

CITY OF OCEANSIDE LOCAL COASTAL PROGRAM UPDATE

STAKEHOLDER INTERVIEWS SUMMARY

JANUARY 26, 2018

STAKEHOLDER INTERVIEWS INTRODUCTION

In December 2017 and January 2018, the Oceanside Local Coastal Program Update project team facilitated a series of 12 interviews with key stakeholder groups to introduce the groups to the Local Coastal Program Update process, to solicit input regarding valued resources and future development within the City's Coastal Zone, to present preliminary sea-level rise hazard maps, obtain feedback regarding interviewees experience with flooding, and to initiate a discussion of appropriate methods to adapt to sea-level rise.

An agenda with a standard list of questions was provided prior to the interviews. Each of the interviews generally followed the format provided in the agenda, but was adjusted based on the group makeup to ensure a productive discussion around the interviewees' particular interests or expertise. The key groups interviewed included:

1. Coastal Advocates
2. Shoreline Preservation/Protection Experts
3. Neighborhood Groups
4. Business Advocates
5. Resource Conservation
6. Neighboring Jurisdictions
7. Public Safety
8. Public Works
9. Transportation Agencies/Providers
10. Developers
11. Harbor

12. Utilities

Stakeholders were further encouraged to reach out to others to participate in the Local Coastal Program Update process, to take the survey that would be posted on the City's project website (https://www.ci.oceanside.ca.us/gov/dev/planning/local_coastal.asp), and to sign up to receive the monthly email blasts.

Project Team

Project team members involved in the interviews included:

- Russ Cunningham, City of Oceanside
- Scott Nightingale, City of Oceanside
- Kimiko Lizardi, Environmental Science Associates (ESA)
- Reema Shakra, ESA
- Nick Garrity, ESA
- Lindsey Sheehan, ESA

SUMMARY OF KEY THEMES

The following provides a summary of the key themes and feedback provided throughout the interviews.

Coastal Resources and Development

- Recognize that Oceanside provides a wide variety of coastal amenities and experiences.
- Protect Oceanside's iconic coastal resources including the:
 - Pier
 - Harbor
 - Sandy beaches
 - Buena Vista Lagoon
 - Loma Alta Creek
 - San Luis Rey River
 - The Roberts Cottages
- Recognize the importance of:
 - Pacific Street Linear Park
 - Pacific Street Promenade
 - Cassidy Street
 - Buccaneer and Tyson Parks

- Downtown
- Coast Highway
- Beach preservation is essential to the City's brand, identity, hospitality sector, and overall economy.
- Avoid tarnishing the City's brand ("beach casual") by allowing more intensive land uses in the Coastal Zone.
- Preserve view corridors identified in the LCP and the following: Cassidy Street, Pacific Street (north), Pacific Street Promenade, the Strand, and streets that lead to Buena Vista Lagoon
- Require that new coastal development provide more open space, avoid cookie-cutter development.
- Avoid full-tear down and rebuilds and encourage reinvestment in existing buildings.
- The Coastal Zone should be more bike- and walk-friendly.
- The City should look to Pasadena, Santa Cruz, and other cities that have spurred revitalization of commercial districts through historic preservation, façade improvement programs, etc.
- Consider establishing a riverwalk along San Luis Rey River, similar to what Napa did.
- Promote public art and art galleries in the Coastal Zone.
- Promote light manufacturing/makers in Downtown.
- Ensure that new development on the Strand does not exceed the height of the coastal bluff.
- Provide healthier food options in the Coastal Zone, particularly near the Pier.
- Recognize unique neighborhoods and the different scale and type of development appropriate to each, specifically Downtown and South "O".
- Promote a balanced community, such as a daytime community with office uses.
- Consider opportunities for transit-oriented development around the Oceanside Transit Center and Sprinter Station.

Public Access, Parking and Recreation

- Wayfinding is an important aspect of maintaining and improving coastal access.
- Access to Buena Vista Lagoon trails and the Nature Center are often impacted by flooding.
- The City could promote a "waves to waterfall" trail along Buena Vista Lagoon.
- Implement additional public parking along South Myers Street between Morse and Eaton.
- Provide more convenient ways to pay for public parking.
- Consider providing more structured parking in a centralized location that feeds into retail areas
- Public parking should be time-limited.
- Mixed input was provided around public parking with some stakeholders indicating that Oceanside has a lot of parking while others stated a need for more public parking. The issues around parking seem to

result from a lack of parking at certain locations (such as Buccaneer Beach and other parts of South “O”) and the lack of an overall management strategy for parking within the Coastal Zone.

