
Final Program Environmental Impact Report

Pier View Way Bridges and Lifeguard Headquarters and Beachfront Facilities Phase II

STATE CLEARINGHOUSE NUMBER 2024010611

SEPTEMBER 2026

Prepared for:

CITY OF OCEANSIDE

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1 Introduction

1.1 Introduction

This final programmatic environmental impact report (Final PEIR) assesses the potentially significant environmental effects of the Pier View Way Bridges and Lifeguard Headquarters and Beachfront Facilities Phase II Project (Project).

As described in the Draft PEIR, the proposed Project consists of reconstruction and redevelopment of the Pier View Way Bridges and Lifeguard Headquarters and the City's beachfront facilities including the Lifeguard Support Center, the Junior Seau Beach Community Center, and the Junior Seau Amphitheater and Bandshell.

The City of Oceanside (City) as well as other federal and state agencies will rely on the environmental impact analysis presented in this PEIR when issuing discretionary approvals associated with implementing the Project. In addition to City approvals, approvals from other agencies may be required, including from the following:

- **United States Army Corps of Engineers (USACE)** – The USACE jurisdictional purview for the Project will be through Section 10 of the Rivers and Harbors Act of 1899, which requires authorization for the construction or repair of any structure in, over, or beneath navigable waters of the United States. An application for verification under the Nationwide Permit program will be prepared.
- **California Coastal Commission (CCC)** – The Project falls within the jurisdiction of both the California Coastal Commission and the City of Oceanside, and rather than applying for individual permits from each agency for sections of the Project, one consolidated Coastal Development Permit issued by the Coastal Commission will be prepared encompassing the entire Project site.
- **California State Lands Commission (SLC)** – The SLC has notification and comment authority over the Project, specific to any dredge or fill resulting from construction activities.
- **Regional Water Quality Control Board** – An application for Section 401 Water Quality Certification will be prepared that fully addresses any work at or below the mean high-water line in the Project area.

Because of their potential need to issue permits or approvals on the project, the agencies and land use jurisdictions listed above are considered responsible agencies in this EIR, pursuant to Section 21069 of the California Public Resources Code.

As the lead agency and Project proponent, the City of Oceanside will be the approving agency for the Project, including review and approval of this Draft PEIR. Additional approvals, associated with the City's project development process will include separate approvals or permits for building, grading, demolition, encroachment, and entitlements.

As described in the California Environmental Quality Act (CEQA) and the CEQA Guidelines, public agencies are charged with the duty to avoid or substantially lessen significant environmental effects, with consideration of other conditions, including economic, social, technological, legal, and other benefits. As required by CEQA, this Final PEIR assesses the significant direct and indirect environmental effects of the Project, as well as the significant cumulative impacts that could occur from implementation of the Project. This Final PEIR is an informational document only, the purpose of which is to identify the significant effects of the Project on the environment; to indicate how those significant effects could be avoided or significantly lessened, including feasible mitigation

measures; to identify any significant and unavoidable adverse impacts that cannot be mitigated to less than significant; and to identify reasonable and feasible alternatives to the Project that would avoid or substantially lessen any significant adverse environmental effects associated with the Project and achieve the fundamental objectives of the Project.

Before approving a project, CEQA requires the lead agency to prepare and certify a Final PEIR. The contents of a Final PEIR are specified in Section 15132 of the CEQA Guidelines as follows:

The Final PEIR shall consist of:

- A. The Draft PEIR or a revision of the Draft.
- B. Comments and recommendations received on the Draft PEIR either verbatim or in summary.
- C. A list of persons, organizations, and public agencies commenting on the Draft PEIR.
- D. The responses of the lead agency to significant environmental points raised in the review and consultation process.
- E. Any other information added by the lead agency.

The lead agency must provide each agency that commented on the Draft PEIR with a copy of the lead agency's proposed response at least 10 days before certifying the Final PEIR.

1.2 Contents and Organization of Final Environmental Impact Report

This Final PEIR will be used by the City as an informational document for the proposed Pier View Way Bridges and Lifeguard Headquarters and Beachfront Facilities Phase II Project. The Final PEIR, in compliance with Section 15132 of the CEQA Guidelines, is organized as follows:

Chapter 1, Introduction. This chapter provides general information on, and the procedural compliance of, the proposed project and the Final PEIR.

Chapter 2, Responses to Comments. This chapter includes a list of those who provided comments on the Draft PEIR during the public review period. This chapter also includes the comments received on environmental issues raised during the public review process for the Draft PEIR, and the City's responses to these comments. Each comment is assigned a comment number that corresponds to a response number and response.

