



State of California – Natural Resources Agency

DEPARTMENT OF FISH AND WILDLIFE

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May 28, 2024

Brianne Harkousha, Senior Planner

City of Pacifica

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Subject: Pacifica Housing Element (6th Cycle) Targeted General Plan Amendments, Rezoning, and Objective Development Standards Program, Notice of Preparation of a Draft Environmental Impact Report, SCH No. 2024050168, City of Pacifica, San Mateo County

Dear Ms. Harkousha:

The California Department of Fish and Wildlife (CDFW) has reviewed the City of Pacifica's (City) Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) for the Pacifica Housing Element (6th Cycle) Targeted General Plan Amendments, Rezoning, and Objective Development Standards Program (Project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.¹

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

CDFW is providing the City of Pacifica, as the Lead Agency, with specific detail about the scope and content of the environmental information related to CDFW's area of statutory responsibility that must be included in the draft EIR (See: Cal. Code Regs., tit. 14, § 15082, subd. (b).).

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. (*Id.*, § 1802.). For purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency

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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environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.). CDFW expects that it may need to exercise regulatory authority over the Project pursuant to the Fish and Game Code. For example, the Project may be subject to CDFW's Lake and Streambed Alteration (LSA) regulatory authority, if the Project impacts the bed, channel or bank of any river, stream or lake within the State (Fish & G. Code, § 1600 et seq.). Likewise, to the extent the Project may result in "take" as defined by state law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

REGULATORY REQUIREMENTS

California Endangered Species Act

A CESA Incidental Take Permit (ITP) must be obtained from CDFW if the Project has the potential to result in "take" of plants or animals listed under CESA, either during construction or over the life of the Project. Under CESA, "take" means "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." (Fish & G. Code, § 86.). CDFW's issuance of an ITP is subject to CEQA and to facilitate permit issuance, any Project modifications and mitigation measures must be incorporated into the CEQA document analysis, discussion, and mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA Permit.

CEQA requires a mandatory finding of significance if a project is likely to substantially impact threatened or endangered species. (Pub. Resources Code, §§ 21001, subd. (c) & 21083; CEQA Guidelines, §§ 15380, 15064 & 15065). In addition, pursuant to CEQA, the Lead Agency cannot approve a project unless all impacts to the environment are avoided or mitigated to less-than-significant levels, or the Lead Agency makes and supports Findings of Overriding Consideration (FOC) for impacts that remain significant despite the implementation of all feasible mitigation. FOC under CEQA, however, do not eliminate the Project proponent's obligation to comply with the Fish and Game Code.

Lake and Streambed Alteration

CDFW requires an LSA Notification, pursuant to Fish and Game Code section 1600 et seq., for Project activities affecting river, lakes or streams and associated riparian habitat. Notification is required for any activity that may substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank (including

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associated riparian or wetland resources); or deposit or dispose of material where it may pass into a river, lake, or stream. Work within ephemeral streams, drainage ditches, washes, watercourses with a subsurface flow, and floodplains is generally subject to notification requirements. In addition, infrastructure installed beneath such aquatic features, such as through hydraulic directional drilling, is also generally subject to notification requirements. Therefore, any impact to the mainstems, tributaries, or floodplains or associated riparian habitat caused by the proposed Project will likely require an LSA Notification. CDFW may not execute a final LSA Agreement until it has considered the final EIR and complied with its responsibilities as a responsible agency under CEQA.

Migratory Birds and Raptors

CDFW has authority over actions that may result in the disturbance or destruction of active bird nest sites or the unauthorized take of birds. Fish and Game Code sections protecting birds, their eggs, and nests include section 3503 (regarding unlawful take, possession, or needless destruction of the nests or eggs of any bird), section 3503.5 (regarding the take, possession, or destruction of any birds-of-prey or their nests or eggs), and section 3513 (regarding unlawful take of any migratory nongame bird). Migratory birds are also protected under the federal Migratory Bird Treaty Act.

PROJECT DESCRIPTION AND LOCATION SUMMARY

Proponent: City of Pacifica

Objective: The objective of the Project is to amend City's General Plan, rezone specific sites, and amend existing land use designations citywide, to promote the development of residential housing, specifically to focus new multifamily, higher density residential, and mixed-use developments in existing commercial shopping centers, and other infill locations (NOP, 2024). The Project proposes the new Housing Element to comply with state law. "The Housing Element is mandated by State law to be updated every eight years and certified by California's Department of Housing and Community Development (HCD)"². Primary Project activities include policy changes described in the Housing Element to make land use redesignations to permit an additional 2,042 housing units currently not permitted under the existing General Plan and land uses (NOP, 2024).

Location: City of Pacifica, citywide (NOP, 2024, Table 1, and Figure 1)

Timeframe: 2023-2031

² City of Pacifica, Housing Element Update, Retrieved May 17, 2024, <https://www.planpacific.org/housing-element>.

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The CEQA Guidelines (§§15124 & 15378) require that the draft EIR incorporate a full Project description, including reasonably foreseeable future phases of the Project, and that contains sufficient information to evaluate and review the Project's environmental impact. Please include a complete description of the following Project components in the Project description including, but not limited to, the below information.

