
Appendix D-2

Cultural Technical Memorandum for the Pacific Specific Plan Project Alternative

MEMORANDUM

To: Saima Qureshy, City of San Marcos
From: Matthew DeCarlo, MA, RPA
Subject: Cultural Resources Impact for the Reduced Pacific Specific Plan Project Alternative for the Pacific Specific Plan Project, City of San Marcos, California
Date: March 19, 2024
cc: Vanessa Scheidel, Dudek
Attachment(s): Figures

This letter summarizes a review of potential cultural resource impacts of the Reduced Pacific Specific Plan Project Alternative for the Pacific Specific Plan Project (Reduced Alternative Project), located in the City of San Marcos, California. The Reduced Alternative Project proposes a refined site plan that would reduce the original Project's number of residential units from 449 to 299 units. Dudek conducted a cultural resources inventory for the original Project site (DeCarlo 2022) (Figure 1. Project Location) which included the current Reduced Alternative Project's area of potential effect (APE) (Figure 2. Reduced Alternative Project Map). The previous inventory was conducted in compliance with the California Environmental Quality Act (CEQA) and was reviewed by the City of San Marcos as lead agency. The 2022 study included a review of archival records, Native American outreach, and pedestrian survey.

Cultural Resources Inventory Results

Dudek requested a records search from the SCIC for the original Project site and a one-mile buffer on March 13, 2021 (DeCarlo 2022). The records search revealed that 69 previous cultural resources studies have been completed within 1-mile of the original Project site, one of which consisted of a records search, archival review, and a pedestrian survey of the entire original Project site. This study identified no cultural resources within the original Project site. The SCIC records search also revealed that no cultural resources have been recorded within the original Project site; the closest resources consisting of highly disturbed prehistoric artifact scatters located 0.4 miles from the original Project site. As no previously recorded resources were identified within the original Project Site, no previously recorded resources were identified within the Reduced Alternative Project APE.

In addition to the SCIC records search, Dudek conducted an on-line review of historic aerial photographs of the original Project site and general vicinity. The review of the historic aerial images demonstrates that, besides

unofficial dirt roads and some limited clearing, there has been no development of the Reduced Alternative Project APE (DeCarlo 2022).

Dudek requested a Native American Heritage Commission (NAHC) search of the Sacred Lands File (SLF) on March 12, 2021 for the original Project site and 1-mile (DeCarlo 2022). The NAHC reported that the SLF did not identify any known Native American cultural resources within the original Project site or the surrounding one-mile buffer. The NAHC additionally provided a list of Native American tribes and individuals/organizations with traditional geographic associations that might have knowledge of cultural resources in this area. Dudek sent outreach letters to all Native American group representatives included on the NAHC contact list. The Rincon Band of Luiseño Indians responded stating the original Project site is located within the Band's specific Area of Historic Interest, and requests a survey of the property, a professional tribal monitor during the survey, a copy of the final study for review and comment, and request for further consultation with the City. The second response is from the Viejas Band of Kumeyaay Indians, stating the original Project site has cultural significance or ties to the Kumeyaay Nation and recommends notifying the San Pasqual Band of Mission Indians, requests all CEQA, National Environmental Policy Act, and Native American Graves Protection and Repatriation Act regulations be followed, and requests immediate contact of San Pasqual Band of Mission Indians on any changes or inadvertent discoveries. Two San Pasqual Band representatives were included in Dudek's Native American outreach but no responses were received.

In compliance with Assembly Bill 52 and Senate Bill 18, the City, as lead agency, is responsible for conducting government to government consultation with pertinent tribal entities. During consultation, Cheryl Madrigal, Tribal Historic Preservation Officer for Rincon Band, shared concerns with the City that the original Project site might have been a prehistoric meeting location (Dudek 2022). Ms. Madrigal, Dudek representatives, and City representatives met on the original Project site, including the Reduced Alternative Project APE, on July 12, 2022. They discussed the Project details and Ms. Madrigal stated that she would share her recommendations with the City via email. The City also negotiated and agreed with Tribal representative to mitigation measures to protect unknown TCRs that may be buried within the original Project site.