Chapter 3, Changes to the Draft Programmatic Environmental Impact Report. This chapter contains a summary of changes made to the document since publication of the Draft PEIR as a result of comments received. Revisions were made to clarify information presented in the Draft PEIR; only minor technical changes or additions have been made. These changes and additions to the Draft PEIR do not raise important new issues related to significant effects on the environment, and are insignificant as the term is used in Section 15088.5(b) of the CEQA Guidelines. This chapter describes the changes that were made and presents the textual changes made since public review of the Draft PEIR. Changes are signified by strikethrough text (i.e., ~~strikethrough~~) where text was removed, and by underlined text (i.e., underline) where text was added.

Chapter 4, Mitigation Monitoring and Reporting Program. This chapter of the Final PEIR provides the Mitigation Monitoring and Reporting Program for the proposed project. The Mitigation Monitoring and Reporting Program is presented in table format and identifies mitigation measures for the proposed project, the party responsible for implementing each mitigation measure, the timing for implementing each mitigation measure, and the monitoring and reporting procedures for each mitigation measure.

1.3 California Environmental Quality Act Review

Pursuant to Section 15082 of the CEQA Guidelines, a Notice of Preparation dated January 19, 2024, was circulated to interested agencies, organizations, and individuals. The Notice of Preparation was also sent to the State Clearinghouse at the California Governor's Office of Planning and Research (now the California Governor's Office of Land Use and Climate Innovation). The State Clearinghouse assigned a state identification number (SCH No. 2024010611) to this PEIR.

The City held a public scoping meeting during the Notice of Preparation review period to gather additional public input on the scope of the environmental document. The meeting was held on February 7, 2024, at 6:00 p.m. at El Corazon Event Center (3306 Senior Center Drive, Oceanside, California 92056).

Comments received during the NOP public scoping period were considered as part of the preparation of the PEIR. The NOP, written comments, and scoping meeting materials were included in Appendices A-1 through A-3 of the Draft PEIR. Comments covered various topics, including the palm trees and native species on the bluff, tram access, acoustics of the bandshell, and cultural and tribal cultural resources. Public scoping comments regarding the proposed Project's potential impact on the environment under CEQA were evaluated as part of the preparation of the Draft PEIR. More specifically, native plant species on the bluff and palm trees are discussed in Section 4.3, Biological Resources; access to the beachfront facilities is discussed in Section 4.14, Traffic and Circulation; acoustics of the Junior Seau Bandshell are addressed in Section 4.11, Noise; and potential to impact cultural or tribal cultural resources is discussed in Section 4.4, Cultural Resources, and Section 4.15, Tribal Cultural Resources.

The 30-day public scoping period ended on February 19, 2024. Issues, concerns, and potential impacts raised in comment letters received during the 2024 public scoping period were discussed and addressed in the Draft PEIR, and no further response to these comments is needed in this Final PEIR.

A Notice of Availability of the Draft PEIR was sent to agencies and interested parties on November 20, 2025, and the Draft PEIR was circulated for a 50-day public review period from November 20, 2025, through January 9, 2026. The City received one comment letter during the Draft PEIR public review period. A list of the comments received, copies of the comment letter received, and responses to comments are included in Chapter 2 of this Final PEIR. Chapter 2 will also be provided to public agencies and members of the public who commented on the Draft EIR a minimum of 10 days prior to the public hearing at which the PEIR on the proposed project will be considered, per CEQA Guidelines Section 15088.

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2 Responses to Comments Received

This chapter of the final programmatic environmental impact report (Final PEIR) includes a copy of all comment letters that were submitted during the public review period for the Draft PEIR for the proposed Pier View Way Bridges and Lifeguard Headquarters and Beachfront Facilities Phase II Project (Project), along with responses to those comments in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15088. The 50-day public review period for the Draft PEIR began on November 20, 2025, and ended on January 9, 2026.

A public scoping meeting was held on February 7, 2024. Comments received during the scoping meeting and in writing during the scoping period were included in the Draft PEIR in Chapter 2, Introduction, and included in Appendices A-1 through A-3 of the Draft PEIR.

One comment letter was received on the Draft PEIR during the 50-day review period. The comment letter was reviewed and divided into individual comments, with each comment containing a single theme, issue, or concern. Individual comments and the responses to them were assigned corresponding numbers.

To finalize the PEIR for the Project, the following responses have been prepared for comments that were received during the public review period. These responses will be distributed to the commenters as required by CEQA Guidelines Section 15088(b).



San Diego County Archaeological Society, Inc.

