sobre el ámbito del Informe de Impacto Ambiental Programático (PEIR)**
  - **Proveer la visión general del proyecto y sus objetivos**
  - **Describir el proceso de evaluación ambiental**

NOP Reunión Exploratoria

Antecedentes

- El "Plan de la Orilla del Mar de Oceanside“ (2007)
  - Establece la necesidad de mejoras en la orilla del mar y áreas alrededor del muelle municipal de Oceanside
- Proyectos recientemente cumplidos:
  - Reconstrucción de los baños de Breakwater Way y Sportfisher Dr (2014-2015)
  - Reconstrucción de los baños de la calle Tyson (2019-2020)
  - Fase I de proyectos a la orilla del mar (2020-2022)

NOP Reunión Exploratoria

Antecedentes

- Iniciativas recientes de los proyectos clave del Concejo Municipal
  - Mayo 2020: Fase II del estudio de viabilidad de mejoras a la orilla del mar - Autorizado
  - Marzo 2021: Proyecto del Puente de Pier View Way y Sede de Salvavidas Fase 1 (Diseño esquemático) – Aprobado
  - Octubre 2022: Fase II del estudio de viabilidad de mejoras a la orilla del mar – Aprobado
  - Agosto 2023: Proyecto Puente de Pier View Way y Sede de Salvavidas Fase 1 - Aprobado; Fase 2 (Diseño preliminar/ Revisión ambiental) - Autorizado
  - Octubre 2023: Fase II mejoras a la orilla del mar (Diseño preliminar/ Revisión ambiental) - Autorizado

NOP Reunión Exploratoria

Objetivos del proyecto

- Abordar el envejecimiento y el deterioro de las instalaciones públicas a través de la restauración, el reemplazo o reconstrucción
- Preservar y mejorar los “monumentos" locales
- Abordar mejoras a las instalaciones de los Servicios de Salvavidas para las necesidades actuales y futuras de seguridad humana y actividades operativas dependientes del agua
- Mejorar el acceso a la Ley de Estadounidenses con Discapacidades (ADA, por sus siglas en inglés)
- Incrementar la utilidad de espacios públicos para eventos comunitarios, los programas del centro comunitario, recreación, y el disfrute de la orilla del mar
- Proveer nuevos y mejores equipamientos públicos
- Consolidar y mejorar la infraestructura de servicios públicos para aumentar la eficiencia y el mantenimiento futuro

PROYECTOS A LA ORILLA DEL MAR FASE II
CENTRO COMUNITARIO DE PLAYA JUNIOR SEAU

Componentes y consideraciones clave del proyecto:

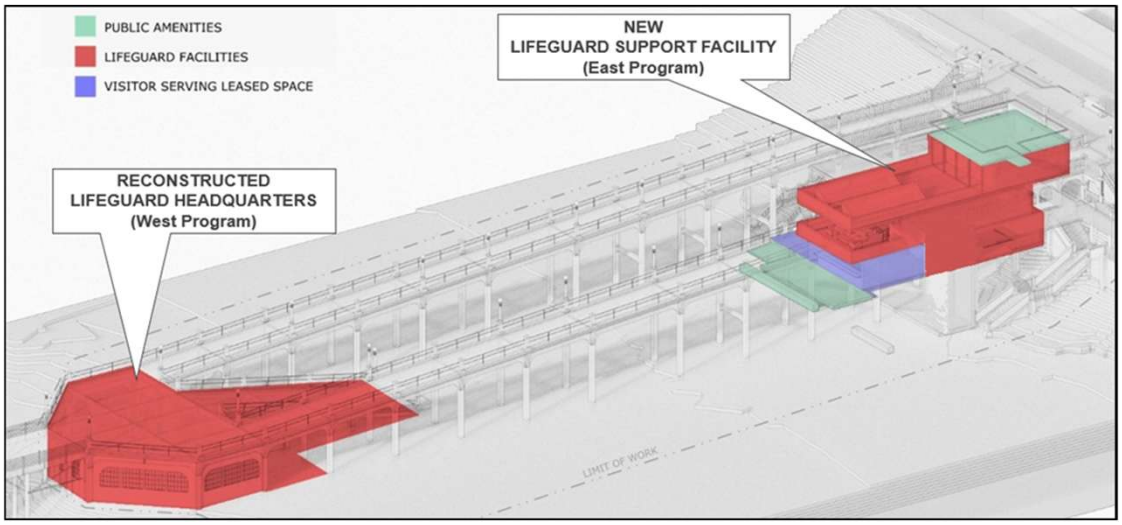
- Mejoras en el acceso a la ADA
- Renovaciones y mejoras interiores/exteriores
- Área de plaza nueva y mejorada
- No cambios estructurales o superficies adicional



