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TO: Interested Agencies, Organizations, and Individuals
 FROM: Keith Greer, Principal Regional Planner *Keith Greer*

SUBJECT: Changes Incorporated into the Final Environmental Impact Report for the Buena Vista Lagoon Enhancement Project, State Clearinghouse Number 201304179

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This document is being prepared and processed under the California Environmental Quality Act (CEQA) by the San Diego Association of Governments (SANDAG) as the lead agency. This document constitutes the Final Environmental Impact Report (EIR) and the title of the document has been updated to reflect that status.

Following the public review period of the Draft EIR, clarifications and corrections were incorporated into the Final EIR. The changes incorporated into the Final EIR were for information and clarification purposes and did not result in the identification of new or substantial increase in the severity of significant environmental impacts. Key changes are identified and summarized in the table below. Text changes in the Final EIR are indicated by underline/strikeout text with a line in the margin next to the modified text. Note that some minor text changes (e.g., typographic changes) are not reflected in this table or in the underline/strikeout text of the Final EIR. Additionally, copies of all letters and comments received regarding the Draft EIR and the responses to the comments are included in Appendix P of the Final EIR.

The Draft EIR purposefully did not identify a single proposed project but analyzed four project alternatives at an equal level of detail to provide a thorough and complete analysis for the public, agencies, and SANDAG Board of Directors to consider. SANDAG acknowledges that there were many differing public opinions regarding preferences for the Saltwater, Hybrid, Freshwater, and No Project Alternatives and that the alternatives represent a series of tradeoffs that could be made (e.g., freshwater habitat over saltwater habitat).

As the CEQA lead agency, SANDAG is required to identify a proposed project for consideration by the SANDAG Board of Directors prior to certification of the Final EIR. The selection of the proposed project for the EIR is based upon that alternative that best meets the objectives identified in Section 1.2 of the EIR. While all alternatives analyzed in the EIR would create improvements over the existing conditions, SANDAG finds that the Saltwater Alternative accomplishes the project objectives to the highest degree relative to the other alternatives. Section 4.5 of the Final EIR elaborates on the rationale for the selection of the proposed project.

Summary of Revisions to the Final EIR

Location in Final EIR	Description of Change
Section ES 2	A definition of weir has been added.
Section ES 2	Text has been revised to indicate that the Buena Vista Lagoon Audubon Society Nature Center manages the informal trails along the northern shoreline.
Section ES 3.2	Text was clarified to state that the proposed placement site is not the currently permitted site specified under the existing Oceanside Beach Fill Program.
Section ES 5.2 Section 2.6.1	Text changed to indicate that outflows from the lagoon also can occur when the beach berm is intermittently breached by the City of Oceanside and text also modified to state that large inflow to the lagoon occurs during "infrequent substantial" storm events.
Table 1-3	Fish and Wildlife Coordination Act and Migratory Bird Treaty Act added.
Section 2.1.1	The general description of the lagoon as coastal wetland habitat has been removed and Code Section 1580-1587 has been included in text reference.
Section 2.1.1	The statement approximating the size of the lagoon has been changed to more accurately reflect Table 2-2.
Table 2-1	Additional refinements to the Hybrid Alternative, and the finalization of the two Hybrid options analyzed in the EIR, did not occur until the beginning of the EIR process in 2012.
Section 2.2	Language added to acknowledge the U.S. Fish & Wildlife Service contributed funding for studies.
Section 2.5.3	Text added to clarify coordination efforts with Interstate 5 North Coast Corridor and Los Angeles to San Diego Rail Corridor (LOSSAN) projects as mandated by Senate Bill 468 (Kehoe).
Section 2.5.3	Text has been revised to accurately state the current planning stage of the I-5/SR78 project.
Section 2.9.3	Additional information added regarding the fishing access trail specifications and trail maintenance.
Section 2.6.1	Text revised to clarify how much vegetation would be removed.
Section 2.6.1	Additional language added to clarify the sediment removal is fluvial sediment accumulating in the lagoon from upstream sedimentation, not sand along the coastline.

Location in Final EIR	Description of Change
Section 3.1, Appendix O	Additional information regarding current existing inlet trafficability conditions was added based on supplemental analysis that was prepared (Inlet Trafficability Memorandum, Appendix O).
Section 3.1.1	Text revised to clarify that the City of Oceanside's jurisdictional boundary encompasses most of the northern portion of the lagoon.
Section 3.1.1	Clarification added that, depending on environmental conditions and maintenance activities, a sand berm develops that may also influence the separation between the lagoon and the ocean.
Table 3.1-1, Section 3.7.4	Text regarding cultural resources on lands within California State Lands Commission added and Mitigation Measure Cultural-1 expanded to include California State Lands Commission consultation and jurisdictional requirements.
Section 3.1.4	Text clarified that final design of the pedestrian bridge would adhere to Americans with Disabilities Act and other access requirements.
Section 3.2.1	Text was added to indicate that flooding regularly affects the informal trails near the Nature Center.
Section 3.2.1	Clarified text to indicate that water loss within the lagoon can also occur due to intermittent maintenance by the City of Oceanside during which the beach berm is breached, once its elevation has exceeded the height of the weir.
Section 3.5	Removed the freshwater habitat transition zone from the Belding's savannah sparrow analysis.
Section 3.5	Information regarding bats roosting in the I-5 bridge and lack of western pond turtle sitings added. Also, added text explaining benefits to western pond turtle from the Freshwater or Hybrid alternatives.
Section 3.5	Additional text has been added to describe potential for species to "cross-over" between freshwater and saltwater environments.
Section 3.5.1	The occurrence of southwestern spiny rush has been added.
Section 3.5.1	The scientific name for western pond turtle has been revised.
Section 3.5.3	Text revised to more accurately describe that any circulation improvements would be localized and inter-basin under the freshwater alternative.
Section 3.9.1	Text revised to indicate the general presence of a beach berm as well as a weir separating the ocean and lagoon.
Section 3.11.3	Additional text added regarding odor associated with dead vegetation if it were to accumulate and create a biomass layer and the adaptive management removal of this vegetation.

Location in Final EIR	Description of Change
Section 3.11.3	Additional information added regarding natural odors anticipated under each alternative.
Section 3.12.2, and throughout document as necessary	Text added as appropriate to include consultation with California State Coastal Conservancy guidance document in the design and engineering of the Carlsbad Boulevard bridge and Boardwalk along with the SANDAG Sea Level Rise Study.
Section 3.15-4	Mitigation Measure Safety-1, which specifies the placement of signage has been added. The addition of this measure does not change the significance conclusion or reduce the impact to less than significant, but incorporates a feasible measure to help enhance public safety associated with the new inlet under the Saltwater and Hybrid alternatives.
Section 4.3	Clarifies why a new inlet to the ocean remain a public health and safety concern even if an inlet crossing was provided.
Section 4.4	Clarifies the CEQA requirement pertaining to identification of the Environmental Superior Alternative. Adds clarification on why the No Project is not the Environmental Superior Alternative.
Section 4.5	Identifies the proposed project and provided the rationale for the selection of this alternative as the proposed project.
Table 5-1	Schedule dates updated for the I-5/SR78 Interchange project.
Throughout document as necessary	Characterization of the freshwater fishing areas as subtidal was revised, as a freshwater system would not be tidally influenced.
Throughout document as necessary	Reference to kelp establishment has been removed.
Appendix K	Revision of one metric on Sea Level Rise and minor math corrections in the table. All shown as a strike-out/underline.