Environmental Review Committee

December 31, 2025

To: Ms. Kymberly Corbin, P.E., Sr. Civil Engineer
Development Services Department
City of Oceanside
300 North Coast Highway
Oceanside, California 92054

Subject: Draft Program Environmental Impact Report
Pier View Way Bridges, Lifeguard Headquarters and Beachfront Phase II Project
Development Plan RD23-00007

Dear Ms. Corbin:

I have reviewed the cultural resources aspects of the subject DPEIR on behalf of this committee of the San Diego County Archaeological Society.

Based on the information contained in the DPEIR and its Appendices G1 and G2, we have the following comments:

1. Regarding treatment of archaeological resources in Appendix G1, we concur with the mitigation monitoring program recommendation.
2. We also agree with the eligibility conclusions for built environment resources as included in Appendix G2. However, the review of aerial photographs incorrectly states that the earliest available aerial photo for the project area is from 1938. That is incorrect. An earlier aerial photo is frame 22B2 of the 1928-29 series of the western ¼ or so portion of the entire county, which were originally shot (November 1928 to March 1929) for the County Assessor and also known as the Tax Factor photos. The series is available at multiple locations in San Diego County, including the County Department of Public Works' cartographic services desk in Kearny Mesa, the San Diego History Center and the South Coastal Information Center at SDSU. A print of that frame is attached to this letter, and I will attach the digital file when I email this letter to you, which will facilitate closer viewing. While 22B2 doesn't lead to a change to the eligibility conclusions, the Appendix G2 discussion should be revised to include the 1928-29 photo. It might also be appropriate for portions of key aerial photos, and perhaps of key topographic maps, to be reproduced in Appendix G2.
3. Comments on individual projects flowing down from this DPEIR will, of course, await their availability for public review.

A-1

A-2

A-3

A-4

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

Thank you for providing this opportunity to review and comment on this program's environmental documents.

↑ A-4
Cont.

Sincerely,


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

Encl: 1928-29 aerial photo Frame 22B2

cc: Dudek
SDCAS President
File

P.O. Box 81106 • San Diego, CA 92138-1106 • (619) 538-0935



Response to Comment Letter A

**San Diego County Archaeological Society, Inc.
Environmental Review Committee
James W. Royle, Jr.
December 31, 2025**

- A-1** The comment serves as an opening remark. The comment explains that the commenter has reviewed the PEIR and its Appendices G1 and G2 on behalf of the San Diego County Archaeological Society. No response is required because the comment does not address the merits of the analysis or impact conclusions within the Draft PEIR.
- A-2** The comment concurs with the mitigation monitoring program recommended in the Draft PEIR. No response is required because the comment generally supports the CEQA analysis and impact conclusions of the Draft PEIR.
- A-3** The comment notes that the Draft PEIR and the Built Environment Inventory and Evaluation Report (Appendix G-2) incorrectly identify the earliest available aerial photograph of the project area. The comment states that a photograph originally shot between November 1928 and March 1929 is available which predates the 1938 aerial photograph described in Appendix G-2. The comment states that while 1928-1929 photograph does not lead to a change in historic eligibility conclusions, Appendix G-2 should be revised to include it. In response to this comment, text describing analytical methodology, archival research, and references has been updated on page 4.4-3 of Section 4-4, Cultural Resources; pages 8 and 11 of Appendix G-1, Cultural Resources Inventory Report; and pages 50 and 85 of Appendix G-2, Built Environment Inventory and Evaluation Report. These changes are reflected in Chapter 3, Changes to the Draft EIR.
- A-4** The comment recognizes that future individual projects, associated with the proposed Project, may come to fruition after the certification of the Final PEIR that may be available for public review. No response is required because the comment does not address the merits of the analysis or impact conclusions within the Draft PEIR.

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3 Changes to the Draft Programmatic Environmental Impact Report

3.1 Introduction

As provided in Section 15088(c) of the California Environmental Quality Act (CEQA) Guidelines, responses to comments may take the form of a revision to a draft programmatic environmental impact report (PEIR) or may be a separate section in a Final PEIR. This chapter of the Final PEIR complies with the latter option and provides changes to the Draft PEIR in strikethrough text (i.e., ~~strikethrough~~) signifying deletions, and underlined text (i.e., underline) signifying additions. These notations are meant to provide clarification, corrections, or minor revisions identified during the review period or as a result of public comments received for the proposed Pier View Way Bridges and Lifeguard Headquarters and Beachfront Facilities Phase II (Project) since the release of the Draft PEIR, as required by Section 15132 of the CEQA Guidelines. None of the corrections or additions constitutes significant new information or substantial project changes requiring recirculation of the PEIR, as defined by Section 15088.5 of the CEQA Guidelines.

