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January 6, 2025

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**SUBJECT: DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE
COASTAL RESILIENCE MASTER PLAN PHASE 1: PRIORITIZING
NATURE-BASED SOLUTION PILOTS PROJECT, SCH NO. 2023050148,
SAN DIEGO COUNTY, CA**

Dear Jordan Moore:

The California Department of Fish and Wildlife (CDFW) reviewed the Draft Program Environmental Impact Report (PEIR) from the City of San Diego (City) for the Coastal Resilience Master Plan Phase 1: Prioritizing Nature-Based Solution Pilots Project (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines¹.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, CDFW appreciates the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the State (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a)). CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Fish & G. Code, § 1802). Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on

¹ CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

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projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW may also act as a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority (Fish & G. Code, § 1600 et seq.). Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law² of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.) or the Native Plant Protection Act (NPPA; Fish & G. Code, § 1900 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

CDFW also administers the Natural Community Conservation Planning (NCCP) program, a California regional habitat conservation planning program (Fish and Game Code 2800 et seq.). The City of San Diego participates in the NCCP program by implementing its approved Multiple Species Conservation Program (MSCP) Subarea Plan (SAP) and Implementing Agreement (IA). CDFW issued the City's NCCP permit in 1997 (SCH #93121073). The City of San Diego's Multi-Habitat Planning Area (MHPA) identified in the SAP delineates core biological resource areas and corridors targeted for conservation. The PEIR for the proposed Project must ensure that all requirements and conditions of the SAP and IA are met. The PEIR should also address any biological issues that are not addressed in the SAP and IA, such as specific impacts to and mitigation requirements for sensitive species that are not covered by the SAP and IA.

PROJECT DESCRIPTION SUMMARY

Proponent: City of San Diego (City)

Objective: The Project aims to identify coastal areas that are vulnerable to flooding, erosion, and habitat loss due to climate change, and develop 'nature-based solutions' to increase climate resiliency. The PEIR describes nature-based solutions as a wide range of built or engineered designs modeled after nature to support climate adaptation, including both natural infrastructure (e.g. wetlands and floodplains, living shorelines) and green infrastructure (e.g. stormwater parks, bioswales, green streets, green roofs). The City was awarded funding through a 2021 National Fish and Wildlife Foundation National Coastal Resilience Fund grant, to fund the preparation of the broader Coastal Resilience Master Plan³ (CRMP), as well as the PEIR, which is the guiding document for implementation of Phase I of the CRMP. The PEIR is intended to provide a policy

² "Take" is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

³ <https://www.sandiego.gov/climate-resilient-sd/projects/coastal-resilience-master-plan>

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framework to guide six future improvement projects along San Diego's coast, as described below and depicted in the CRMP (Attachment B):

1) Ocean Beach - Dog Beach (Pilot Project): this site would incorporate new elevated sand dunes along the landward edge of the beach, adjacent to the existing parking lot, and restore existing sand dunes along the northern edge of the parking lot with native vegetation. The Project also includes a new multi-use path for cyclists and pedestrians, and an alternative option that features relocation of an existing bathroom facility. This site was identified as the Pilot Project, which was developed at the 15 percent design level in the PEIR.

2) La Jolla Shores: this site includes two design options. The Amphitheater Design Option proposes to construct two earthen grass-covered dikes along the western edge of the existing grass areas at La Jolla Shores and Kellogg Park. A 20-foot-wide and 500-foot-long terraced 'seawall' would be constructed along the seaward edge of the parking lot. The Reconfigured Park Design Option would realign the existing recreational area to be more seaward and move the parking lot inland; the PEIR indicates that this design is intended to align the recreational space to absorb impacts from coastal flooding, to improve water quality, and minimize or avoid parking lot flooding.

3) Pacific Beach – Tourmaline Surf Park: this site would incorporate a new 50-foot-wide and 175-foot-long elevated sand dune on top of an existing rip-rap shoreline protection feature. Native vegetation will be planted along the dune. The existing vegetated median would also be restored with native vegetation. An optional component of the Project includes covering or undergrounding an existing drainage culvert and construction of a pedestrian pathway.

4) Mission Beach: this site in its current condition is vulnerable to winter flooding and ocean overtopping of the existing seawall. The City implements a winter berm program to reduce impacts of flooding, using 25-40 truckloads of material. Two design options are proposed at this site: The Dune Design Option would construct a 20 to 30-foot-wide and 1,650-foot-long elevated sand dune seaward of the existing seawall. The dune would be vegetated with native plants. The Perched Beach Design Option would convert the existing grassy recreational space to become an elevated sandy beach, by realigning the existing seawall and sidewalk inland. The Perched beach Design Option would also include an elevated sand dune.

5) Ocean Beach – Pier: this site in its existing conditions experiences northward sediment transport and periodic coastal flooding during storm events. The City implements the winter berm program at this site, annually constructing a six to eight-foot-high and 30-foot-wide sand berm using 75 truckloads of material, to reduce coastal flooding impacts. The proposed Project would construct a multi-use recreational path, adjacent to a new elevated vegetated sand dune along the landward edge of the beach.

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6) Sunset Cliffs: this site would convert the existing two-way road into single one-lane travel and install a new multi-use path. Optional elements of the Project include realignment of parking lots to be set back from eroding cliffs and enhancing the trail with native plants. The Project proposes to remove invasive species and install native plants along the Sunset Cliffs trail, adjacent to the City's MHPA habitat south of the Project site.

Location: The Project area encompasses six coastal project sites within the City's Coastal overlay Zone: La Jolla Shores, Pacific Beach- Tourmaline Surf Park, Mission Beach, Ocean Beach- Dog Beach, Ocean Beach- Pier, and Sunset Cliffs. The sites collectively span 58.64 acres, including 58.38 acres of land and 0.26 acre of open water. Portions of the Ocean Beach – Dog Beach and Sunset Cliffs sites are within, or adjacent to MHPA.

Biological Setting: The diverse habitats of San Diego's coast support a wide variety of biological resources. Three biological reconnaissance surveys of the Project area and surrounding buffer were conducted in April and August of 2023. Habitat types documented within the Project area include: 0.26 acre of estuarine habitat, 0.06 acre of southern coastal salt marsh, 33.74 acres of beach, 0.05 acre of concrete channel, 0.59 acre of southern foredunes, 0.86 acre of Diegan coastal sage scrub, 0.11 acre of sandstone cliff, 0.45 acre of non-native woodland, and 22.50 acres of developed land.

Sensitive plants identified in the Project area include: California box-thorn (*Lycium californicum*; California Rare Plant Rank (CRPR) 4.2), Nuttall's acmispon (*Acmispon prostratus*; CRPR 1B.1; International Union for Conservation of Nature (IUCN) Endangered), and southwestern spiny rush (*Juncus acutus*; CRPR 4.2). The three observed species are not covered species under the MSCP SAP. Additional sensitive plants which were not observed, but have a moderate to high potential to occur include: aphanisma (*Aphanisma blitoides*; CRPR 1B.2; MSCP SAP Covered), coast wallflower (*Erysimum ammophilum*; CRPR 1B.2; MSCP SAP Covered), coast wooly-heads (*Nemacaulis denudata* var. *denudata*; CRPR 1B.2), Coulter's goldfields (*Lasthenia glabrata* spp. *coulteri*; CRPR 1B.1), decumbent goldenbush (*Isocoma menziesii* var. *decumbens*; CRPR 1B.2), estuary seablite (*Suaeda esteroa*; CRPR 1B.2), red sand verbena (*Abronia maritima*; CRPR 4.2), salt marsh bird's-beak (*Chloropyron maritimum* ssp. *maritimum*; ESA endangered; CESA endangered; CRPR 1B.2; MSCP SAP Covered), San Diego barrel cactus (*Ferocactus viridescens*; CRPR 2B.1; MSCP SAP Covered), San Diego marsh elder (*Iva hayesiana*; CRPR 2B.2), and south coast saltbush (*Atriplex pacifica*; CRPR 1B.2).

Sensitive wildlife observed in the Project area include: Belding's savannah sparrow (*Passerculus sandwichensis beldingi*; California Endangered Species Act (CESA) endangered), double-crested cormorant (*Nannopterum auritum*; CDFW Watch List (WL)), long-billed curlew (*Numenius americanus*; WL), monarch butterfly (*Danaus plexippus*; Federal Endangered Species Act (ESA) candidate species), and California sea lion (*Zalophus californianus*; Marine Mammal Protection Act species). Aquatic

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plants and animals are not included in the observed species list, as in-water surveys were not conducted. Additional wildlife species with a moderate to high potential to occur include: Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*; WL; MSCP SAP Covered), black tern (*Chlidonias niger*; California Species of Special Concern SSC)), California least tern (*Sternula antillarum browni*; ESA and CESA endangered; FP; MSCP SAP Covered), Cooper's hawk (*Accipiter cooperii*; WL; MSCP SAP Covered), Costa's hummingbird (*Calypte costae*; USFWS Bird of Conservation Concern), elegant tern (*Thalasseus elegans*; WL; MSCP SAP Covered), light-footed Ridgway's rail (*Rallus obsoletus levipes*; CESA and ESA endangered; FP; MSCP SAP Covered), northern harrier (*Circus hudsonius*; SSC; MSCP SAP Covered), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*; SSC), osprey (*Pandion haliaetus*; WL), reddish egret (*Egretta rufescens*; MSCP SAP Covered), southern California legless lizard (*Anniella stebbinsi*; SSC), and wandering skipper (*Panoquina errans*; MSCP SAP Covered). The survey area contains suitable roosting and foraging habitat for several bat species including Mexican long-tongued bat (*Choeronycteris mexicana*; SSC), hoary bat (*Lasiurus cinereus*), western red bat (*Lasiurus blossevillei*; SSC), big brown bat (*Eptesicus fuscus*), western mastiff bat (*Eumops perotis*; SSC), and potentially the western yellow bat (*Lasiurus xanthinus*; SSC). Sandy beach habitat in the Project area may provide spawning habitat for California grunion (*Leuresthes tenuis*).

