



NOTICE OF PREPARATION

City of Oceanside, California

Date: March 9, 2021

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

Project: Sewer Improvements Program

Lead Agency: City of Oceanside

The City of Oceanside (City) intends to prepare a Program Environmental Impact Report (PEIR) for the proposed Oceanside Sewer Improvements Program (program). The City is the Lead Agency for the California Environmental Quality Act (CEQA). The City invites written comments on the scope of the environmental analysis and identification of potential environmental issues to be included in the PEIR.

Notice of Preparation: This Notice of Preparation (NOP) has been sent to the Office of Planning and Research, responsible and trustee agencies, the County Clerk, organizations, and interested parties, as well as adjacent property owners. The purpose of the NOP is to inform recipients that the City is beginning preparation of a PEIR and to solicit information that will be helpful in the environmental review process. This notice includes information on how to provide comments to the City and a description of the program.

Comments: The City is requesting input from CEQA responsible and trustee agencies, other public agencies with jurisdiction by law over resources potentially affected by the proposed program, and the public regarding the scope and content of environmental information to be included in the PEIR. Agency responses should identify the issues to be considered in the PEIR, including significant environmental issues, alternatives, mitigation measures, and whether the responding agency will be a responsible or trustee agency, and the basis for that determination. Pursuant to Section 15103 of the CEQA Guidelines, your response to this NOP must be received by our agency no later than thirty (30) days from the posting date. Should you have questions regarding the program or NOP, please call Mabel Uyeda, Senior Civil Engineer, at (760) 435-5819. Please transmit your written comments on this program via post or email to:

City of Oceanside
Water Utilities Department
Attn.: Mabel Uyeda, P.E., Senior Civil Engineer
300 North Coast Highway
Oceanside, California 92054
Phone: (760) 435-5819
Email: muyeda@oceansideca.org

Location of the Proposed Program: The proposed program would occur at multiple locations within the city of Oceanside (Figures 1 through 3). The program's aboveground facility is currently proposed to occur on 1.5 acres of the permanently closed Garrison Elementary School property, located at 333 Garrison Street. The program's underground components would follow a generally linear route south from the San Luis Rey Water Reclamation Facility (SLRWRF) at 3950 North River Road to Oceanside Boulevard, then extend southwest to the coast. Specifically, the underground pipelines would extend south from the SLRWRF to Whelan Lake Road and then southwest along Whelan Lake Road. The

pipelines would then cross beneath the San Luis Rey River and continue to an easement located east of, and parallel to, the San Luis Rey River Trail. The pipelines would then travel south along the easement to Mesa Drive before continuing south along Garrison Street to Oceanside Boulevard. The underground pipelines would extend along Oceanside Boulevard to South Ditmar Street, continue along Godfrey Street, crossing under the North County Transit District Railroad to Crosswaithe Street, South Meyers Street, and Tait Street before terminating at the City's La Salina Wastewater Treatment Plant (LSWWTP). Additional pipeline segments may occur along Pala Road, Los Arbolitos Boulevard, Fireside Street, and Mission Avenue.

Overview of the Proposed Program: The City is proposing to implement several sewer improvement projects to upgrade and supplement existing infrastructure. Several specific projects have been identified thus far (Figures 2 and 3), including:

- Oceanside Mesa Garrison Force Main (OMG FM) Project
- El Corazon Lift Station Project
- Land Outfall Replacement Project
- Mission Avenue Lift Station Force Main (MALS FM) Replacement Project
- Mission Avenue Gravity Sewer Lining and Replacement Project

The OMG FM Project involves the design and construction of approximately 15,000 linear feet (LF) of 36-inch sewer force main between the SLWRF and the proposed El Corazon Lift Station (discussed below). The OMG FM would carry flows from the existing and future lift stations. The majority of the pipeline would occur outside of paved roadways and within easements.