3.2 Changes to the Draft PEIR

3.2.1 Changes to Section 4.4, Cultural Resources

4.4.1.1, Methodology, page 4.4-3

Historic topographic maps and historic aerial images were reviewed to understand the development of the Project APE and surrounding properties at historicaerials.com and from the San Diego County Archaeological Society, Inc. (Appendix G-1). Historic aerial photographs of the Project APE were ~~available~~ analyzed between ~~1928/1929~~, 1938, 1946, 1953, 1964, 1967, 1978, 1980, 1981-1986, 1988-1991, 1993-2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, and 2018.

3.2.2 Changes to Section 4.5, Energy

4.5.4, Impact Analysis, Electricity, page 4.5-14

~~However, The Project is anticipated to may~~ qualify for a Title 24 exemption for solar panels given the non-residential building status, local historic designation, building types and lack of necessary space for them. ~~However, the previously anticipated reliance on the Title 24 exemption was deemed to be not applicable based on local historic designation and required compliance with the City's Zoning Ordinance – Section 3047. Therefore, in compliance with Zoning Ordinance 3047, the Project will enroll and maintain a clean energy purchasing agreement that will provide equivalent emissions reductions elsewhere. Compliance with the zoning ordinance would achieve energy efficiency levels above those required under statewide regulations.~~

3.3 Changes to Appendices to the Draft PEIR

Appendix G-1, Cultural Resources Inventory Report

The Cultural Resources Inventory Report in Appendix G-1 is changed as follows (see strikethrough/underline) and is incorporated in the Final EIR by reference:

3.2, Archival Research, page 8

Historic topographic maps and historic aerial images were reviewed to understand the development of the Project APE and surrounding properties at historicaerials.com and from the San Diego County Archaeological Society, Inc. (Appendix G-1). Historic aerial photographs of the Project APE were ~~available~~ analyzed between 1928/1929, 1938, 1946, 1953, 1964, 1967, 1978, 1980, 1981-1986, 1988-1991, 1993-2000, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, and 2018.

5, References, page 11

Royle, James W. Jr. 2025. "Comment Letter on Draft Program Environmental Impact Report Pier View Way Bridges, Lifeguard Headquarters and Beachfront Phase II Project, Development Plan RD23-00007." December 31, 2025. San Diego County Archaeological Society, Inc.

Appendix G-2, Built Environment Inventory and Evaluation Report

The Built Environment Inventory and Evaluation Report in Appendix G-2 is changed as follows (see strikethrough/underline) and is incorporated in the Final EIR by reference:

2.4.1, Historical Aerial Photographs, page 50

The subject properties were reviewed on historic aerial photographs via Nationwide Environmental Title Research LLC, and the San Diego County Archaeological Society, Inc. A summary of the aerial's analyzed findings ~~Findings~~ are described in Table 4 below (NETR 2024a; Royle 2025).

Table 4. Historical Aerial Photograph Review of Subject Properties

Photograph Year	Observations and Findings
1938	~~This is the earliest available aerial photograph of the API.~~ Map IDs 2, 3, and 4 are visible on the west side of North Pacific Street. Map ID 2 is developed with a pier extending west into the Pacific Ocean and Map ID 3 is developed with rows of seating and two buildings. Map ID 4 is developed with two buildings that are square in plan accessed by a y-shaped sidewalk surrounded by a grass lawn. The surrounding area is partially developed with single-family residences and commercial properties.

6, References, page 85

Royle, James W. Jr. 2025. "Comment Letter on Draft Program Environmental Impact Report Pier View Way Bridges, Lifeguard Headquarters and Beachfront Phase II Project, Development Plan RD23-00007." December 31, 2025. San Diego County Archaeological Society, Inc.

4 Mitigation Monitoring and Reporting Program

4.1 Introduction

California Public Resources Code (PRC) Section 21081.6 requires that, upon certification of an environmental impact report (EIR), “the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation” (PRC Sections 21000–21177).

This Mitigation Monitoring and Reporting Program (MMRP) was developed in compliance with PRC Section 21081.6 and Section 15097 of the California Environmental Quality Act (CEQA) Guidelines (14 CCR 15000–15387), and includes the following information:

- A list of mitigation measures
- The timing for implementation of the mitigation measures
- The party responsible for implementing or monitoring the mitigation measures
- The date of completion of monitoring

The City of Oceanside must adopt this MMRP, or an equally effective program, if it approves the proposed Pier View Way Bridges and Lifeguard Headquarters and Beachfront Facilities Phase II (Project) with the mitigation measures that were adopted or made conditions of project approval.