The PEIR indicates that direct impacts to biological resources may include vegetation removal, placement of fill/sediment within aquatic resources, dredging or hydrologic restoration, encroachment into wetland buffers, human impacts on sensitive habitats, wildlife mortality from vehicle collisions, and destruction or abandonment of nests. Indirect impacts may occur from dust, construction noise, hydroacoustic effects, siltation, human presence, disturbance to foraging and nesting habitat, soil erosion, and runoff. The PEIR discusses potential species impacts and indicates that the Project will be required to be consistent with the MSCP and City's Biology Guidelines; however, exact impact acreages are not analyzed at the programmatic level, as they will be identified as future site-specific project designs are finalized. A general mitigation measure framework is provided in the PEIR to guide subsequent development projects, but measures will be refined on a project-by-project basis.

Project History: In addition to the PEIR, the broader CRMP is available for public review through a CEQA-parallel process on the City's website. The CRMP is an implementation of the Climate Resilient SD Plan (City, 2022). CDFW participated in several Stakeholder Advisory Committee meetings that were hosted by the City. CDFW provided feedback that we would like to see further exploration of alternatives that maximize nature-based solutions and provide more benefit to natural resources. We also submitted a comment letter in response to the Notice of Preparation of the PEIR (CDFW, 2023). CDFW and US Fish and Wildlife Service (collectively, the Wildlife Agencies) also raised concerns during scoping meetings regarding the dismissal of preferred sites with high potential for habitat enhancement (e.g. Torrey Pines and Los Peñasquitos Lagoon); the City responded to the Wildlife Agency concerns about site selection at the December 20, 2024 MSCP Boundary Line Adjustment Batching

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Meeting, informing that several of the priority sites were restrained by jurisdictional, geographical, or conflicting Project factors. At that time, CDFW agreed with the site selection for the 6 identified Projects; however, we also encouraged the City to revisit opportunities to incorporate designs at those locations that further benefit biological resources.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Additional comments or other suggestions may also be included to improve the document.

COMMENT # 1: Project Design

Issue: The Project Description in the PEIR does not fully align with the stated objectives of the Project PEIR and the CRMP, which prioritize nature-based solutions. Several proposed Project activities and alternatives focus heavily on hybrid or engineered infrastructure, rather than emphasizing ecological restoration or habitat enhancement.

Specific impact: While some of the Project solutions may address localized sea-level rise and coastal flooding risks, they are lacking many elements that would better meet the "nature-based design" objective, such as habitat expansion or restoration opportunities. The proposed Projects at Sunset Cliffs and at La Jolla Shores minimally incorporate design elements that meet these stated objectives.

Why impact would occur: The selected Project sites and proposed designs prioritize gray or hybrid infrastructure, such as seawalls, 'seawalls', reconfigured park spaces, and recreational facilities, over meaningful ecological restoration or enhancement. These designs seem primarily focused on protecting infrastructure (e.g. parking lots, parks, bathrooms) or expanding recreational access, with minimal contribution to the enhancement or recovery of sensitive species or their habitats. For example:

- The La Jolla Shores site heavily incorporates recreational enhancement such as amphitheater seating, realignments of parks and the parking lot, and construction of grass-covered hardscape. This design misses opportunities for dune restoration or other nature-based solutions at the Project site.
- The Sunset Cliffs design is primarily centered around pulling infrastructure away from the eroding cliffs, but limited on components of habitat restoration, other than potentially incorporating native vegetation along the pedestrian path.

The focus on infrastructure and recreational components at these two locations misses the opportunity to design projects that simultaneously address coastal resilience and ecosystem restoration.

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Evidence impact may be significant: The City is a recipient of grant funding from the National Fish and Wildlife Foundation National Coastal Resilience Fund in 2021, with the stated objective of supporting community resilience, protecting endangered species and habitats, and mitigating risks from coastal storms and flooding. These objectives align with CEQA's goals of minimizing significant impacts and protecting sensitive species and habitats. The CRMP and PEIR describe nature-based solutions as a wide range of built or engineered designs modeled after nature to support climate adaptation, including both natural infrastructure (e.g. wetlands and floodplains, living shorelines) and green infrastructure (e.g. stormwater parks, bioswales, green streets, green roofs). The PEIR also references the Federal Emergency Management Agency definition of nature-based solutions which states, "Sustainable planning, design, environmental management, and engineering practices that incorporate or mimic natural features or processes into the built environment to promote climate adaptation and resilience." CDFW encourages the City to revisit opportunities to incorporate designs that further benefit biological resources at the Sunset Cliffs and La Jolla Shores Locations.

Recommended Potentially Feasible Mitigation Measure(s)

Recommendation #1: Updated Project Description

CDFW recommends updating the design elements at La Jolla Shores and Sunset Cliffs to incorporate more robust nature-based solutions, which mimic natural processes and further benefit biological resources. We encourage the City to consider removal or reduction of gray infrastructure and focus on expansion of habitat for sensitive species.

COMMENT # 2: Sand Dune Construction Impacts on California Grunion

Issue: According to the PEIR, four proposed project sites (Ocean Beach – Dog Beach, Pacific Beach – Tourmaline Surf Park, Mission Beach, and Ocean Beach - Pier) include the construction of sand dunes or a perched beach. Beach sediment placement via sand dune or perched beach construction could cause burial of sensitive marine species, notably California grunion during the spawning season, and their sandy beach habitats via direct sediment placement or subsequent littoral drift causing substantial adverse effects.

Specific impact: San Diego coastal waters support commercially and recreationally important fish species including grunion. Beach sediment placement activities for sand dune or perched beach construction could impact grunion via direct burial/smothering. Grunion are vulnerable to disturbance from beach placement projects within the intertidal and nearshore during their reproductive cycle because they spawn and bury their eggs within the upper intertidal. Grunion may have the potential to spawn within the Project's beach sediment placement footprint during the spawning season (March through August). Direct impacts could include crushing incubating eggs from driving heavy equipment within egg nests and burying incubating eggs from movement of sand, which may lead to inviable eggs or eggs unable to hatch out.

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Why impact would occur: The PEIR does not address how the potential impacts to grunion, as a result of the beach sediment placement for sand dune or perched beach construction, would be avoided and/or monitored to minimize impacts to the important species. For each project site that involves sand dune or perched beach construction, the PEIR does not indicate the anticipated timing of sediment placement, location details on where the local marine sources for sediment placement will be derived from, and whether sediment being distributed across the beach profile will involve equipment operating below the mean high tide line. This information is needed to determine the potential impacts to grunion and the sandy beach and nearshore habitats.

Evidence impact would be significant: Grunion are an ecologically, recreationally, and culturally important species in southern California, and an important prey species for numerous marine species. Grunion are species that inhabit nearshore waters in rocky reef, seagrass bed, and/or canopy kelp forest habitats, which are Habitat Areas of Particular Concern (HAPC). HAPC, a subset of Essential Fish Habitat, are habitats of special importance to fish populations due to their rarity, vulnerability to development and anthropogenic degradation, and/or ability to provide key ecological functions. Rocky reefs, seagrass beds, and canopy kelp are habitats that have been designated as groundfish HAPC by the Pacific Fisheries Management Council under the Magnuson-Stevens Fishery Conservation and Management Act.

Recommended Potentially Feasible Mitigation Measure(s)

Mitigation Measure #1: Sediment Placement Timing CDFW recommends that the Final PEIR clarify the anticipated timing of sediment placement for each project site and detail if sediment being distributed across the beach profile will involve equipment operating below the mean high tide line. All beach placement operations should avoid equipment below the mean high tide line, unless sediment is being placed in the swash zone due to high sand content. CDFW also recommends a long-shore and cross-shore sediment transport model be used to identify appropriate sediment placement volumes and locations to avoid or minimize marine habitat impacts. Results from the sediment transport model should be included in the Final PEIR.

Mitigation Measure #2: Grunion Spawning Avoidance CDFW recommends all beach sediment placement activities occur outside of grunion spawning season (March through August). If beach sediment placement does occur during grunion spawning season and the proposed beach placement site is considered suitable for grunion spawning, CDFW recommends that a grunion monitoring plan be included in the Final PEIR. If grunion spawning occurs within the Project area, work in that area below the mean high tide line should not be conducted until after the grunion eggs have hatched (2 weeks). The locations of the spawning run should be marked physically and/or by Global Positioning System (GPS) locations. The density of the grunion throughout the area should be noted using the Walker Scale. The Project should ensure that maintenance workers avoid the spawning area and that a 50-foot buffer is used to avoid impacting any spawning areas adjacent to the sediment placement sites. Grunion

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monitoring should be conducted by a qualified biologist for 30 minutes prior to and two hours following the predicted start of each spawning event. If more than 100 fish are reported, then avoidance and minimization measures should be implemented, such as relocation/rescheduling of work/equipment or specification of acceptable vehicle routes.

Mitigation Measure #3: Sediment Borrow Sites Potential sediment borrow sites and/or where sediments will be derived from for beach placement should be described in the Final PEIR. Sediments should be compatible with the proposed sediment placement area(s). CDFW recommends that all proposals for sediment placement be reviewed by the Southern California Dredged Material Management Team (DMMT) prior to placement. The DMMT is comprised of regulatory and trustee agencies (i.e., United States Army Corps of Engineers, United States Environmental Protection Agency, Regional Water Quality Control Boards, California Coastal Commission, National Marine Fisheries Service (NMFS), and CDFW), and responsible for managing dredging activities and reviewing technical issues associated with proposed dredging and dredged material disposal projects.