- Continue to expand alternative transportation options in the Coastal Zone.
- Consider shuttle service in the Coastal Zone which has already been well-studied.
- Consider additional public access at the vacant lot south of Oceanside Boulevard (near the formerly pink house).
- Complete the Coastal Rail Trail.
- The waterways and public access ways sometimes attract nuisance activities.
- Concern about protecting access to the Strand and the recreational resources at the beach.
- Ensure accessways to the beach are maintained, safe and universally accessible.
- Improve barrier between vehicular and pedestrian space on the Strand.

Environment and Natural Resources

- Pesticide/herbicide use in park and landscape maintenance should be evaluated.
- Landscape in the Coastal Zone should emphasize native species.
- There are several sensitive/protected species in the city's coastal watersheds.
- Maintain Buena Vista Lagoon as a freshwater lagoon (i.e., keep the weir).
- Enforce the prohibition of dogs on the beach.
- Mitigate water quality before it gets to the river and lagoon
- Need to better understand and address water quality enhancement projects upstream and the impact on the waterways.
- Improve water quality, flood protection, habitat, and sand replenishment associated with the waterways
- Need to maintain buffers for scenic and biological protection.
- Buccaneer Beach is a valuable recreational and natural resources with opportunities for restoration and enhancement.
- Opportunities to enhance breakwaters for nesting areas such as the rock pelican near marina suites.

Local Coastal Program Update Process

- We should be asking, "What kind of coastal zone would you like your children and grandchildren to experience?"
- Use latest and greatest modeling data in sea-level rise mapping scenarios.
- Consider taking actions related to adaptation sooner than waiting for the Local Coastal Program Update to be completed.

Flooding and Adaptation Solutions

- Flooding is already a documented and recognized issue, including sited examples of flooding at the Strand, St. Malo, the Buena Vista Lagoon, the Oceanside Harbor, Buccaneer Beach Park, La Salina Wastewater Treatment Plant, San Luis Rey River, Loma Alta Creek, Buena Vista Lagoon Nature Center, Coast Highway.
- Gradual loss in sandy beach, especially south of Oceanside Pier, has been observed over the years.
- Beach preservation is not a long-term solution for sea level rise.
- Need to consider how important maintaining sand is as new hotels will bring more people to the beach. When there was poor sand nourishment, the beaches that had sand were packed.
- Many stakeholders are open to groins/jetties as a means of retaining sand on the City's beaches and pointed to the groins and accompanying beach nourishment programs in Orange County.
- The City should seek economies of scale with sand replenishment.
- With sand replenishment in Oceanside being a benefit to coastal jurisdictions to the south, the City should explore sand replenishment partnerships with Carlsbad, Encinitas, Solana Beach, and Del Mar.
- Look for opportunities to continue Army Corps of Engineers sand replenishment study.
- Understand who owns and has maintenance responsibility for the revetment.
- The City could consider a sand mitigation fee on new development.
- Use a trigger based approach tied to sea-level rise.
- Avoid time-based triggers because it gives a false sense of security.
- Need to consider the cost of maintenance to address damage caused by sea-level rise hazards, which is borne by all taxpayers (including those located inland) to protect the homes on the beach.
- Need to consider loss to property value behind the 1st row of houses if the beach were lost.
- Some stakeholders expressed concern about the look of hard structures.
- Consider soft solutions not hard armoring.
- Consider limitations on redevelopment.
- Consider restrictions on redevelopment based on frequency of damage.
- Require a notice on title to property owners regarding risk.
- Consider managed retreat as a long-term strategy.
- Prevent building below grade along the Strand
- Need to consider raising roads adjacent to the Harbor.
- Need to consider sea-level rise in the design of public improvements.
- Consider creation of an artificial reef that can serve as a breakwater.
- Consider construction of a sea wall.

STAKEHOLDER INTERVIEWS AGENDA AND QUESTIONS

Introductory Remarks (Russ):

- Purpose of interview
 - Kicking-off a major update to the City's LCP
 - Seeking early input on variety of topics
- LCP Update goals
 - Revise LCP to reflect existing conditions
 - Identify vision for Coastal Zone, looking forward to the next 20-30 years
 - Prepare for sea-level rise hazards
 - Revise LCP to reflect current community values
 - Improve consistency with Coastal Act, and other ongoing City-led planning efforts
- Grant-funded effort
- Major steps in the update included on the handout and flow chart poster board

Introductions (Attendees)

- Interviewees introductions and their interest in the Coastal Zone
- City staff and consultant staff introductions

Development in Coastal Zone Discussion (Attendees)

1. What places are important to you in Oceanside's Coastal Zone?
2. What scenic resources and views merit preservation and/or enhancement?
3. What concerns and ideas do you have regarding public access to the coastline?
4. What type of development would you like to see in the Coastal Zone in 10-20 years?
5. How can the City best accommodate growth within the coastal zone?
6. What concerns do you have about the health and function of the City's coastal watersheds?