4.2 Mitigation Monitoring and Reporting Program Table

Table 4-1 presents the MMRP, including the mitigation measures, timing for their implementation, the party or parties responsible for implementing or monitoring the mitigation measures, and date of completion.

Table 4-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
Biological Resources				
MM-BIO-1 Nesting Bird Surveys. Construction-related ground-disturbing activities (e.g., clearing/grubbing, grading, and other intensive activities) that occur during the breeding season (typically February 1 through September 15) shall require a one-time biological survey for nesting bird species to be conducted within the limits of grading and a 500-foot buffer within 72 hours prior to construction. This survey is necessary to ensure avoidance of impacts to nesting raptors and/or birds protected by the federal Migratory Bird Treaty Act and California Fish and Game Code, Sections 3503 and 3513. If any active nests are detected, the area shall be flagged and mapped on the construction plans or a biological resources figure, and the information provided to the construction supervisor and any personnel working near the nest buffer. Active nests will have buffers established around them (e.g., 250 feet for passerines and 500 feet for raptors) by the Project biologist in the field with brightly colored flagging tape, conspicuous fencing, or other appropriate barriers or signage. The Project biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to avoid inadvertent impacts to these nests. The Project biologist may adjust the 250-foot or 500-foot setback at their discretion depending on the species and the location of the nest (e.g., if the nest is well protected in an area buffered by dense vegetation). However, if needed, additional qualified monitors shall be provided in order to monitor active nests or other Project activities in order to ensure all the Project biologist's duties are completed. Once the nest is no longer occupied for the season, construction may proceed in the setback areas.	Prior to start of construction during breeding season	City of Oceanside		
MM-BIO-2 Temporary Installation of Fencing. To prevent inadvertent disturbance to areas outside the limits of the Project for each phase, the contractor shall install temporary fencing, or utilize existing fencing, along the limits of grading.	Prior to construction	City of Oceanside		

Table 4-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
Cultural Resources				
MM CUL-1 Prior to the issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archeologist has been retained to implement the monitoring program. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program. Should monitoring of initial ground disturbance determine that there is a low potential for identifying cultural resources, such as excavations reaching geological formations, the monitoring program should be reduced or terminated.	Prior to issuance of a Grading Permit	City of Oceanside		
MM-CUL-2 Unanticipated Discovery of Cultural Resources. In the event that cultural resources (sites, features, or artifacts) are exposed during construction activities for the Project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards can evaluate the significance of the find. Construction activities may continue in other areas but should be redirected to a safe distance from the find. If the new discovery is evaluated and found to be significant under CEQA and avoidance is not feasible, additional work such as data recovery may be warranted. In such an event, a data recovery plan should be developed by the qualified archaeologist in consultation with the City and Native American representatives, if applicable. Ground disturbing work can continue in the area of the find only after impacts to the resources have been mitigated and with City approval.	During construction (start/end of all ground disturbing activities)	City of Oceanside		
MM-CUL-3 Unanticipated Discovery of Human Remains. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she shall notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code Section 5097.98, the NAHC must immediately notify	During construction (start/end of all ground disturbing activities)	City of Oceanside		

Table 4-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
the person or persons it believes to be the MLD from the deceased Native American. The MLD shall complete inspection within 48 hours of being granted access to the site and make recommendations for the treatment and disposition, in consultation with the property owner, of the human remains.				
Geology and Soils				
MM-GEO-1 Paleontological Resources (reproduced below from the City of Oceanside Mitigation Monitoring and Reporting Program, Table 9-1, of the Onward Oceanside – General Plan Update, Phase 2 Draft PEIR [Recon 2024]): Prior to the issuance of grading permits, the applicant shall provide written confirmation to the City of Oceanside that a qualified paleontologist been retained. A qualified paleontologist is defined as an individual with an MS or PhD in paleontology or geology who is familiar with paleontological procedures and techniques and has expertise in local geology, stratigraphy, and biostratigraphy. The qualified paleontologist shall perform the following: ▪ Attend the pre-construction meeting and provide worker environmental awareness training at the preconstruction meeting as well as at the jobsite the day grading is to be initiated. In addition, the qualified paleontologist shall inform the grading contractor and City Engineer of the paleontological monitoring program methodologies. ▪ Identification of where paleontological monitoring of excavations impacting the San Diego Formation, Old Alluvial Floodplain Deposits, and deep excavations (greater than five feet below the ground surface) in areas underlain by Young Alluvial Floodplain Deposits is required within the project site based on construction plans and/or geotechnical reports. ▪ Procedures for adequate paleontological monitoring (including necessary monitoring equipment), methods for treating fossil discoveries, fossil recovery procedures, and sediment sampling for microvertebrate fossils, including the following requirements:	Prior to issuance of a Grading Permit During construction (start/end of all ground disturbing activities)	City of Oceanside		