COMMENT # 3: Sensitive Plant Mitigation

Issue: The PEIR does not provide sufficient evidence to support the feasibility of the proposed mitigation for sensitive plant species in Mitigation Measure BIO-1 (MM BIO-1).

Specific impact: Several sensitive plant species have the potential to occur at the Ocean Beach – Dog Beach site, and potentially other sites identified in the PEIR. Nuttall's acmispon, coast wooly-heads, coast wallflower, Coulter's goldfields, estuary seablite, decumbent goldenbush, San Diego marsh-elder, and south coast saltbush have all been identified within the potential impact area. Direct impacts such as habitat destruction and mortality may occur from grading, excavation, and equipment staging. Soil compaction from construction equipment may reduce the ability of native plants to reestablish post disturbance. Soil disturbance during construction may lead to erosion and sedimentation, which could bury or degrade habitats for sensitive plants, or result in loss of seed banks. Indirect impacts may include the introduction and spread of invasive species from construction equipment or humans, fragmentation of plant habitats, and edge effects.

Why impact would occur: The PEIR indicates that mitigation measures will be refined at the Project-specific level for each site; however, a framework of mitigation measures is provided to incorporate at the time of Project-specific analysis. Mitigation Measure BIO-1 (MM BIO-1) is included to reduce potential impacts to sensitive plant species. MM BIO-1 indicates that focused site-specific surveys will be conducted during the specific blooming period, to determine presence/absence of sensitive plant species. The measure indicates that salvage and translocation are an identified approach for detected rare plant species.

Transplanting rare plants to new locations often has limited success. Some research shows that even under optimal conditions, transplantation was effective in only 15% of

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cases studied (Fiedler, 1991). Other research (Allen, 1994; Howald, 1996) highlights the challenges associated with transplanting rare species, including the stress caused by digging, transport, replanting, the lack of reliable and scientifically tested methods for safely handling and relocating plants, and the potential disruption of existing population dynamics when introducing individuals to a new area that may already be at carrying capacity.

CDFW generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to sensitive plant species, as studies have shown that these efforts are experimental in nature and largely unsuccessful. Should the City pursue these methods as mitigation for sensitive plant species, the Project-level CEQA documents should provide strong evidence to demonstrate the feasibility of the proposed mitigation for the species affected. Furthermore, a Translocation Plan should be developed, and provided to the Wildlife Agencies for review and comment. The Plan should include provisions for what will occur in the event the mitigation fails.

Evidence impact would be significant: As indicated in the City of San Diego Biology Guidelines and as acknowledged in the PEIR, direct impacts to non MSCP-covered federal- and/or state-listed plant species, non MSCP-covered CRPR 1B.1, 1B.2, or 2B.2 species, or covered species in the MHPA are considered significant. Mitigation measures included in the PEIR must be both feasible and enforceable (CEQA Guidelines § 15126.4).

Recommended Potentially Feasible Mitigation Measure(s)

Mitigation Measure #4: Sensitive Plant Mitigation CDFW recommends that the City revise MM BIO-1, by incorporating the below language in **bold**:

Mitigation Measure BIO-1: Focused Sensitive Plant Species Surveys

“As part of the subsequent project-specific environmental review pursuant to CEQA, focused surveys for future site-specific development shall be conducted, as applicable, during the subsequent project permitting in accordance with the ESL Regulations and City Biology Guidelines, in suitable habitat, in order to determine presence/absence of sensitive plant species within the proposed project site. Focused sensitive plant surveys shall be conducted during the species’ specific blooming periods to determine presence/absence. If sensitive plant species are mapped within any proposed construction, access, or staging areas, these species shall be quantified and flagged prior to the issuance of Notice to Proceed, and these areas shall be modified to avoid direct impacts to mapped sensitive plant species. If significant impacts to these species are unavoidable, the take of these species shall be reduced to below a level of significance through implementation of one or a combination of the following actions, in accordance with a City of San Diego approved Conceptual Restoration Plan or acquisition of mitigation credits:

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- Impacted plants shall be salvaged and relocated to suitable habitat in an on-site restoration area within the Multi-Habitat Planning Area boundary, if possible. If relocation to a restoration area is not practical, the plants shall be relocated off-site to an appropriate (nearby) location determined by a qualified biologist in coordination with City of San Diego **and the Wildlife Agencies. The Project CEQA document shall provide evidence (e.g. scientific literature, monitoring reports documenting species-specific transplantation success) that the proposed mitigation will be feasible for the impacted species.**
- Seeds from impacted plants shall be collected for use at a local off-site location, as applicable.
- Off-site habitat that supports the species impacted shall be enhanced and/or supplemented with seed collected on site.
- Comparable habitat at an approved off-site location shall be determined by a qualified biologist in coordination with City of San Diego and preserved for relocation, enhancement, or transplant of the impacted sensitive plants.

Mitigation that involves relocation, enhancement, or transplant of sensitive plants shall include all of the following:

- Conceptual Restoration Plan prepared in accordance with the City's Biology Guidelines by a qualified biologist, **with expertise in southern California ecosystems and native plant restoration techniques**, including grading and, if appropriate, temporary irrigation plans.
- Planting specifications and fencing and signage to discourage unauthorized access of the planting site.
- Monitoring program including success criteria.
- Long-term maintenance and preservation plan, **which shall specify how it will be implemented, who the responsible party for overseeing the implementation is, and when it will be approved.**
- **The conceptual restoration plan and long-term maintenance and preservation plan shall be submitted to the Wildlife Agencies for review and approval prior to implementation.**
- **Further coordination with the Wildlife Agencies may be necessary to ensure that proposed mitigation is adequate for any CESA or ESA-listed species that are not considered Covered Species under the MSCP."**

COMMENT # 4: Crotch's Bumble Bee

Issue: The Project may impact suitable nesting and foraging habitat for Crotch's bumble bee, a candidate species for CESA listing. The PEIR and Biological Technical Report do not include any discussion of Crotch's bumble bee or propose species-specific mitigation measures.

Specific impact: Several of the sites analyzed in the PEIR may provide suitable nesting and foraging habitat Crotch's bumble bee, particularly in upland areas along Sunset Cliffs, though suitable habitat may be present at other sites as well. Specific

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Project elements that may affect occupied habitat include upland habitat expansion, park realignment, and construction or expansion of pedestrian and bicycle paths. Crotch's bumble bees often nest underground, sometimes occupying abandoned rodent burrows (Hatfield et al., 2015). If Crotch's bumble bees are nesting on the Project site, direct impacts could result from ground-disturbing activities, which could lead to death or injury of adults, eggs, and larva, burrow collapse, nest abandonment, and reduced nest success. Ongoing operations and maintenance activities which use herbicide or pesticide may lead to injury or mortality of individuals. Indirect impacts could occur from loss of foraging habitat if floral resources are removed.

Why impact would occur: Crotch's bumble bee is not identified in the PEIR as a sensitive species with the potential to occur in the survey area. The PEIR provides a general mitigation framework, intended to be incorporated into Project-specific CEQA analysis. Mitigation Measure BIO-4 (MM BIO-4) is incorporated to require focused sensitive wildlife species surveys within the proposed survey area, and indicates that "if special-status animal species are present or potentially present based on the survey, the survey report shall include avoidance and minimization measures to avoid or relocate these species through Structure Clearance measures as described in MM BIO-2)." Though this general requirement may capture Crotch's bumble bee, the final PEIR should incorporate a Crotch's bumble bee-specific measure that includes focused surveys where habitat is present, avoidance and minimization measures, habitat restoration and enhancement plans for impacted habitat, pesticide and herbicide restrictions in occupied habitat, and a cumulative impact analysis. Absent inclusion of Crotch's bumble bee in the PEIR, future site-specific projects may not adequately assess potential impacts to a CESA candidate species, resulting in unpermitted take.

Evidence impact would be significant: The California Fish and Game Commission accepted a petition to list the Crotch's bumble bee as endangered under CESA, determining on September 30, 2022 that the listing "may be warranted" and advancing the species to the candidacy stage of the CESA-listing process. Pursuant to Fish and Game Code section 2085, CESA candidate species enjoy the same protections as CESA-listed threatened and endangered species. Therefore, take of Crotch's bumble bee is prohibited, except as authorized by State law through the issuance of an ITP or other authorization (Fish & G. Code, §§ 2080, 2085). Crotch's bumble bee has a State ranking of S1/S2. This means that the Crotch's bumble bee is considered critically imperiled or imperiled and is extremely rare (often 5 or fewer populations). Lastly, Crotch's bumble bee is listed as an invertebrate of conservation priority under the California Terrestrial and Vernal Pool Invertebrates of Conservation Priority (CDFW 2017).

Recommended Potentially Feasible Mitigation Measure(s)

CDFW recommends that the City incorporate the below Crotch's bumble bee-specific mitigation measure into the PEIR, to guide future site-specific Projects:

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Mitigation Measure #5: Crotch's Bumble Bee

To avoid impacts to Crotch's bumble bee:

- a. A qualified entomologist familiar with the species' behavior and life history shall conduct a species-specific survey of suitable habitat within the Project area and surrounding buffer. Surveys shall occur between February and October, within one year prior to vegetation removal and/or ground disturbance to determine the presence/absence of Crotch's bumble bee. Surveys should focus on both nesting and foraging habitat. CDFW has published a Survey Considerations document for CESA Candidate Bumble Bees, which can be found at the following link: <https://wildlife.ca.gov/Conservation/CESA>. This document describes factors such as evaluating potential for presence, habitat assessment, and survey methods.
- b. If a nest is detected or if foraging individuals are observed, the Project biologist will consult with CDFW to confirm that any proposed site-specific avoidance measures are sufficient to avoid take.
- c. If take of foraging individuals is anticipated, or active nests cannot be avoided, an Incidental Take Permit may be needed and mitigation for direct impacts to Crotch's bumble bee will be fulfilled through compensatory mitigation at a minimum 1:1 nesting habitat replacement of equal or better functions and values to those impacted by the project, or as otherwise determined through the Incidental Take Permit process. If foraging individuals are detected and an Incidental Take Permit will not be pursued, compensatory mitigation for loss of foraging habitat will be provided at a 1:1 replacement ratio.
- d. The qualified entomologist or monitoring biologist shall submit a report to the City of San Diego and CDFW, documenting the methods and results of the surveys prior to clearing/grubbing activities.

