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 # 2024010611

Project Title: Pier View Way Bridges and Lifeguard Headquarters and Beachfront Facilities Phase II Project

Lead Agency: City of Oceanside | Contact Person: Kymberly Corbin
Mailing Address: 300 North Coast Highway | Phone: 760-435-3534
City: Oceanside | Zip: 92054 | County: San Diego

Project Location: County: San Diego | City/Nearest Community: Oceanside
Cross Streets: North Pacific Street, North The Strand, Civic Center Drive, Mission Avenue | Zip Code: 92054
Longitude/Latitude (degrees, minutes and seconds): 33 ° 11 ′ 40.40 ″ N / 117 ° 23 ′ 02.18 ″ W | Total Acres: 5
Assessor's Parcel No.: 147-074-1500, 147-074-1400, AND 760-186-5800 | Section: 27 | Twp.: 11S | Range: 5W | Base:
Within 2 Miles: State Hwy #: I-5 and Highway 76 | Waterways: Pacific Ocean, San Luis Rey River, Oceanside Harbor
Airports: N/A | Railways: Oceanside Transit Center | Schools: Oceanside High School, Mission Elementary School, Jeffe

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☒ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ 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:

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational:
☒ Recreational: JSBCC; Junior Seau Amphitheater and Bandshell; and Betty's Lot
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW
☐ Waste Treatment: Type ____ MGD
☐ Hazardous Waste: Type
☒ Other: Public Facilities - Lifeguard Headquarters and Pier View Way Bridge

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:

Present Land Use/Zoning/General Plan Designation:

Downtown Redevelopment area within the Coastal Zone per the City's Local Coastal Program and zoned for Downtown District, Subdistrict 15 (D-15)

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

The Project consists of proposed improvements to the Pier View Way Bridges and Lifeguard Headquarters, the JSBCC, Junior Seau Amphitheater and 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 the proposed improvements. Due to the range of improvements associated with the Proposed Project, the Draft Program Environmental Impact Report (DPEIR) has analyzed three alternative scenarios: (1) Alternative 1 - Pier View Way Bridges, Lifeguard Headquarters, Lifeguard Support Facilities, JSBCC, Junior Seau Amphitheater/Bandshell, 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.

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**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 11		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 9
	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.
X	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	X	State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 5		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	X	Other: U.S. Army Corps of Engineers
	Housing & Community Development		Other:
X	Native American Heritage Commission		

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

Starting Date November 20, 2025 Ending Date January 9, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Dudek
Address: 687 S Coast Highway 101 Suite 110
City/State/Zip: Encinitas, CA
Contact: Jason Reynolds
Phone: 760-479-4885

Applicant: City of Oceanside
Address: 300 North Coast Highway
City/State/Zip: Oceanside, CA 92054
Phone: 760-435-3534

Signature of Lead Agency Representative: Jason Reynolds Digitally signed by Jason Reynolds Date: 2025.11.19 09:08:17 -08'00' **Date:** 11.19.2025

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