Table 4-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
- A paleontological monitor shall be on-site at all times during the original cutting of previously undisturbed sediments of moderately to highly sensitive geologic units (e.g., San Diego Formation, Old Alluvial Floodplain Deposits, and excavations below a depth of five feet below the ground surface in areas underlain by Young Alluvial Floodplain Deposits) to inspect cuts for contained fossils. (A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials.) The paleontological monitor shall work under the direction of a qualified paleontologist. Monitoring is not required during shallow excavations within Young Alluvial Floodplain Deposits. - Paleontological monitoring is not required in areas underlain by Artificial Fill unless grading activities are anticipated to extend beneath the veneer of fill and impact underlying geological units with moderate to high paleontological sensitivity (e.g., San Diego Formation, Old Alluvial Floodplain Deposits, or deeper excavations into Young Alluvial Floodplain Deposits). - If fossils are discovered, the qualified paleontologist and/or paleontological monitor shall recover them. The paleontologist (or paleontological monitor) shall be allowed to temporarily direct, divert, or halt grading within 50 feet of the resource to allow recovery of fossil remains. Because of the potential for the recovery of small fossil remains, it maybe necessary in certain instances, and at the discretion of the qualified paleontologist, to set up a screen-washing operation on the project site. Alternatively, sediment samples can be collected and processed off-site.				

Table 4-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
- Paleontological reporting and collections management: - Prepared fossils along with copies of all pertinent field notes, photos, maps, and the final paleontological monitoring report discussed below shall be deposited in a scientific institution with paleontological collections such as the San Diego Natural History Museum within 90 days of completion of monitoring unless the City of Oceanside and the qualified paleontologist determine the extent of fossils recovered will require more preparation, stabilization, and/or curatorial time. Any curation costs shall be paid for by the applicant. A final paleontological monitoring report shall be completed. This report shall include discussions of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils, and shall be submitted to the designated scientific institution within 90 days of the completion of monitoring unless the City of Oceanside and the qualified paleontologist determine the extent of fossils recovered will require more preparation, stabilization, and/or curatorial time.				
Hazards and Hazardous Materials				
MM-HAZ-1 Hazardous Materials Building Survey and Update to Abatement Specifications. Prior to demolition or renovation of any Project site structures on any portion of the Project Site under Alternative 1 or 2, a hazardous building materials survey shall be conducted by a California Department of Public Health (DPH) Certified Asbestos Consultant and/or Certified Site Surveillance Technician and a California DPH Certified Lead Inspector/Risk Assessor or Sampling Technician with knowledge of asbestos, lead-based paint, universal wastes, and hazardous materials within building construction. A report documenting material types, conditions and general quantities will be provided, along with documentation of positive materials and diagrams. Based on the results of the survey, the Hazardous Building Materials Abatement Specifications (Appendix I) will be updated to include all additional hazardous materials. Demolition or renovation plans and contract specifications shall incorporate any and all abatement procedures for the removal of material containing asbestos, lead-based	Prior to demolition or renovation of any structures on the Project site	City of Oceanside		

Table 4-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
paint, hazardous materials, or universal wastes. All abatement work shall be done in accordance with federal, state, and local regulations, including those of the Environmental Protection Agency (which regulates disposal), Occupational Safety and Health Administration, U.S. Department of Housing and Urban Development, California Occupational Safety and Health Administration (which regulates employee exposure), and San Diego AQMD.				
Noise				
MM-NOI-1 Temporary Construction Noise Reduction. The Applicant, or its designee, shall implement one or more of the following measures, as necessary and during the construction of the Junior Seau Beach Community Center (JSBCC), in order to achieve on-site noise control and sound abatement that, in the aggregate, would result in a minimum construction noise reduction of approximately 12 decibels (dBA) at the nearest-noise sensitive receptor immediately north of the JSBCC project boundary: ▪ Administrative controls (e.g., reduce operating time of equipment and/or prohibit usage of equipment type[s] within certain distances to a nearest receiving occupied off-site property). ▪ Engineering controls (change equipment operating parameters [e.g., speed, capacity], or install features or elements that otherwise reduce equipment noise emission [e.g., upgrade engine exhaust mufflers]). ▪ Install noise abatement on the site boundary fencing (or within, as practical and appropriate) in the form of sound blankets or comparable temporary solid barriers of at least 13 feet tall to occlude construction noise emission between the site (or specific equipment operation as the situation may define) and the noise-sensitive receptor(s) of concern (i.e., the multi-family residential complex immediately north of the JSBCC).	During construction of the Junior Seau Beach Community Center	City of Oceanside		