COMMENT # 5: Special-Status Bats

Issue: The mitigation strategy outlined in the PEIR may not sufficiently avoid or mitigate impacts to special-status bat species to below a level of CEQA significance.

Specific impact: Implementation of Projects analyzed in the PEIR may result in impacts to both special-status and common bats. Ground disturbing activities, structure demolition, and tree removal at the Project sites may result in direct and indirect impacts to bats. Direct impacts such as injury or mortality may result from removal of trees or structures occupied by roosting bats. Indirect impacts may result from removal of foraging habitat, human disturbance, construction noise, dust, ground disturbing activities, and vibrations caused by heavy equipment.

Why impact would occur: The PEIR indicates that the survey area contains suitable roosting and foraging habitat for several special-status bat species including: Mexican long-tongued bat, western mastiff bat, western red bat, and western yellow bat, as well

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as several common bat species including: hoary bat, and big brown bat. Direct impacts to roosting bats may occur from removal of trees and structures within the Project site that host roosting bat colonies. Flushing bats from active roosting habitats and downing trees that are being used for roosting may crush bats, cause disruption of maternal colonies, and result in a decline of breeding success. Indirect impacts could occur from removal of foraging habitat, human disturbance, light pollution, construction noise, or pesticide use during operation and management of the Project sites. Though the PEIR indicates that impacts to sensitive roosting bats at each project site would be less than significant, Mitigation Measure BIO-2 in the PEIR indicates that, if tree-roosting bats are suspected on a Project site, they will be removed by gently pushing over the tree with heavy equipment. Pushing over trees that contain active roosts may result in crushing of individual bats or abandonment of roost colonies.

Evidence impact would be significant: Bats are considered non-game mammals and are afforded protection by State law from take and/or harassment (Fish & G. Code, § 4150; Cal. Code of Regs, § 251.1). Several bat species are also considered SSC. As per CEQA Section 15380, impacts to species identified as California SSC are considered significant due to their designation as species requiring special attention and protection. These species are recognized by CDFW as being at risk or vulnerable. Impacts to species listed as endangered, threatened, or rare by federal or state agencies, such as those designated as California Species of Special Concern, are presumed to be significant impacts under CEQA (CEQA §§ 15063 & 15065). Any adverse effects on these bat species would be presumed to have significant environmental impacts and would require thorough analysis and mitigation measures implemented within the PEIR to minimize or avoid such impacts.

Recommended Potentially Feasible Mitigation Measure(s)

CDFW recommends that the PEIR be updated with a robust bat-specific mitigation measure, to guide future site-specific Project development. To reduce potential impacts to special-status bat species to less than significant, the following mitigation measure shall be incorporated into the PEIR:

Mitigation Measure #6: Special-status Bat Mitigation

1. An initial bat survey shall be conducted by a qualified bat biologist during the maternity season (March 1 to August 31) to confirm if any maternity colonies have been established within the Project site. Survey protocol shall include a combination of suitable habitat inspection and sampling, as well as at least one evening emergence and acoustic survey. Any ground disturbance or removal of vegetation/suitable roosting habitat should be conducted no more than three days after pre-construction surveys are completed. Furthermore, eviction of any bats found day-roosting during the maternity season should be avoided.
2. If an active roost is identified during maternity season, specific avoidance measures shall be determined by the bat biologist in coordination with CDFW. A

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minimum 500-foot no-work buffer shall be provided around hibernacula. Buffers shall be left in place until the end of Project construction, or until the bat biologist determines that the hibernacula are no longer active. Combustion equipment such as generators, pumps, and vehicles shall not be parked or operated under or adjacent to the roost habitat. Vibration and noise shall be avoided, and personnel shall not be present directly under the colony.

3. If special-status bat species or a maternity roost of any bat species is present, but avoidance of hibernacula is not feasible, the bat biologist will prepare a relocation plan to remove the hibernacula and provide for construction of an alternative bat roost outside of the work area. The mitigation plan shall detail the methods of excluding bats from the roost and the plans for a replacement roost in the vicinity of the Project site where appropriate.

The plan shall include: (a) a description of the species targeted for mitigation; (b) a description of the existing roost or roost sites; (c) methods to be used to exclude the bats if necessary; (d) methods to be used to secure the existing roost site to prevent its reuse prior to removal; (e) the location for a replacement roost structure; (f) design details for the construction of the replacement roost; (g) monitoring protocols for assessing replacement roost use; (h) a schedule for excluding bats, demolishing of the existing roost, and construction of the replacement roost; and (i) contingency measures to be implemented if the replacement roosts do not function as designed.

The bat roost relocation plan shall be submitted to CDFW for review prior to construction. The relocation plan and new roost sites shall be in place prior to commencement of ground-disturbing activities that may occur within 500' of the hibernacula.

4. If the pre-construction survey determines that no active roosts are present, then trees/suitable habitat shall be removed within three days following the pre-construction survey. All potential roost trees shall be removed in a manner approved by a qualified bat biologist, which may include presence of a biological monitor. Additionally, all construction activity in the vicinity of an active roost shall be limited to daylight hours.

ADDITIONAL COMMENTS

Mitigation and Monitoring Reporting Plan. CDFW recommends the Project's environmental document include mitigation measures recommended in this letter. CDFW has provided comments via a mitigation monitoring and reporting plan to assist in the development of feasible, specific, detailed (i.e., responsible party, timing, specific actions, location), and fully enforceable mitigation measures (CEQA Guidelines, § 15097; Pub. Resources Code, § 21081.6). The Lead Agency is welcome to coordinate with CDFW to further review and refine the Project's mitigation measures. Per Public Resources Code section 21081.6(a)(1), CDFW has provided a summary of our

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suggested mitigation measures and recommendations in the form of an attached Draft Mitigation Monitoring and Reporting Plan (Attachment A).

Biological Documents. The PEIR incorporates mitigation framework to guide future development projects under the PEIR. Mitigation Measure BIO-2 indicates that a Biological Construction Mitigation/Monitoring Exhibit will be prepared before issuance of a Notice to Proceed and/or first construction meeting, and will include species surveys, Project schedules, avian construction avoidance areas and buffers, MSCP Area-Specific Management Directives, and any subsequent requirements determined by the qualified monitoring biologist. Mitigation Measure BIO-5 addresses mitigation for sensitive vegetation communities and aquatic resources and indicates that a Habitat Mitigation and Monitoring Plan will be prepared for proposed mitigation that involves habitat restoration, enhancement, or creation. CDFW requests the opportunity to review and comment on future Project-specific biological documents including: Habitat Mitigation and Monitoring Plans, Biological Construction Mitigation/Monitoring Exhibits, Bat Mitigation Plans, along with the results from species-specific biological surveys at the time of Project-specific analysis.

Lake and Streambed Alteration Agreement. CDFW has regulatory authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of any river, stream, or lake or use material from a river, stream, or lake. For any such activities, the project applicant (or “entity”) must provide written notification CDFW pursuant to Section 1600 et seq. of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration Agreement (LSAA) with the applicant is required prior to conducting the proposed activities. CDFW’s issuance of a LSAA for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. Mitigation Measure BIO-7 (MM BIO-7) in the PEIR indicates that future Project elements may require a Section 1602 Lake and Streambed Alteration Agreement. Furthermore, MM BIO-7 states that approved temporary and permanent impacts to wetland and non-wetland waters potentially under the jurisdiction of the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and CDFW will require compensatory mitigation that is approved by and satisfactory to the respective agencies. CDFW looks forward to further coordination with the City regarding submittal of a streambed notification package for future Project elements.

California Brown Pelican and American Peregrine Falcon. The PEIR lists the California brown pelican (*Pelecanus occidentalis californicus*) and American peregrine falcon (*Falco peregrinus anatum*) as Fully Protected species. Please be advised that the California brown pelican and American peregrine falcon were removed from the Fully Protected list (Fish & Game Code §3511) in July 2023 by Senate Bill no. 147. The final PEIR should be updated to reflect the updated status for both species.

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ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The [CNDDDB website](https://wildlife.ca.gov/Data/CNDDDB)⁴ provides direction regarding the types of information that should be reported and allows on-line submittal of field survey forms.

In addition, information on special status native plant populations and sensitive natural communities, should be submitted to CDFW's Vegetation Classification and Mapping Program using the [Combined Rapid Assessment and Relevé Form](#)⁵.

The City should ensure data collected for the preparation of the PEIR is properly submitted.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the PEIR to assist the City in identifying and mitigating Project impacts on biological resources. CDFW requests an opportunity to review and comment on any response that the City has to our comments and to receive notification of any forthcoming hearing date(s) for the Project (CEQA Guidelines, § 15073(e)).

⁴ <https://wildlife.ca.gov/Data/CNDDDB>

⁵ <https://wildlife.ca.gov/Data/VegCAMP/Natural-Communities/Submit>

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Questions regarding this letter or further coordination on terrestrial issues should be directed to Jessie Lane⁶, Environmental Scientist. Questions and further coordination on marine issues should be directed to Leslie Hart⁷, Marine Environmental Scientist.

