



EIR Scoping FAQ

310-330 Esplanade Infrastructure Preservation Project

This document summarizes frequently asked questions during the EIR scoping period (October-November 2022).

Q: Why is the bluff along the 400 block of Esplanade not included in this project?

A: Work along the bluffs in the 400 block of Esplanade are not within the scope of this project; the project is infrastructure protection along the 300 block of Esplanade between two existing seawalls at 100 Esplanade and 360 Esplanade. The project may use the existing construction beach access ramp near Manor & Esplanade and this will be included in the EIR.

There is a separate City-led project, the 400 Esplanade Infrastructure Preservation Project, being proposed that extends from south of the Manor construction access ramp to the north boundary of 528 Esplanade Avenue, where rock revetment is currently in place. That project is undergoing a separate design and environmental review. Construction along the 300 block of Esplanade Avenue does not require construction along the 400 block and therefore the projects are not connected. However, due to its proximity, the 400 Esplanade Infrastructure Preservation Project will be included in the analysis of cumulative environmental impacts in the EIR for the 300 block.

Q: Does this project look to improve the construction access ramp to the beach near Manor & Esplanade?

A: At this time, there are no improvements planned for the construction access ramp to the beach. However, similar to previous projects that have used this ramp, minor fixes and improvements may be needed to be able to use the ramp, and the ramp will be left in better shape than prior to its use. The use of this ramp will be included in the EIR.

Q: The project goes in front of the 340 & 350 Esplanade properties. Will they have any part in the project?

A: While the project does cross those properties, the intent of the project is to protect the road and public infrastructure in the 300 block of Esplanade Avenue. The City will work with those property owners to gain access via construction and long-term easements for the project, but the City will be responsible for the maintenance during the life of the project.

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Q: What noise, air pollution, and hours of operation can we expect? What impacts will adjacent residents see during construction?

A: Potential noise and air pollution impacts to the surrounding area will be analyzed in the Draft Environmental Impact Report (DEIR), however one could expect above average construction noise (large equipment in use) and negligible air pollution. Construction hours will often be dictated by natural conditions such as the tides and daylight hours, so while normal business hours will be adhered to for the most part, there may be times of early starts or late ends being controlled by natural light and tides. Residents should expect impacts such as temporary street parking loss, traffic control for equipment and material drop-off, and temporary beach access restrictions in active construction areas. More on this will be discussed in the DEIR.