

# PLANNING COMMISSION

Meeting Date: 06/17/2024

## ADDITIONAL ITEM ADDED AFTER DISTRIBUTION OF PACKET (#1)

### AGENDA ITEM # 4

**Applicant/Project Name:** Pacific Specific Plan

**Project Number:** SP22-0001, GPA21-0002, R21-0002, MFSDP24-0001,  
TSM24-0001.

**Brief Description:** Comments from Department of Fish and Wildlife for Final  
Environmental Impact Report #2022050650

Date 06/17/2024

Time 9:00 a.m.



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
[wildlife.ca.gov](http://wildlife.ca.gov)

**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**



June 14, 2024

Chris Garcia, Associate Planner  
City of San Marcos Planning Division  
1 Civic Center Drive  
San Marcos, CA 92069  
[cgarcia@san-marcos.net](mailto:cgarcia@san-marcos.net)

**SUBJECT: FINAL ENVIRONMENTAL IMAGE REPORT (FEIR) FOR THE PACIFIC SPECIFIC PLAN, for SCH #2022050650, SAN DIEGO COUNTY**

Dear Chris Garcia:

The California Department of Fish and Wildlife (CDFW) provided comments on the Notice of Preparation (NOP) of a draft Environmental Impact Report (DEIR) for the proposed Pacific Specific Plan (Project) on July 12, 2022. We also provided comments on the DEIR on April 17, 2023. CDFW has reviewed the FEIR and the City of San Marcos' (City's) responses to CDFW's comments on the DEIR, provided to us on May 31, 2024. As detailed below, we disagree that our comments, which raised large concerns about biological resources impacts, were adequately addressed in the FEIR and Response to Comments. We request that the City postpone certifying the FEIR until such time as CDFW and the U.S. Fish and Wildlife Service (USFWS) concur that adequate mitigation for impacts to California Endangered Species Act (CESA) and Federal Endangered Species Act (ESA) listed species, as well as mitigation for other sensitive resources on the Project site, is achieved and the deficiencies identified in CDFW's comment letters are adequately addressed.

The proposed Project would develop 449 residential units, including a mix of apartments, rowhomes, villas, and affordable flats, on approximately 15.1 acres of a 33.2-acre Project site in the City. The Project would include a total of 927 parking spaces and 134,985 square feet of common open space area. The proposed Project would also include landscaping, bio-retention areas, and circulation improvements. The remaining approximately 17.9 acres of the Project site would be preserved and restored open space and conserved habitat.

Following meetings and site visits with the Project Proponent and the City, and upon reviewing the 2022 Notice of Preparation of the DEIR, CDFW expressed concern regarding the extremely high biological value of the property. Though surrounded by development, the Project site contains multiple sensitive resources, including a vernal pool/mima mound complex, sensitive habitat types, and multiple CESA- and ESA- listed species. Sensitive resources are distributed over the entirety of the Project site. CDFW and USFWS suggested two alternatives to the proposed Project be considered:

Chris Garcia  
City of San Marcos  
June 14, 2024  
Page 2 of 4

conservation of the entire Project site as-is or a reduced footprint in which no more than 25% of the Project site would be impacted by the development footprint. The Reduced Footprint Alternative was considered in the DEIR. The proposed Project design would have reduced impacts to vernal pools but increased impacts to thread-leaved brodiaea (*Brodiaea filifolia*). The Reduced Footprint Alternative was deemed environmentally superior to the proposed Project; however, it was not selected.

Upon further meetings and discussions with CDFW and USFWS, the City added a Reduced Development Footprint Alternative – Vernal Pool Impact Minimization design to the FEIR. This design would result in approximately 16% less (5.22 acres less) development impact area to the total 33.2-acre Project site in comparison to the originally proposed Project and avoid all features occupied by San Diego fairy shrimp (*Branchinecta sandiegonensis*). Although this alternative would impact a substantially larger amount of thread-leaved brodiaea in comparison to the original Project, the Reduced Development Footprint Alternative – Vernal Pool Impact Minimization plan was determined in the FEIR to be the environmentally superior alternative due to the reduction in impacts to vernal pools and increase in preserve area in comparison to the originally proposed Project. This was selected as the new Project design.