Sincerely,

DocuSigned by:



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Victoria Tang
Environmental Program Manager
South Coast Region

ATTACHMENTS

Attachment A: Draft Mitigation, Monitoring, and Reporting Program

Attachment B: Project Concepts (Coastal Resilience Master Plan, City, 2024)

ec: California Department of Fish and Wildlife

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Eric Wilkins
Melanie Burlaza
Jessie Lane
Leslie Hart
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US Fish and Wildlife Service

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State.Clearinghouse@opr.ca.gov

REFERENCES

California Department of Fish and Wildlife (2017). California Terrestrial and Vernal Pool Invertebrates of Conservation Priority.

California Department of Fish and Wildlife. (2023). *Coastal Resilience Master Plan NOP Comment Letter (SCH 2023050148)*.

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ATTACHMENT A: DRAFT MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)

CDFW provides the following language to be incorporated into the MMRP for the Project.

Mitigation Measure	Timing	Responsible Party
<p>Recommendation #1: Updated Project Description</p> <p>CDFW recommends updating the design elements at La Jolla Shores and Sunset Cliffs to incorporate more robust nature-based solutions, which mimic natural processes and further benefit biological resources. We encourage the City to consider removal or reduction of gray infrastructure and focus on expansion of habitat for sensitive species.</p>	<p>Prior to Certification of the Final PEIR</p>	<p>Lead Agency</p>
<p>Mitigation Measure #1: Sediment Placement Timing CDFW recommends that the Final PEIR clarify the anticipated timing of sediment placement for each project site and detail if sediment being distributed across the beach profile will involve equipment operating below the mean high tide line. All beach placement operations should avoid equipment below the mean high tide line, unless sediment is being placed in the swash zone due to high sand content. CDFW also recommends a long-shore and cross-shore sediment transport model be used to identify appropriate sediment placement volumes and locations to avoid or minimize marine habitat impacts. Results from the sediment transport model should be included in the Final PEIR.</p>	<p>Prior to Certification of the Final PEIR</p>	<p>Lead Agency</p>
<p>Mitigation Measure #2: Grunion Spawning Avoidance CDFW recommends all beach sediment placement activities occur outside of grunion spawning season (March through August). If beach sediment placement does occur during grunion spawning season and the proposed beach placement site is considered suitable for grunion spawning, CDFW recommends that a grunion monitoring plan be included in the Final PEIR. If grunion spawning occurs within the Project area, work in that area below the mean high tide line should not be conducted until after the grunion eggs have hatched</p>	<p>Prior to Project Initiation</p>	<p>Lead Agency</p>

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Mitigation Measure	Timing	Responsible Party
<p>(2 weeks). The locations of the spawning run should be marked physically and/or by Global Positioning System (GPS) locations. The density of the grunion throughout the area should be noted using the Walker Scale. The Project should ensure that maintenance workers avoid the spawning area and that a 50-foot buffer is used to avoid impacting any spawning areas adjacent to the sediment placement sites. Grunion monitoring should be conducted by a qualified biologist for 30 minutes prior to and two hours following the predicted start of each spawning event. If more than 100 fish are reported, then avoidance and minimization measures should be implemented, such as relocation/rescheduling of work/equipment or specification of acceptable vehicle routes.</p>		
<p>Mitigation Measure #3: Sediment Borrow Sites Potential sediment borrow sites and/or where sediments will be derived from for beach placement should be described in the Final PEIR. Sediments should be compatible with the proposed sediment placement area(s). CDFW recommends that all proposals for sediment placement be reviewed by the Southern California Dredged Material Management Team (DMMT) prior to placement. The DMMT is comprised of regulatory and trustee agencies (i.e., United States Army Corps of Engineers, United States Environmental Protection Agency, Regional Water Quality Control Boards, California Coastal Commission, National Marine Fisheries Service (NMFS), and CDFW), and responsible for managing dredging activities and reviewing technical issues associated with proposed dredging and dredged material disposal projects.</p>	<p>Prior to Certification of the Final PEIR</p>	<p>Lead Agency</p>
<p>Mitigation Measure #4: Sensitive Plant Mitigation CDFW recommends that the City revise MM BIO-1, by incorporating the below language in bold:</p> <p><u>Mitigation Measure BIO-1: Focused Sensitive Plant Species Surveys</u></p>	<p>Prior to Certification</p>	<p>Lead Agency</p>

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Mitigation Measure	Timing	Responsible Party
<p>As part of the subsequent project-specific environmental review pursuant to CEQA, focused surveys for future site-specific development shall be conducted, as applicable, during the subsequent project permitting in accordance with the ESL Regulations and City Biology Guidelines, in suitable habitat, in order to determine presence/absence of sensitive plant species within the proposed project site. Focused sensitive plant surveys shall be conducted during the species' specific blooming periods to determine presence/absence. If sensitive plant species are mapped within any proposed construction, access, or staging areas, these species shall be quantified and flagged prior to the issuance of Notice to Proceed, and these areas shall be modified to avoid direct impacts to mapped sensitive plant species. If significant impacts to these species are unavoidable, the take of these species shall be reduced to below a level of significance through implementation of one or a combination of the following actions, in accordance with a City of San Diego approved Conceptual Restoration Plan or acquisition of mitigation credits:</p> <ul style="list-style-type: none"> • Impacted plants shall be salvaged and relocated to suitable habitat in an on-site restoration area within the Multi-Habitat Planning Area boundary, if possible. If relocation to a restoration area is not practical, the plants shall be relocated off-site to an appropriate (nearby) location determined by a qualified biologist in coordination with City of San Diego and the Wildlife Agencies. The Project CEQA document shall provide evidence (e.g. scientific literature, monitoring reports documenting species-specific transplantation success) that the proposed mitigation will be feasible for the impacted species. • Seeds from impacted plants shall be collected for use at a local off-site location, as applicable. • Off-site habitat that supports the species impacted shall be enhanced and/or supplemented with seed collected on site. 	of the Final PEIR	

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Mitigation Measure	Timing	Responsible Party
<ul style="list-style-type: none"> • Comparable habitat at an approved off-site location shall be determined by a qualified biologist in coordination with City of San Diego and preserved for relocation, enhancement, or transplant of the impacted sensitive plants. <p>Mitigation that involves relocation, enhancement, or transplant of sensitive plants shall include all of the following:</p> <ul style="list-style-type: none"> • Conceptual Restoration Plan prepared in accordance with the City's Biology Guidelines by a qualified biologist, with expertise in southern California ecosystems and native plant restoration techniques, including grading and, if appropriate, temporary irrigation plans. • Planting specifications and fencing and signage to discourage unauthorized access of the planting site. • Monitoring program including success criteria. • Long-term maintenance and preservation plan, which shall specify how it will be implemented, who the responsible party for overseeing the implementation is, and when it will be approved. • The conceptual restoration plan and long-term maintenance and preservation plan shall be submitted to the Wildlife Agencies for review and approval prior to implementation. • Further coordination with the Wildlife Agencies may be necessary to ensure that proposed mitigation is adequate for any CESA or ESA-listed species that are not considered Covered Species under the MSCP. 		
<p>Mitigation Measure #5: Crotch's Bumble Bee</p> <p>To avoid impacts to Crotch's bumble bee:</p>	Prior to Certification	Lead Agency

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Mitigation Measure	Timing	Responsible Party
<p>a. A qualified entomologist familiar with the species' behavior and life history shall conduct a species-specific survey of suitable habitat within the Project area and surrounding buffer. Surveys shall occur between February and October, within one year prior to vegetation removal and/or ground disturbance to determine the presence/absence of Crotch's bumble bee. Surveys should focus on both nesting and foraging habitat. CDFW has published a Survey Considerations document for CESA Candidate Bumble Bees, which can be found at the following link: https://wildlife.ca.gov/Conservation/CESA. This document describes factors such as evaluating potential for presence, habitat assessment, and survey methods.</p> <p>b. If a nest is detected or if foraging individuals are observed, the Project biologist will consult with CDFW to confirm that any proposed site-specific avoidance measures are sufficient to avoid take.</p> <p>c. If take of foraging individuals is anticipated, or active nests cannot be avoided, an Incidental Take Permit may be needed and mitigation for direct impacts to Crotch's bumble bee will be fulfilled through compensatory mitigation at a minimum 1:1 nesting habitat replacement of equal or better functions and values to those impacted by the project, or as otherwise determined through the Incidental Take Permit process. If foraging individuals are detected and an Incidental Take Permit will not be pursued, compensatory mitigation for loss of foraging habitat will be provided at a 1:1 replacement ratio</p> <p>d. The qualified entomologist or monitoring biologist shall submit a report to the City of San Diego and CDFW, documenting the methods and results of the surveys prior to clearing/grubbing activities.</p>	of the Final PEIR	