Puente de Pier View Way y Sede de Salvavidas

Componentes y consideraciones clave del proyecto :

- Abordar deterioros en las condiciones de las estructuras
- Evaluar el significado histórico local
- Necesidades operativas del cuerpo de Salvavidas (actuales y futuras)
- Resistencia al aumento del nivel del mar
- Acceso al ADA
- Servicios útiles para el publico y visitantes
- Coordinación con la Comisión Costera de California (California Coastal Commission)
- Colaboración con otros proyectos de mejoras a la orilla del mar



PROYECTOS A LA ORILLA DEL MAR FASE II
ANFITEATRO JUNIOR SEAU Y CONCHA ACÚSTICA

Componentes y consideraciones clave del proyecto:

- Mejoras en el acceso a la ADA
- Reemplazar/Reconstruir asientos escalonados (Anfiteatro)
- Ampliar el ancho de los asientos y de pasillos
- Mejorar las líneas de visión

  Reemplazar/reconstruir la concha acústica
- Mejorar la electricidad, iluminación y efectos audiovisuales (Concha de acústica)



PROYECTOS A LA ORILLA DEL MAR FASE II ESTACIONAMIENTO #30 (BETTY'S LOT)

Componentes de diseño conceptual del proyecto:

- Instalación de parque y áreas recreacionales a la orilla del mar
- Recreación comunitaria/aulas
- Caminos ajardinados y ramplas de usos múltiples
- Mantener el estacionamiento público



NOP Reunión Exploratoria

Análisis/Documentación de CEQA

- Involucrar al público en el proceso de planificación
- Inicio formal del proceso de análisis/documentación de CEQA
- Componentes clave del proceso/contenido de PEIR
  - Analizar el rango de acciones, medidas de mitigación y posibles efectos significativos a analizar de acuerdo con las alternativas presentadas en el NOP
  - Documento informativo que se prepara cuando se puede argumentar de forma justa que pudiesen haber efectos significativos
  - Por lo general, el PEIR evalúa los efectos de propuestas amplias en las que aún no se conoce información a nivel de proyecto
  - El desarrollo futuro del Estacionamiento #30 (Betty's Lot) será evaluado a nivel de programa
    - *Se requerirá una revisión adicional de CEQA **solo si** un diseño es formalmente seleccionado y **solo si** la Ciudad decide avanzar en el Proyecto*

NOP Reunión Exploratoria

Contenido de PEIR

- Descripción detallada del proyecto
- Discusión de las condiciones existentes y el marco regulatorio
- Análisis de impactos potenciales al medio ambiente
- Medidas de mitigación para compensar cualquier impacto ambiental significativo
- Análisis de otros temas exigidos por CEQA
  - Efectos cumulativos
  - Incentivos de crecimiento
- Análisis/discusión de alternativas

NOP Reunión Exploratoria

Contenido de PEIR

- Análisis/discusión de alternativas
  - Alternativa 1 - Puente de Pier View Way y Sede Salvavidas, incluyendo Instalaciones para el Servicio de Salvavidas, con el Centro Comunitario Junior Seau, el Anfiteatro y la Concha Acustica, y el área de la plaza del muelle. Cada uno de los elementos enumerados anteriormente se describiría/abordaría a nivel de proyecto