CDFW has expressed concerns that mitigating for impacts to thread-leaved brodiaea, San Diego button celery (*Eryngium aristulatum* var. *parishii*), Orcutt's brodiaea (*Brodiaea orcuttii*), and San Diego fairy shrimp entirely within the Project site would exceed the proposed on-site conserved area's carrying capacity. Specifically, the mitigation for impacts to these species would be limited to the on-site conserved area that would be approximately half the size of the currently undeveloped property. Mitigation would consist of translocation of sensitive plant species and vernal pool creation and enhancement in interstitial areas currently not occupied by those species. The FEIR and Response to Comments argue that there is adequate unoccupied space to receive and maintain the translocated species. The FEIR states that there would be no net loss of these species or of acreage of their habitat and that impacts would be considered temporary, as the unoccupied areas would then become occupied habitat, and that the proposed mitigation would ultimately reduce impacts to Less than Significant. However, the proposed on-site mitigation may not be biologically viable, and success of the translocations is not guaranteed. A contingency plan with an adequate financial security should be put in place in the event that the mitigation fails.

For impacts to CESA-listed San Diego button celery and thread-leaved brodiaea, a CESA Incidental Take Permit (ITP) would be required (pursuant to Fish & G. Code, § 2080 et seq.). The standards for issuance of an ITP require impacts to the species covered by an ITP to be both minimized and fully mitigated [Cal. Code of Regs., § 783.2(a)(8); Fish & G. Code, § 208(b)(2)]. The fully mitigated standard may require permanent protection and perpetual management of compensatory habitat for impacts to the species covered by an ITP, and/or habitat enhancement and restoration. In order for CDFW to issue an ITP, impacts to CESA-listed species must meet the fully mitigated standard (Cal. Code of Regs., § 783.5). The FEIR and Response to Comments acknowledge that Project

Chris Garcia  
City of San Marcos  
June 14, 2024  
Page 3 of 4

impacts cannot occur until permits from the US Fish and Service and CDFW, take permits, including an ITP from CDFW, are issued.

Proposed on-site mitigation is diagrammed in Figures 13a and 13b of Appendix C of the FEIR: the Biological Resources Technical Report. However, a detailed Habitat Mitigation and Monitoring Plan (HMMP) with methodologies and success criteria and a Preserve Management Plan (PMP) have not yet been submitted to the CDFW. CDFW recommends that the City and Project Proponent coordinate with CDFW to develop these plans to achieve the fully mitigated standard prior to certifying the FEIR and applying for an ITP. Topics of continued discussion included:

- potential preservation of habitat off site;
- translocation methodology;
- success criteria and contingency measures;
- cost analysis for funding a Security to ensure mitigation and short term-monitoring and management and an endowment for long term (in-perpetuity) protection and management of the Habitat Management (HM) Lands. The Security should be enough to replace the mitigation, including acquisition of HM lands if need be, if the mitigation fails;
- protection of the on-site Preserve from human and domestic pet encroachment, as there is no proposed buffer zone between the sensitive resources and the edges of the development; and,
- whether there will there be a required fuel modification zone that will encroach into occupied habitat in the on-site Preserve.


We would like to acknowledge that the City and Project Proponent have consulted repeatedly with the CDFW and USFWS to develop adequate compensatory mitigation measures and consider various reconfigurations of the Project design to reduce the unavoidable environmental impacts of the proposed Project. Unfortunately, more work remains to be done to develop a Project configuration and mitigation package which would adequately avoid and/or mitigate the Project's impacts to listed species and sensitive resources on site. If the City should move forward with approval of the Specific Plan project as currently proposed, we advise the City to be cognizant that the mitigation as currently proposed may not meet the standards for issuance of an ITP.

At this time, we recommend that the City postpone certification of the proposed Pacific Specific Project FEIR until the City, the Project Proponent, CDFW, and USFWS agree on the adequacy of the proposed mitigation. We would appreciate your cooperation in this matter and request that the CDFW be advised of any decisions made regarding the Pacific Specific Project. If you should have any questions pertaining to our comments,

Chris Garcia  
City of San Marcos  
June 14, 2024  
Page 4 of 4

please contact [Meredith Osborne](#)<sup>1</sup> at (858) 354-3334.

Sincerely,

DocuSigned by:  
  
DF423498814B441...

Heather A. Pert  
Environmental Program Manager  
South Coast Region

cc: California Department of Fish and Wildlife

Jennifer Turner – San Diego

Steve Gibson – Seal Beach

Meredith Osborne – San Diego

Cindy Hailey – San Diego

U.S. Fish and Wildlife Service

Jonathan Snyder, [jonathan\\_d\\_snyder@fws.gov](mailto:jonathan_d_snyder@fws.gov)

---

<sup>1</sup> [meredith.osborne@wildlife.ca.gov](mailto:meredith.osborne@wildlife.ca.gov)