Table 4-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
- By way of example, suspended sound blankets, field-erected plywood sheeting, or comparable temporary solid (or flexible but sufficiently massive) barriers (of minimum sound transmission class [STC] rating of 25, which per California Department of Transportation guidance indicates would permit up to 12 dB of expected barrier insertion loss) would occlude construction noise emission between the site (or specific equipment operation as the situation may define) and the noise-sensitive receptor(s) of concern. - Temporary barriers shall adhere to a minimum height standard of 13 feet to serve as an effective deterrent against noise pollution and shielding for adjoining off-site receptors. Appendix L to this PEIR includes a construction noise prediction worksheet that illustrates a sample scenario of what the anticipated and quantifiable noise reduction effect would be of adding a temporary 13-foot-tall noise barrier to reduce construction noise exposure at the Woodglen Vista Creek protected open space area. Such a wall should be strategically located on the project boundary (focusing on the southern and eastern boundary) so as to reduce construction noise exposure.				
Tribal Cultural Resources				
MM-TCR-1 Prior to the issuance of a Grading Permit, the Applicant/Owner or Grading Contractor shall provide a written and signed letter to the City of Oceanside Planning Division stating that a Qualified Archaeologist and a Traditionally and Culturally Affiliated (TCA) Native American Monitor have been retained at the Applicant/Owner or Grading Contractor's expense to implement the monitoring program, as described in the pre-excavation agreement. The TCA Native American Monitor shall be identified by a TCA Luiseño Tribe or tribes, as defined by the Native American Heritage Commission, that have requested to be present through the process of government-to-government consultation (Consulting TCA Luiseño Tribe).	Prior to the issuance of a Grading Permit	City of Oceanside		

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MM-TCR-2 The Qualified Archaeologist shall maintain ongoing collaborative consultation with the Luiseño Native American monitor during all initial ground-disturbing activities. The requirement for the monitoring program shall be noted on all applicable construction documents, including demolition plans, grading plans, etc. The Applicant/Owner or Grading Contractor shall notify the City of Oceanside Planning Division of the start and end of all ground-disturbing activities.	During construction (initial ground disturbing activities)	City of Oceanside / Qualified Archaeologist		
MM-TCR-3 The Qualified Archaeologist and Luiseño Native American Monitor shall attend all applicable pre-construction meetings with the General Contractor and/or associated Subcontractors to present the archaeological monitoring program. The Qualified Archaeologist and Luiseño Native American Monitor shall be present on site full-time during initial grubbing, grading and/or other ground altering activities down to the project's maximum depth. Monitoring excavations within project engineered fill is not required. All fill materials shall be obtained from non-cultural contexts such as deep quarries or shall be confirmed absent of any and all tribal cultural resources through cultural monitoring conducted at the acquisition location.	During construction (start/end of all ground disturbing activities)	City of Oceanside / Qualified Archaeologist and Luiseño Native American Monitor		
MM-TCR-4 The Qualified Archaeologist or the Luiseño Native American monitor may halt ground-disturbing activities if unknown tribal cultural resources, archaeological artifact deposits or cultural features are discovered. Ground-disturbing activities shall be directed away from these deposits to allow a determination of potential significance under CEQA. Isolates and clearly non-significant deposits will be minimally documented in the field, and before grading proceeds these items shall be secured until they can be repatriated. If items cannot be securely stored on the Project site or require laboratory analysis, they may be stored in off-site facilities located in San Diego County. If the Qualified Archaeologist and Luiseño Native American monitor determine that the unearthed tribal cultural resource, Native American artifact deposits or cultural features are considered potentially significant under CEQA, TCA Luiseño Tribes that have participated in the state-prescribed consultation process for this project shall be notified and consulted	During construction (start/end of all ground disturbing activities)	City of Oceanside / Qualified Archaeologist or Luiseño Native American Monitor		