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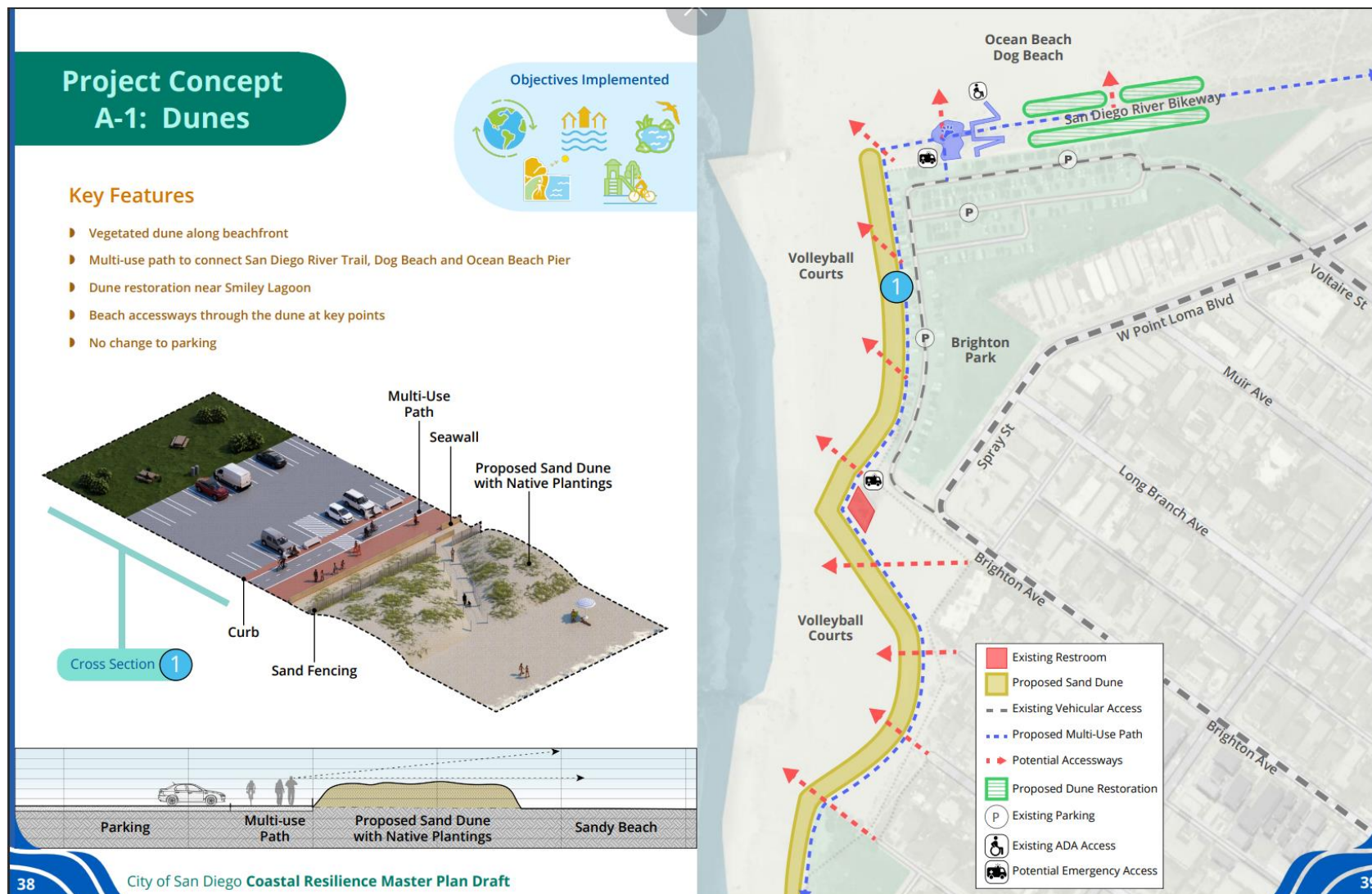
Mitigation Measure	Timing	Responsible Party
<p>Mitigation Measure #5: Special-status Bat Mitigation</p> <p>1. An initial bat survey shall be conducted by a qualified bat biologist during the maternity season (March 1 to August 31) to confirm if any maternity colonies have been established within the Project site. Survey protocol shall include a combination of suitable habitat inspection and sampling, as well as at least one evening emergence and acoustic survey. Any ground disturbance or removal of vegetation/suitable roosting habitat should be conducted no more than three days after pre-construction surveys are completed. Furthermore, eviction of any bats found day-roosting during the maternity season should be avoided.</p> <p>2. If an active roost is identified during maternity season, specific avoidance measures shall be determined by the bat biologist in coordination with CDFW. A minimum 500-foot no-work buffer shall be provided around hibernacula. Buffers shall be left in place until the end of Project construction, or until the bat biologist determines that the hibernacula are no longer active. Combustion equipment such as generators, pumps, and vehicles shall not be parked or operated under or adjacent to the roost habitat. Vibration and noise shall be avoided, and personnel shall not be present directly under the colony.</p> <p>3. If special-status bat species or a maternity roost of any bat species is present, but avoidance of hibernacula is not feasible, the bat biologist will prepare a relocation plan to remove the hibernacula and provide for construction of an alternative bat roost outside of the work area. The mitigation plan shall detail the methods of excluding bats from the roost and the plans for a replacement roost in the vicinity of the Project site where appropriate.</p>	Prior to Certification of the Final PEIR	Lead Agency

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Mitigation Measure	Timing	Responsible Party
<p>The plan shall include: (a) a description of the species targeted for mitigation; (b) a description of the existing roost or roost sites; (c) methods to be used to exclude the bats if necessary; (d) methods to be used to secure the existing roost site to prevent its reuse prior to removal; (e) the location for a replacement roost structure; (f) design details for the construction of the replacement roost; (g) monitoring protocols for assessing replacement roost use; (h) a schedule for excluding bats, demolishing of the existing roost, and construction of the replacement roost; and (i) contingency measures to be implemented if the replacement roosts do not function as designed.</p> <p>The bat roost relocation plan shall be submitted to CDFW for review prior to construction. The relocation plan and new roost sites shall be in place prior to commencement of ground-disturbing activities that may occur within 500' of the hibernacula.</p> <p>4. If the pre-construction survey determines that no active roosts are present, then trees/suitable habitat shall be removed within three days following the pre-construction survey. All potential roost trees shall be removed in a manner approved by a qualified bat biologist, which may include presence of a biological monitor. Additionally, all construction activity in the vicinity of an active roost shall be limited to daylight hours.</p>		

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ATTACHMENT B: PROJECT CONCEPTS (COASTAL RESILIENCE MASTER PLAN, CITY, 2024)



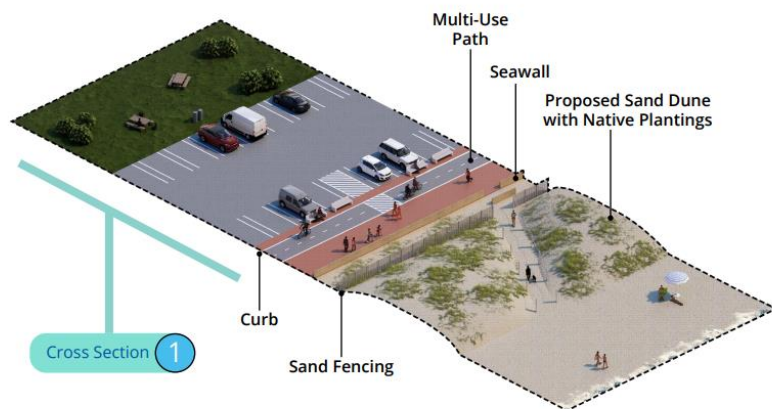
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Project Concept A-2: Resilient Relocation

Key Features

- ▶ Vegetated dune along beachfront
- ▶ Multi-use path to connect San Diego River Trail, Dog Beach and Pier
- ▶ Dune restoration near Smiley Lagoon
- ▶ Beach accessways through the dune at key points
- ▶ Bathroom relocation to a centralized, more protected inland location
- ▶ Potential public transit stop