  - Alternativa 2 - incluye todos los elementos de la Alternativa 1 junto con el desarrollo del estacionamiento #30 (Betty's Lot) abordado a nivel de programa en el que no se definirían detalles específicos del proyecto. Más bien, se revelaría el potencial de impactos ambientales asociados con el desarrollo conceptual de Betty's Lot y se requeriría un análisis adicional en un documento posterior de CEQA que se prepararía una vez que se conozcan los detalles a nivel de proyecto

  - Alternativa 3 - Sin alternativa de construcción. En la tercera hipótesis alternativa se supone que no se construiría ninguno de los elementos del proyecto (a nivel de proyecto y programático)

NOP Reunión Exploratoria

Proceso de Revisión Ambiental – CEQA Disciplinas Técnicas

- Estética
- Agricultura / Recursos Forestales
- Calidad del aire
- Recursos biológicos
- Recursos Culturales
- Energía
- Geología/Suelos
- Emisiones de gases de efecto invernadero
- Peligros y materiales peligrosos
- Hidrología/Calidad del Agua
- Uso de la Tierra / Planificación
- Recursos minerales
- Ruido
- Población / Vivienda
- Servicios Públicos
- Recreación
- Transporte
- Recursos Culturales Tribales
- Utilidades / Sistemas de Servicio
- Incendios forestales

NOP Reunión Exploratoria

Ley de Calidad Ambiental de California (CEQA, por sus siglas en inglés)

Propósito y Objetivos

- Informar al público y a los tomadores de decisiones acerca de el proyecto y los posibles impactos ambientales
- Proporcionar una oportunidad para que el público y las agencias locales/estatales/federales comenten acerca de los problemas ambientales
- Identificar formas factibles de evitar o reducir los impactos ambientales
- Considerar alternativas que reduzcan o eviten los impactos
- Divulgar los impactos significativos e inevitables

NOP Reunión Exploratoria s

The PEIR Process



NOP Reunión Exploratoria

Presentación de observaciones sobre el PEIR

- Entregar los comentarios previamente escritos esta noche
- Use las hojas de comentarios escritos proporcionadas y entréguelas esta noche
- Envié comentarios escritos por correo postal o correo electrónico (use la dirección/correo electrónico que se proporciona a continuación)
- Todos los comentarios deben recibirse antes del 19 de febrero de 2024
- Envíe sus comentarios por escrito por correo postal o correo electrónico a:

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

Gerente de Proyectos

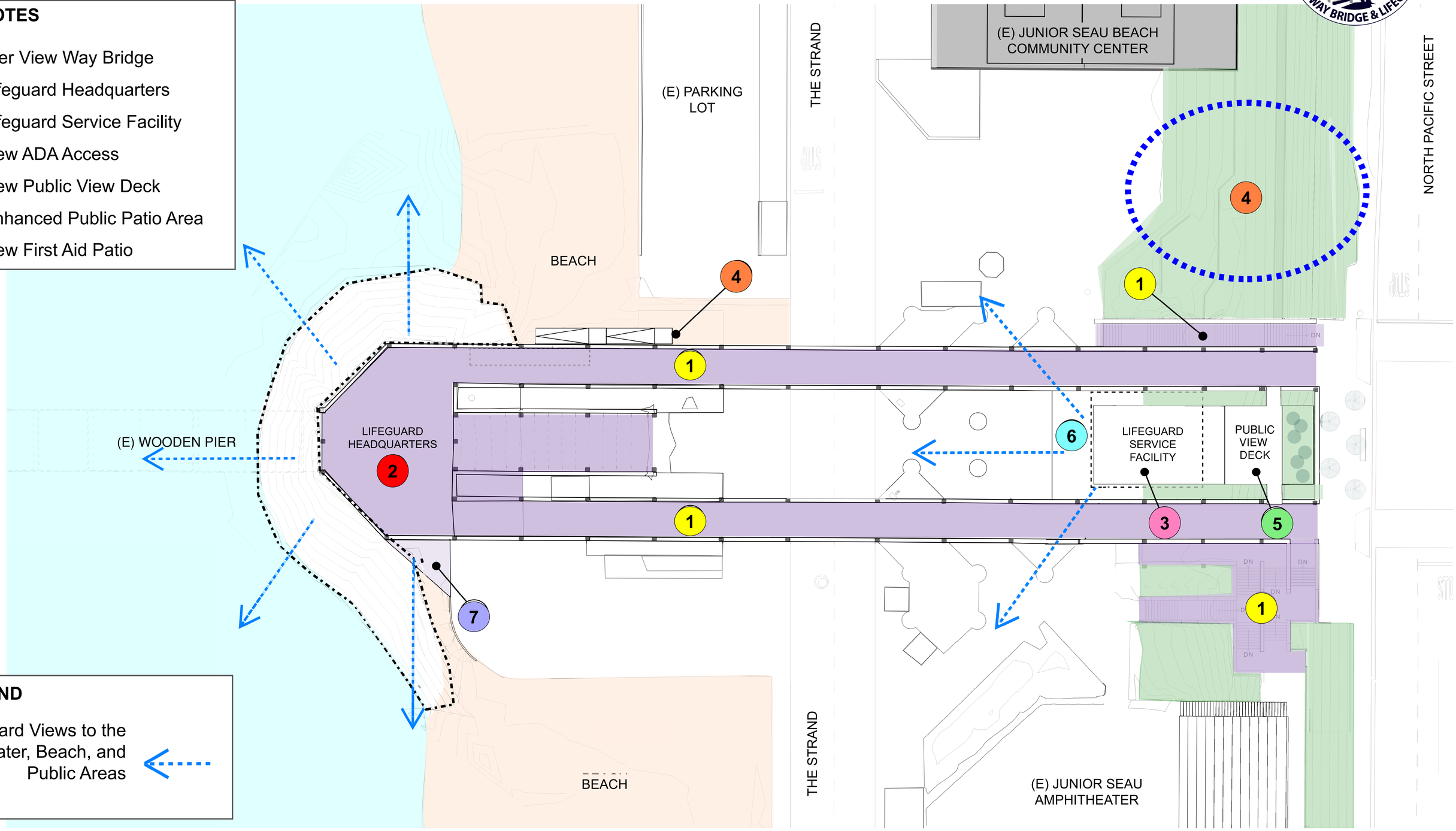
Para preguntas adicionales sobre los proyectos del puente del muelle y la orilla del mar

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
Phone: 760-435-5094

PIER VIEW WAY BRIDGE & LIFEGUARD HQ

KEYNOTES

1. Pier View Way Bridge
2. Lifeguard Headquarters
3. Lifeguard Service Facility
4. New ADA Access
5. New Public View Deck
6. Enhanced Public Patio Area
7. New First Aid Patio



LEGEND

Lifeguard Views to the Water, Beach, and Public Areas

(Illustration of preliminary design concepts presented and approved at August 23, 2023 City Council Meeting)

moffatt & nichol

Roesling Nakamura Terada Architects



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

(illustration of preliminary design concepts presented and approved at October 26, 2022 City Council Meeting)



VIEW OF PROPOSED RENOVATION CONCEPT OF JUNIOR SEAU BEACH COMMUNITY CENTER LOOKING NORTH FROM THE COMMUNITY CENTER PLAZA



STRAND LEVEL VIEW OF PROPOSED RECONSTRUCTION CONCEPT OF JUNIOR SEAU AMPHITHEATER AND BANDSHELL LOOKING NORTH TOWARDS JUNIOR SEAU BEACH COMMUNITY CENTER



AERIAL VIEW OF PROPOSED JUNIOR SEAU BEACH COMMUNITY CENTER RENOVATION CONCEPT AND PROPOSED RECONSTRUCTION OF COMMUNITY CENTER PLAZA



AERIAL VIEW LOOKING NORTHEAST OF PROPOSED RECONSTRUCTION CONCEPT OF JUNIOR SEAU AMPHITHEATER AND BANDSHELL

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

(illustration of preliminary design concepts presented and approved at October 26, 2022 City Council Meeting)