Sea-level Rise Hazards Presentation (ESA)

- Presentation on sea-level rise
- Hazard layers in Oceanside

Sea-level Rise Hazards in Coastal Zone Discussion (Attendees)

1. What has been your experience with past storms?
2. Based on these hazard maps, what assets do you see as being the most vulnerable to sea level rise and associated coastal hazards?

3. What methods do you see as most appropriate for adapting to sea level rise and associated coastal hazards?

Closing Remarks (Russ)

- Next steps

11.1 STAKEHOLDER PARTICIPANT LIST

Last Name	First Name	Stakeholder Group Name	Representing
Chunn	Julia	Coastal Advocates	Surfriders
Webb	Chris	Shoreline Protection	Consultant, Moffat and Nichol
Hearon	Greg	Shoreline Protection	Consultant, Coastal Frontiers
Tenaglia	John	Neighborhood Groups	St. Malo
Marshall	Jane	Neighborhood Groups	OCNA
Mackin	Shari	Neighborhood Groups	CPPB
Krammer	Carolyn	Neighborhood Groups	CPPB
West	Joel	Neighborhood Groups	Save South-O
Valenti	Joel	Neighborhood Groups	General Manager of North Coast Village
Caulfield	Matt	Neighborhood Groups	Save South-O
Alanis	Paul	Neighborhood Groups	St. Malo
Alanis	Allison	Neighborhood Groups	St. Malo
Gaul	Leslee	Business Advocacy	Visit Oceanside
Ashton	Scott	Business Advocacy	Chamber of Commerce
Wright	Rick	Business Advocacy	Main Street Oceanside
Fox	Richard	Business Advocacy	South O'
Anderson	Charles	Business Advocacy	Restaurant Owner
Schiafone	Ted	Harbor Stakeholders	Harbor Manager
Wootton	Ron	Resource Conservation Groups	Buena Vista Lagoon
Nygaard	Diane	Resource Conservation Groups	Preserve Calavera
Hammond	Alice	Resource Conservation Groups	Sierra Club
Herskowitz	Joan	Resource Conservation Groups	Audobon Society, Buena Vista chapter
Hollenbeck	Eric	Resource Conservation Groups	California Department of Fish and Wildlife
Stuckrath	Janet	Resource Conservation Groups	US Fish and Wildlife Service
Stiehl	Carl	Neighboring Jurisdictions	City of Carlsbad
Chopyk	Bill	Neighboring Jurisdictions	City of Solana Beach

Last Name	First Name	Stakeholder Group Name	Representing
Levi	Dean	Neighboring Jurisdictions	Camp Pendleton
Lorenzo	Mike	Neighboring Jurisdictions	Camp Pendleton
Ray	Tony	Neighboring Jurisdictions	Camp Pendleton
Jammal	Sam	Neighboring Jurisdictions	Camp Pendleton
Kogerman	Bill	Public Safety	Fire Department, Steering Committee
Curtis	Bill	Public Safety	Beach lifeguard Captain
Marchand	Sean	Public Safety	Policy Department
Biagas	Briana	Public Safety	US Coast Guard
Forward	Bryan	Public Works	Public Works, Parking Enforcement
Freetly	Jeff	Public Works	Public Works
Sabellis	Mark	Public Works	Public Works
Menard	Joel	Public Works	Public Works
Mertz	Nathan	Public Works	Public Works
LaGrange	Howard	Transportation Agencies	City of Oceanside, Bike and Pedestrian Coordinator
DiPierro	David	Transportation Agencies	City of Oceanside
Amberson	John	Transportation Agencies	City of Oceanside
Blythe	Dana	Transportation Agencies	NCTD
Svensk	Kristina	Transportation Agencies	NCTD
Carenza	Jim	Developer	Pacific Development
Hamm	Richard	Developer	Pelican Communities
D'Agostino	Brian	Public Utility Providers	SDG&E
Wiseman	Danielle	Public Utility Providers	SDG&E
Ramp	Jennifer	Public Utility Providers	SDG&E
Gutierrez	Robert	Public Utility Providers	City of Oceanside, Water Utilities