Objectives Implemented



Cross Section 1

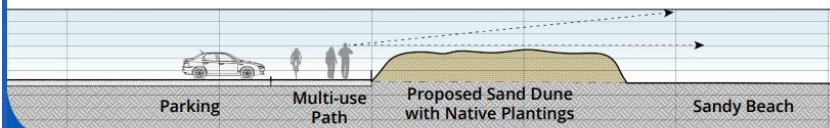
Curb

Sand Fencing

Multi-Use Path

Seawall

Proposed Sand Dune with Native Plantings

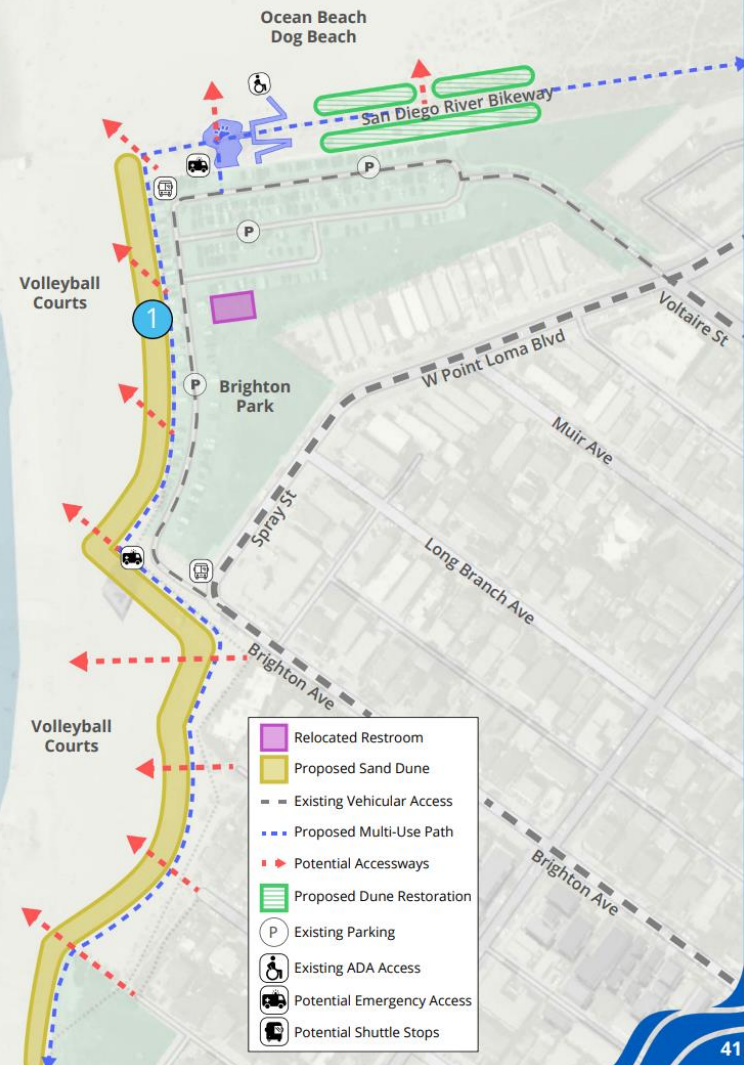


Parking

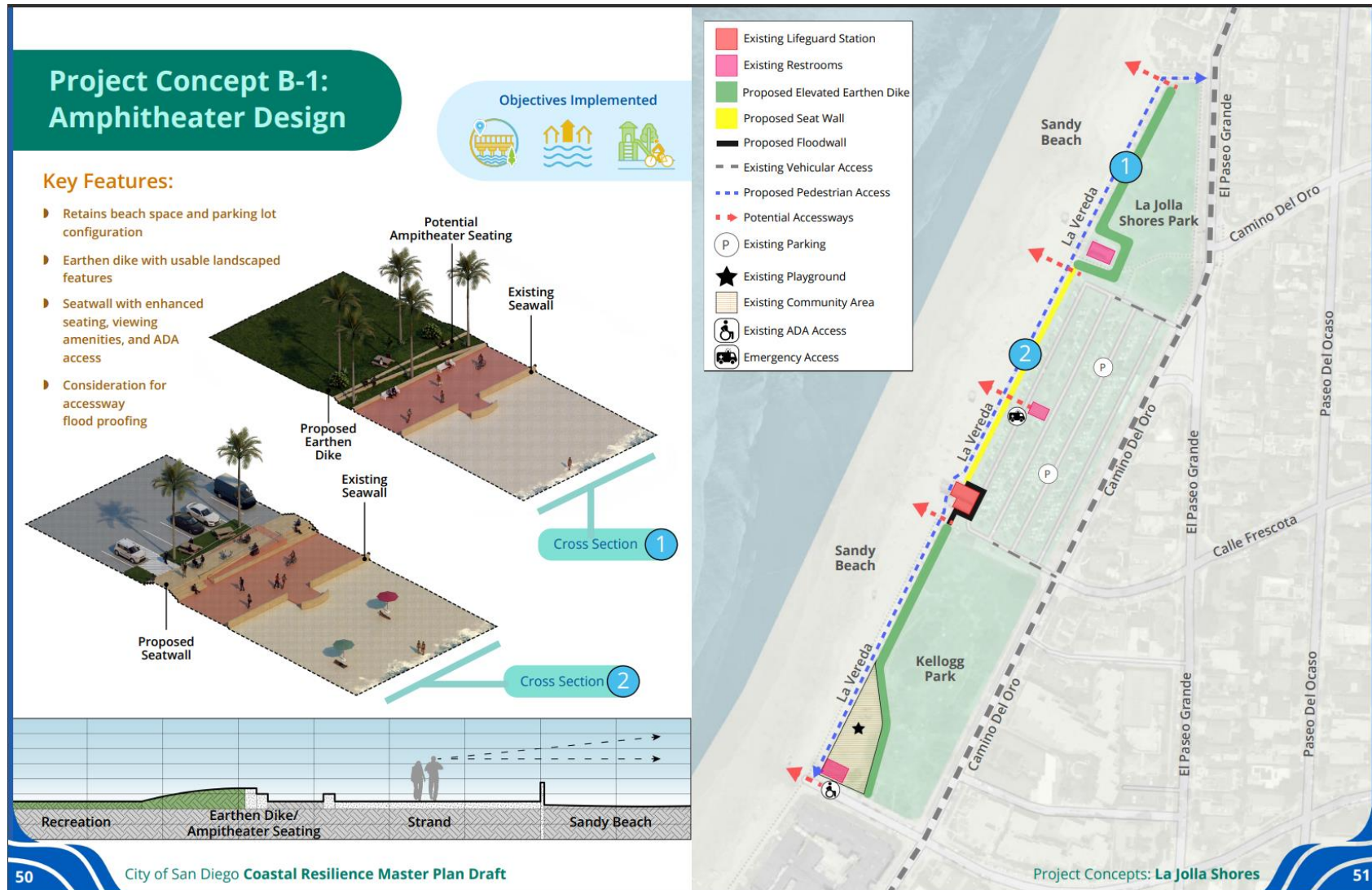
Multi-use Path

Proposed Sand Dune with Native Plantings

Sandy Beach



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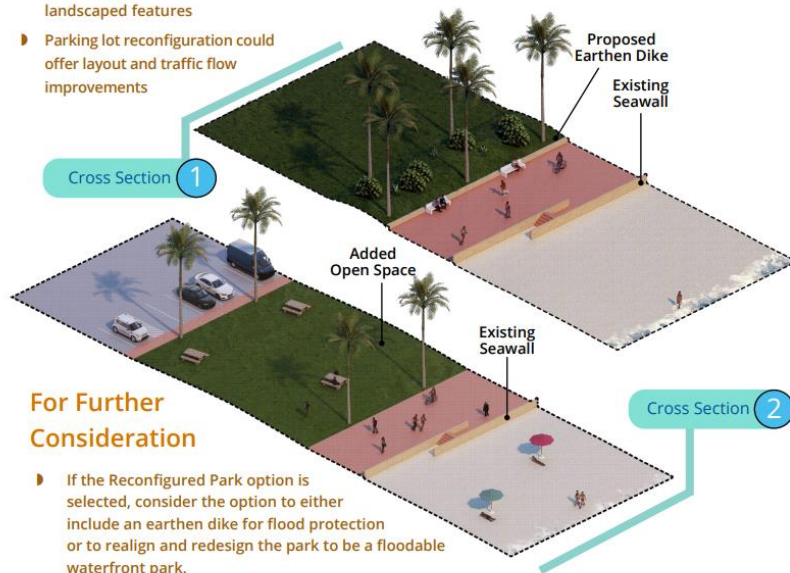


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Project Concept B-2: Reconfigured Park

Key Features

- Retains beach space
- Continuous grassy recreational area along the entire length of the park
- Earthen dike with usable landscaped features
- Parking lot reconfiguration could offer layout and traffic flow improvements
- Consideration for accessway flood proofing
- Consideration for opportunities to expand recreational areas and play structures at the southern end of the park



For Further Consideration

- If the Reconfigured Park option is selected, consider the option to either include an earthen dike for flood protection or to realign and redesign the park to be a floodable waterfront park.
- Consider opportunities to raise awareness of history and culture of the site, such as through art, interpretive signage and educational installations.
- Option to add a new or relocated restroom facility to replace the one that would be removed from the parking lot to create a reconfigured park.

Objectives Implemented



- Existing Lifeguard/Restrooms
- Proposed Elevated Earthen Dike
- Proposed/Added Open Space
- Existing Restroom
- Restroom To Be Removed
- Existing Vehicular Access
- Proposed Pedestrian Access
- Potential Accessways
- Existing Parking
- Potential Parking Relocation
- Existing Playground
- Existing Community Area
- Existing ADA Access
- Emergency Access

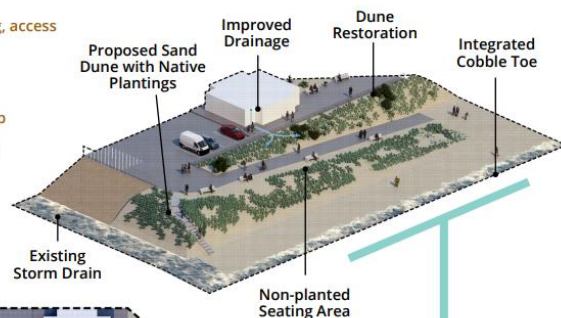


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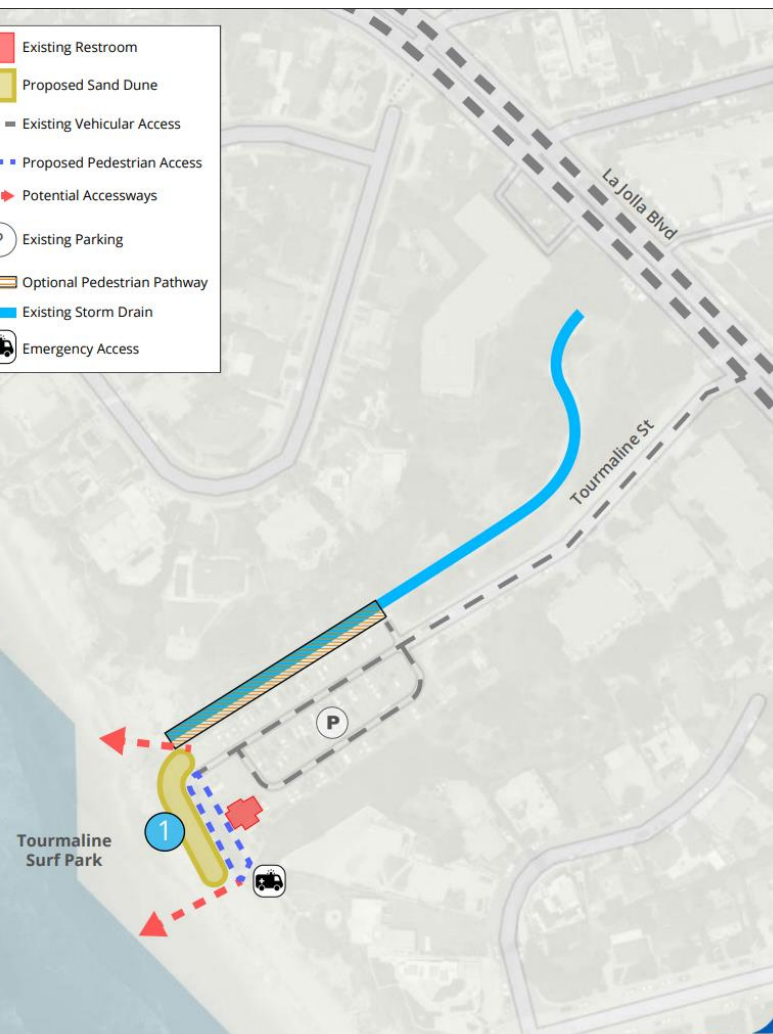
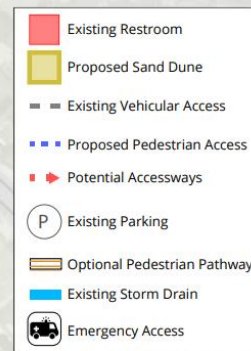
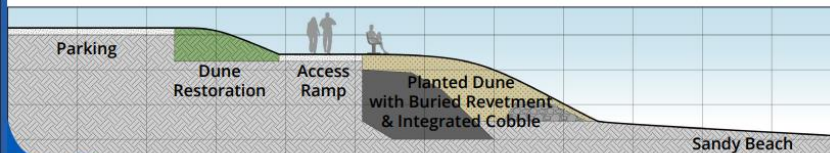
Project Concept C-1: Resilient Surf Park