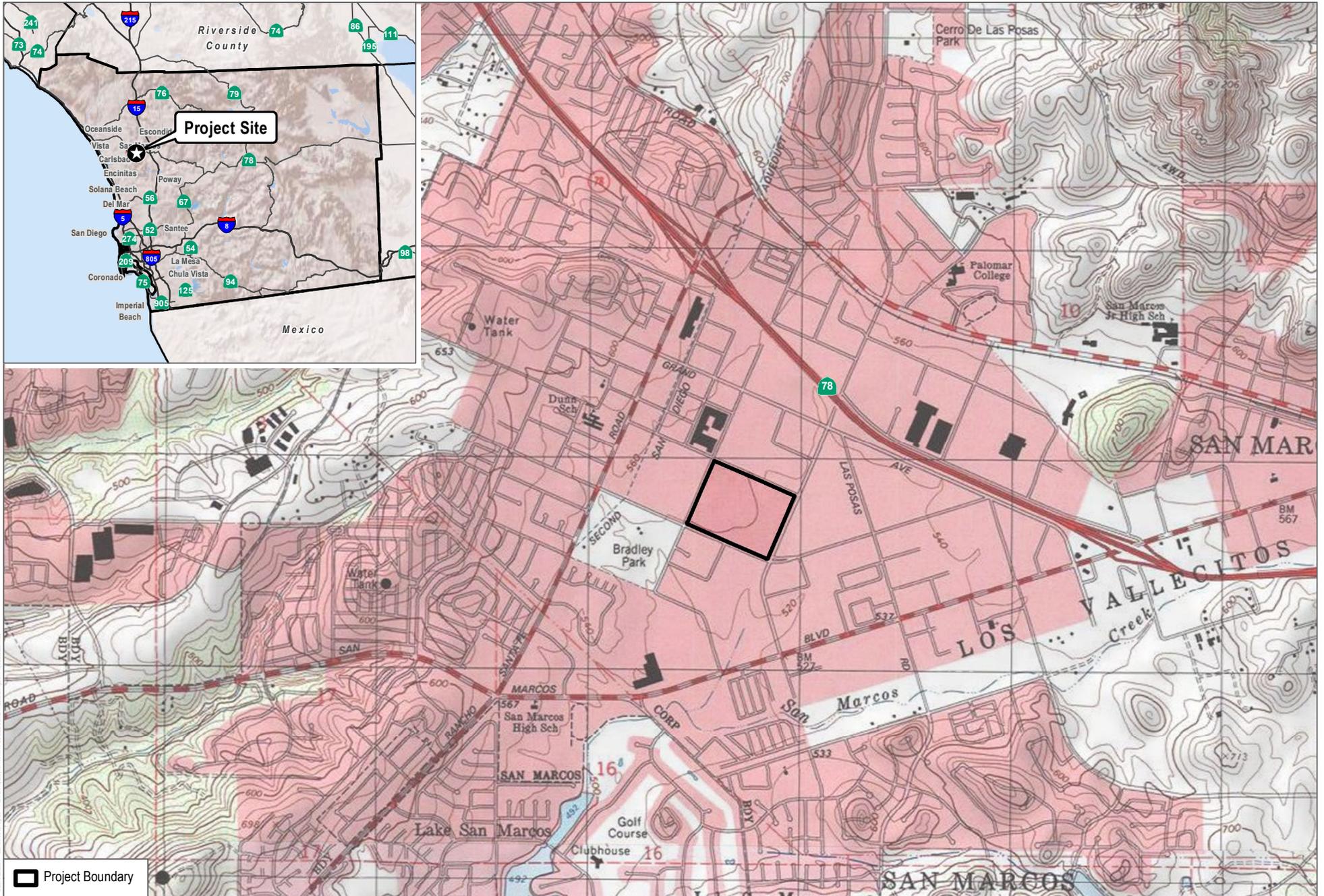
Dudek archaeologist conducted a pedestrian survey of the original Project site on March 23, 2021 (DeCarlo 2022). The original Project site was undeveloped but surrounded by numerous industrial buildings. Portions of the original Project site have been previously disturbed, as evidenced by the presence of several dirt roads with deep ruts and numerous well-worn foot paths. The pedestrian survey did not identify any cultural resources within the original Project site; thus, no cultural resources were identified within the Reduced Alternative Project APE.

Management Considerations

Dudek's cultural resources inventory for the Project did not identify any cultural resources within the original Project site, thus, no cultural resources were identified in the Reduced Alternative Project APE. Neither the original Project site nor the Reduced Alternative Project APE pose the potential to impact known cultural resources. However, following Native American consultation pursuant to Assembly Bill 52 and Senate Bill 18, the City negotiated mitigation measures with consulting tribes to assure identification and appropriate handling of potentially buried Tribal Cultural Resources (TCR) within the original Project site. As the proposed Reduced Alternative Project APE proposes less land development as does the original Project site, the Reduced Alternative Project APE has a reduced potential of impacting TCRs that may be buried within the Reduced Alternative Project APE. The mitigation measures developed for the original Project site are sufficient for the Reduced Alternative Project APE.