The El Corazon Lift Station Project involves the design and construction of a five-million-gallons-per-day (MGD) sewer lift station near the intersection of Mesa Drive and Garrison Street (Figure 4). The City is considering purchasing the permanently closed Garrison Elementary School property for the lift station. The City would then sub-divide the 11.2-acre property, retaining 1.5 acres for the lift station, as well as a 50-foot-wide public easement along the east property line, for future utilities and maintenance access. The remaining property would be used by other City departments or sold to a prospective developer. The Project would use the 1.5-acre site for the lift station and associated components, including a wet well, emergency storage, future pipelines, parking, training (open area), and equipment storage. The Project would also include rerouting gravity flows in Mesa Drive and Garrison Street to the new sewer lift station, connections to existing or future sewer mains, and extension of nearby sewer mains.

The Land Outfall Replacement Project involves upsizing of approximately 29,000 LF of existing 24-inch pipe to 36-inch pipe between the SLRWRP and the La Salina Wastewater Treatment Plant in various segments. Approximately 19,000 LF from SLRWRP to the south entry of Garrison Elementary School generally follows the same corridor as the Proposed OMG FM Project. Of the remaining 10,000 LF of pipe to be replaced, approximately 4,000 LF is located near the North County Transit District Railroad right-of-way, and the other 6,000 LF is located in Oceanside Boulevard and Garrison Street.

The MALS FM Replacement Project involves the replacement of approximately 13,000 LF of existing 24-inch sewer force main from the SLRWRP to the Mission Avenue Lift Station with a new parallel pipeline or in-place replacement. If a new parallel pipe is constructed, the existing 24-inch MALS FM may be taken offline, cleaned, assessed, and repaired to serve as a backup force main to improve the reliability of the City's sewer system.

The Mission Avenue Sewer Lining and Replacement Project includes cured-in-place lining of approximately 600 LF of 24-inch gravity sewer pipe starting at 3560 Mission Avenue and traveling southwest to Fireside Street. From Fireside Street in Mission Avenue southwest to the Mission Avenue Lift Station, approximately 1,600 LF of the 24-inch pipe would be upsized to a 30-inch and/or 36-inch

pipe. The existing upstream segment of the sewer is located in private easements through the Marketplace Del Rio commercial shopping center and undeveloped parcels owned by the Ocean KAMP development. The new replacement pipe would be relocated into Mission Avenue, where feasible.

Collectively, the projects included in the PEIR would provide necessary improvements to the existing sewer infrastructure in order to accommodate future increased flows, improve reliability of system to divert LSWWTP flows to SLRWRF, replace outdated pipelines, and avoid effluent spills, as well as provide a backup safety precaution should the Pure Water (Advanced Water Treatment Facility) and/or Recycled Water production facilities need to be taken offline unexpectedly or for maintenance purposes.

Potential Environmental Effects and Anticipated Contents of the PEIR: In accordance with Section 15126 of the CEQA Guidelines, the PEIR will assess the physical changes to the environment that would likely result from the construction and operation of the program, including potential direct, indirect, cumulative, and growth-inducing impacts. The PEIR will provide an assessment of impacts for facilities and activities associated with program implementation (CEQA Guidelines Section 15168).

The City has determined that the proposed program may have the potential to significantly impact air quality, biological resources, cultural resources and tribal cultural resources, greenhouse gas emissions, and noise. These issue areas will be evaluated in detail in the Draft PEIR. It is anticipated that other issue areas will be discussed in the *Environmental Effects Found Not to be Significant* section of the Draft PEIR. The PEIR will identify mitigation measures if necessary and feasible to reduce potentially significant impacts of the proposed program. The PEIR will also discuss alternatives to the proposed program, including the CEQA-required “No Project” alternative. Responses received to this NOP may modify or add to the preliminary assessment of potential issues addressed in the PEIR.

Mabel Uyeda Digitally signed by Mabel Uyeda
Date: 2021.03.01 16:21:23-08'00'

Signature: _____
Mabel Uyeda, Senior Civil Engineer

Date: March 9, 2021

Attachments:

Figure 1, Regional Location
Figure 2, Project Features (USGS Topography)
Figure 3, Project Features (Aerial Photograph)
Figure 4, El Corazon Lift Station Location