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Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
regarding the respectful and dignified treatment and CEQA evaluation testing of those Native American resources. The avoidance and protection of the significant tribal cultural resource and/or unique archaeological resource is the preferable mitigation. If, however, it is determined by the City that avoidance of the resource is infeasible, and it is determined that a data recovery plan is necessary by the City as the Lead Agency under CEQA, TCA Luiseño Tribes that have participated in the state-prescribed consultation process for this project shall be notified and consulted regarding the drafting and finalization of any such recovery plan. For significant tribal cultural resources, artifact deposits or cultural features that are part of a data recovery plan, an adequate artifact sample to address research avenues previously identified for sites in the area will be collected using professional archaeological collection methods. The data recovery plan shall also incorporate and reflect the tribal values of the TCA Luiseño Tribes that have participated in the state-prescribed consultation process for this project. If the Qualified Archaeologist collects such resources, the Luiseño Native American monitor must be present during any cataloging of those resources. Moreover, if the Qualified Archaeologist determines that cultural resources unearthed during the ground-disturbing activities are not significant under CEQA and does not collect the tribal cultural resources, the Luiseño Native American monitor, may at their discretion, collect said resources and provide them to the appropriate TCA Luiseño Tribe, as determined through the appropriate process, for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Ground-disturbing activities shall not resume until the Qualified Archaeologist and City, in consultation with the Luiseño Native American Monitor, deems the cultural resource or feature has been appropriately documented and/or protected. In order for potentially significant archaeological artifact deposits and/or cultural resources to be readily detected during reinitiation of mitigation monitoring, a written "Controlled Grade Procedure" shall be prepared by a Qualified Archaeologist, in consultation with the Luiseño Native American monitor, other TCA Luiseño Tribes that have participated in the state-prescribed process				

Table 4-1. Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Agency Responsible for Monitoring	Initials	Date of Completion
for this project, and the Applicant/Owner, subject to the approval of City representatives. The Controlled Grade Procedure shall establish requirements for any ground-disturbing work with machinery occurring in and around areas the Qualified Archaeologist and Luiseño Native American monitor determine to be sensitive through the cultural resource mitigation monitoring process. The Controlled Grade Procedure shall include, but not be limited to, appropriate operating pace, increments of removal, weight and other characteristics of the earth disturbing equipment.				
MM-TCR-5 The landowner shall relinquish ownership of all tribal cultural resources unearthed during the cultural resource mitigation monitoring conducted during all ground-disturbing activities after they have been recorded and evaluated for CEQA significance to the appropriate TCA Luiseño Tribe, as determined through the appropriate process, for respectful and dignified treatment and disposition, including reburial at a protected location on site, if possible, in accordance with the Tribe's cultural and spiritual traditions. Resources requiring non-destructive laboratory analysis to determine significance under CEQA will be returned to a storage container on the Project site following analysis. For cultural materials that are associated with burial and/or funerary goods, CEQA significance evaluation is not required prior to repatriation to the Most Likely Descendant as determined by the Native American Heritage Commission per California Public Resources Code Section 5097.98. Cultural materials that are associated with burial and/or funerary goods, will be immediately secured on site. No tribal cultural resources shall be subject to curation.	During construction (start/end of all ground disturbing activities)	City of Oceanside		
MM-TCR-6 Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusions of the archaeological monitoring program (e.g., data recovery plan) shall be submitted by the Qualified Archaeologist, along with the Luiseño Native American monitor's notes and comments, to the City of Oceanside Planning Division for approval.	Prior to the release of the grading bond	City of Oceanside		

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MM-TCR-7 As specified by California Health and Safety Code Section 7050.5, if human remains are found on the Project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Office of the Medical Examiner by telephone. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Medical Examiner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. If such a discovery occurs, a temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. If suspected Native American remains are discovered, the remains shall be kept in- situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on site in the presence of a Luiseño Native American monitor. By law, the Medical Examiner will determine within two working days of being notified if the remains are subject to his or her authority. If the Medical Examiner identifies the remains to be of Native American ancestry, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. Pursuant to Public Resources Code 5097.98, the NAHC shall make a determination as to the Most Likely Descendent (MLD) of the human remains. The MLD shall complete inspection within 48 hours of being granted access to the site and make recommendations for the treatment and disposition, in consultation with the property owner, of the human remains.	During construction (start/end of all ground disturbing activities)	City of Oceanside		

Note: MM = mitigation measure.

Source: Recon. 2024. *Draft Program Environmental Impact Report for the City of Oceanside General Plan Update, Smart and Sustainable Corridors Specific Plan, and Climate Action Plan Update (Onward Oceanside) Oceanside, California*. Prepared for the City of Oceanside. SCH # 2021050529. June 4, 2024.