References

DeCarlo, M. 2022. *Cultural Resource Inventory Report for the Pacific GPA/Rezone Project, City of San Marcos, California.*



SOURCE: USGS 7.5-Minute Serues San Marcos Quadrangle

FIGURE 1
Project Location
Pacific Specific Plan



RESIDENCES	299 HOMES
GROSS SITE AREA	33.229 ACRES (13.257 ACRES NET(39.9%))
GROSS DENSITY	8.99 DU/AC (22.55 DU/AC NET)

ROWHOMES - LOT 1		
23	2BD/2BA	1,200 SF
23	3BD/3BA	1,310 SF
26	3BD/3.5BA	1,736 SF
29	4BD/3.5BA	1,890 SF
101	4.419 AC =	22.86 DU/AC

PARKING SUMMARY PER CA 65915		
2&3 BD	72 X 1.5 =	108 SPACES
4 BD	29 X 2.5 =	73 SPACES
TOTAL REQUIRED		181 SPACES
TOTAL PROVIDED		234 SPACES* (32 OPEN/202 PRIVATE GARAGES)

*NOTE: RECIPROCAL ACCESS & PARKING AGREEMENT BETWEEN LOTS 1,2 & 3 (LOT 1 EV = 234 SP X 5% = 12 EV LEVEL 2 CHARGERS INSTALLED)

PRIVATE OPEN SPACE		
101 X 50 SF	REQUIRED	PROVIDED
	5,050 SF	6,939 SF
COMMON OPEN SPACE		
	REQUIRED	PROVIDED
	12,965 SF	
TOT LOT (1:25 DU) 4X400 SF	1,600 SF	
PLAYGROUND	800 SF	
TOTAL	15,365 SF	40,876 SF

VILLAS - LOT 2		
59	2BD/2BA	1,232 SF
24	3BD/2.5BA	1,486 SF
24	3BD/3BA	1,832 SF
107	4.583 AC =	23.12 DU/AC

PARKING SUMMARY PER CA 65915		
2&3 BD	107 X 1.5 =	161 SPACES
TOTAL REQUIRED		161 SPACES
TOTAL PROVIDED		248 SPACES* (34 OPEN/214 PRIVATE GARAGES)

*NOTE: RECIPROCAL ACCESS & PARKING AGREEMENT BETWEEN LOTS 1,2 & 3 (LOT 2 EV = 246 SP X 5% = 13 EV LEVEL 2 CHARGERS INSTALLED)

PRIVATE OPEN SPACE		
107 X 50 SF	REQUIRED	PROVIDED
	5,350 SF	6,125 SF
COMMON OPEN SPACE		
	REQUIRED	PROVIDED
	16,036 SF	
TOT LOT (1:25 DU) 5X400 SF	2,000 SF	
PLAYGROUND	800 SF	
TOTAL	18,836 SF	22,874 SF

ROWHOMES - LOT 3		
10	2BD/2BA	1,200 SF
10	3BD/3BA	1,310 SF
16	3BD/3.5BA	1,736 SF
10	4BD/3.5BA	1,890 SF
46	2.474 AC =	18.59 DU/AC

PARKING SUMMARY PER CA 65915		
2&3 BD	36 X 1.5 =	54 SPACES
4 BD	10 X 2.5 =	25 SPACES
TOTAL REQUIRED		79 SPACES
TOTAL PROVIDED		106 SPACES* (14 OPEN/ 92 PRIVATE GARAGES)

*NOTE: RECIPROCAL ACCESS & PARKING AGREEMENT BETWEEN LOT 1,2 & 3 (LOT 3 EV = 106 SP X 5% = 6 EV LEVEL 2 CHARGERS INSTALLED)

PRIVATE OPEN SPACE		
46 X 50 SF	REQUIRED	PROVIDED
	2,300 SF	3,210 SF
COMMON OPEN SPACE		
	REQUIRED	PROVIDED
	5,805 SF	
TOT LOT (1:25 DU) 2X400 SF	800 SF	
PLAYGROUND	800 SF	
TOTAL	7,405 SF	33,635 SF

AFFORDABLE - LOT 4		
UNIT MIX		
8	STUDIO/1BA	512 SF
21	1BD/1BA	625 SF
4	2BD/1BA	900 SF
12	2BD/2BA	924 SF
45	1.781 AC =	25.82 DU/AC

PARKING PROVIDED PER CA 65915		
29 X 1.0 SP/DU =		29 SPACES
16 X 1.5 SP/DU =		24 SPACES
TOTAL REQUIRED		53 SPACES
TOTAL PROVIDED		80 SPACES

(LOT 4 EV = 80 SP X 5% = 4 EV LEVEL 2 CHARGERS INSTALLED)

PRIVATE OPEN SPACE		
45 X 50 SF	REQUIRED	PROVIDED
	2,250 SF	2,908 SF
COMMON OPEN SPACE		
	REQUIRED	PROVIDED
	2,729 SF	
TOT LOT (1:25 DU) 2X400 SF	800 SF	
TOTAL	3,529 SF	17,780 SF

TOTAL EV = 60 SP X 5% = 3 EV LEVEL 2 CHARGERS INSTALLED (PROJECT SHALL MEET THE MINIMUM CGBSC STANDARDS FOR EV CHARGING FOR NEW CONSTRUCTION AT TIME OF PERMIT APPLICATION)
 NOTE: AC UNITS TO BE SCREENED FROM PUBLIC ROW

SOURCE: Summa Architecture, 2024