Key Features

- Vegetated dune leveraging existing material
- Enhance existing seating, access and aesthetics
- Retain public and vehicular access via ramp
- Improve access on north end of ramp



Cross Section 1

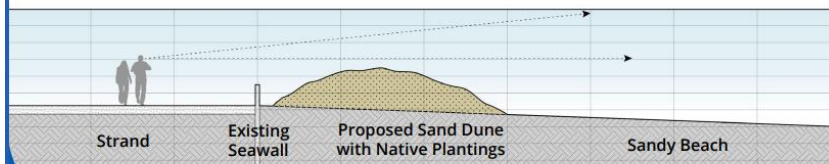
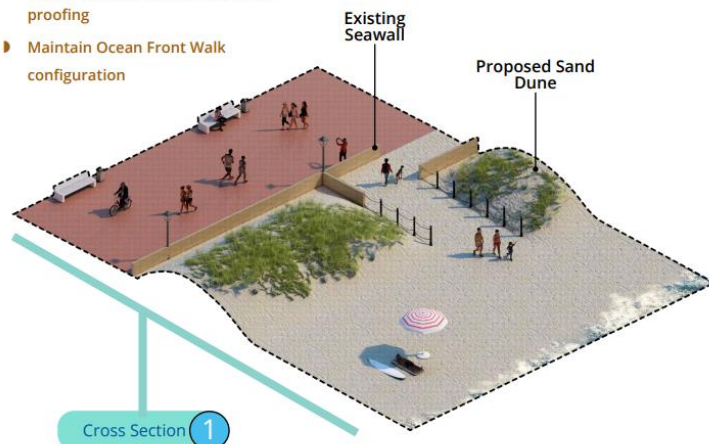


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Project Concept D-1: Dune Design

Key Features:

- ▶ Vegetated dune with native planting
- ▶ Maintain accessways with consideration for accessway flood proofing
- ▶ Maintain Ocean Front Walk configuration



Objectives Implemented



- Existing Restroom
- Existing Lifeguard Tower
- Proposed Sand Dune
- Existing Vehicular Access
- Proposed Pedestrian Path
- Proposed Ped. Accessways
- Existing Parking
- Proposed ADA Access
- Emergency Access

Mission Beach Boardwalk

Belmont Park

Mission Beach Park

San Fernando Pl

Project Concepts: Mission Beach

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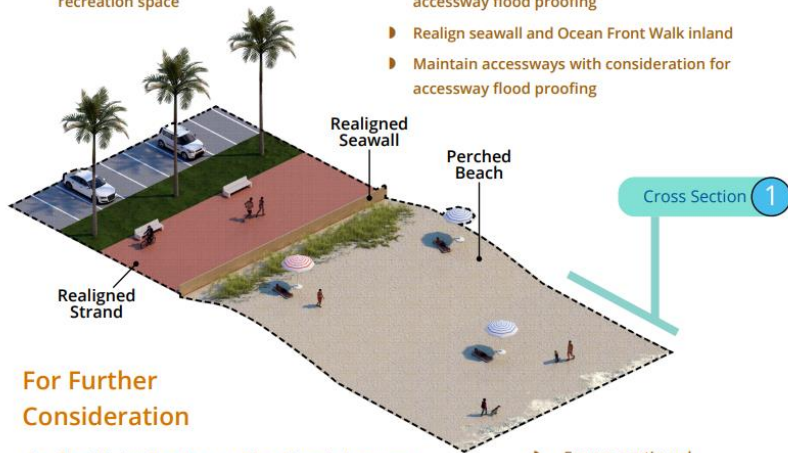
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Project Concept D-2: Perched Beach

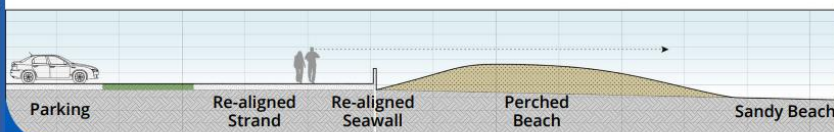
Key Features

- Vegetated dune with native planting
- Perched beach for additional beach recreation space
- Maintain accessways with consideration for accessway flood proofing
- Realign seawall and Ocean Front Walk inland
- Maintain accessways with consideration for accessway flood proofing



For Further Consideration

- The Mission Beach seawall is a historical resource with eligibility for listing on the National Register. If the Perched Beach option is chosen, additional review will be required for compliance with all applicable regulations.
- Ensure continued opportunities for volleyball at or near the project site.



Objectives Implemented



- Existing Restroom
- Existing Lifeguard Tower
- Proposed Sand Dune
- Existing Vehicular Access
- Proposed Pedestrian Path
- Proposed Ped. Accessways
- Existing Parking
- Proposed ADA Access
- Emergency Access

Mission Beach Boardwalk

Belmont Park

Mission Blvd

Mission Beach Park

San Fernando Pl

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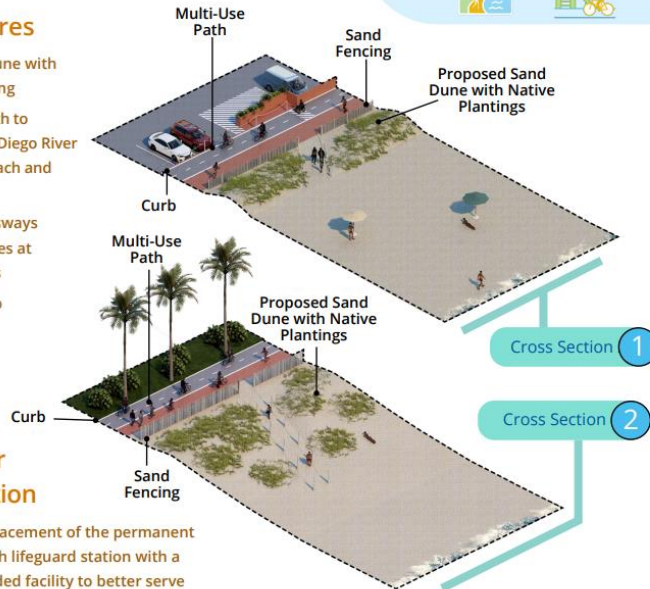
Project Concept E-1: Dunes

Key Features

- ▶ Vegetated dune with native planting
- ▶ Multi-use path to connect San Diego River Trail, Dog Beach and Pier
- ▶ Beach accessways through dunes at key locations
- ▶ No change to parking

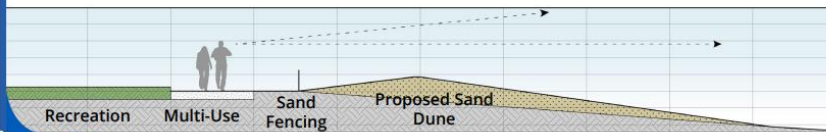
For Further Consideration

- ▶ Include replacement of the permanent Ocean Beach lifeguard station with a new, upgraded facility to better serve operational needs.
- ▶ Align project design with proposed enhancements to Veteran's Park and Saratoga Park.
- ▶ Consideration of opportunities to add additional recreational opportunities and play structures at Saratoga Park or Ocean Beach Veteran's Park



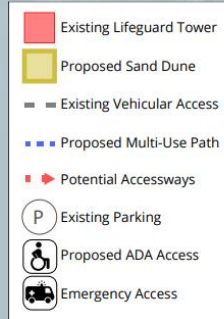
Cross Section 1

Cross Section 2



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City of San Diego Coastal Resilience Master Plan Draft

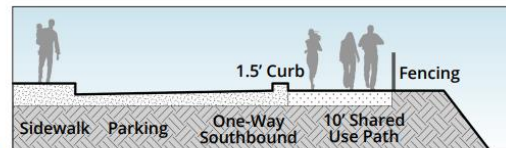


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Project Concept F-1: Resilient Cliff Design Options

Design Options

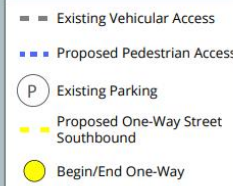


Objectives Implemented



- Preserve existing two-way street until intersection of Cordova Street
- Realign existing parking lots pulled back from cliffside
- Propose protected dedicated paths for pedestrians adjacent to realigned parking areas
- Re-vegetate cliff top with native plantings to strengthen cliff structure and provide additional green space

- Propose one-way street from Cordova Street intersection south to Ladera Street
- Preserve parallel parking spaces along the eastern edge of the street
- Propose protected dedicated paths for pedestrians
- Re-vegetate cliff top with native plantings to strengthen cliff structure and provide additional green space
- Propose shared-lane (sharrow) with bikes and vehicles adjacent to path



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