- Land use changes resulting from, for example, rezoning certain areas.
- Footprints of permanent Project features and temporarily impacted areas, such as staging areas and access routes.
- Area and plans for any proposed buildings/structures, ground-disturbing activities, fencing, paving, stationary machinery, landscaping, and stormwater systems.
- Operational features of the Project, including level of anticipated human presence (describe seasonal or daily peaks in activity, if relevant), artificial lighting/light reflection, noise, traffic generation, and other features.

ENVIRONMENTAL SETTING

Sufficient information regarding the environmental setting is necessary to understand any potentially significant impacts on the environment of the proposed Project and any alternatives identified in the draft EIR (CEQA Guidelines, §§15125 & 15360). CDFW recommends the draft EIR provide baseline habitat assessments for special-status plant, fish and wildlife species located and potentially located within the Project area and surrounding lands, including all rare, threatened, and endangered species (CEQA Guidelines, §15380). The draft EIR should describe aquatic habitats, such as wetlands or waters of the U.S. or State, and any sensitive natural communities or riparian habitat occurring on or adjacent to the Project site (for sensitive natural communities see: <https://wildlife.ca.gov/Data/VegCAMP/NaturalCommunities#sensitive%20natural%20communities>), and any stream, riparian, or wetland set back distances the City may require. Fully protected, threatened or endangered, candidate, and other special-status species or sensitive natural communities that are known to occur, or have the potential to occur in or near the City include, but are not limited to: the species listed in Attachment A.

Habitat descriptions and species profiles included in the draft EIR should include robust information from multiple sources: aerial imagery; historical and recent survey data; field reconnaissance; scientific literature and reports; U.S. Fish and Wildlife Service's (USFWS) Information, Planning, and Consultation System; California Aquatic Resources Inventory; and findings from "positive occurrence" databases such as California Natural Diversity Database (CNDDDB). Only with sufficient data and

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information can the City adequately assess which special-status species are likely to occur in the Project vicinity.

CDFW recommends surveys be conducted for special-status species with potential to occur, following recommended survey protocols if available. Survey and monitoring protocols and guidelines are available at:

<https://www.wildlife.ca.gov/Conservation/Survey-Protocol>.

Botanical surveys for special-status plant species, including those listed by the California Native Plant Society (<http://www.cnps.org/cnps/rareplants/inventory/>), should also be conducted during the blooming period for all sensitive plant species potentially occurring within the Project area and include the identification of reference populations. Please refer to CDFW protocols for surveying and evaluating impacts to rare plants available at: <https://www.wildlife.ca.gov/Conservation/Plants>.

IMPACT ANALYSIS AND MITIGATION MEASURES

The CEQA Guidelines (§15126.2) necessitate the draft EIR discuss all direct and indirect impacts (temporary and permanent) that may occur with implementation of the Project. This includes evaluating and describing impacts such as:

- Land use changes that would reduce open space or agricultural land uses and increase residential or other land use involving increased development;
- Potential for impacts to special-status species;
- Permanent and temporary habitat disturbances associated with ground disturbance, noise, lighting, reflection, air pollution, traffic or human presence;
- Obstruction of movement corridors, fish passage, or access to water sources and other core habitat features;
- Water quality impacts resulting from construction and operation of the Project; and
- Impacts to the bed, channel, and bank, in the reservoirs and creeks downstream of the Project.

The CEQA document also should identify existing and reasonably foreseeable future projects in the Project vicinity, disclose any cumulative impacts associated with these projects, determine the significance of each cumulative impact, and assess the significance of the Project's contribution to each impact (CEQA Guidelines, §15355). Although a project's impacts may be insignificant individually, its contributions to a cumulative impact may be considerable; a contribution to a significant cumulative

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impact (e.g., reduction of available habitat for a listed species) should be considered cumulatively considerable without mitigation to minimize or avoid the impact.

The CEQA Guidelines direct the City of Pacifica, as the Lead Agency, to consider and describe in the draft EIR all feasible mitigation measures to avoid and/or mitigate potentially significant impacts of the Project on the environment based on comprehensive analysis of the potential direct, indirect, and cumulative impacts of the Project. (CEQA Guidelines, §§ 15021, 15063, 15071, 15126.2, 15126.4 & 15370.). This should include a discussion of take avoidance and minimization measures for special-status species, which are recommended to be developed in early consultation with the USFWS, the National Marine Fisheries Service and CDFW. These measures can then be incorporated as enforceable Project conditions to reduce potential impacts to biological resources to less-than-significant levels.

Fully protected species such as San Francisco gartersnake (*Thamnophis sirtalis tetrataenia*), may not be taken or possessed at any time except in limited circumstances (Fish & G. Code, §§ 3511, 4700, 5050, & 5515). Therefore, the draft EIR should include measures to completely avoid “take” of fully protected species.

CDFW COMMENT

The Project baseline environmental setting should be determined using an appropriate geographic scale to understand potentially significant impacts on the environment. To meaningfully evaluate potential impacts to special-status plant, fish and wildlife species, impact assessments should be provided for each parcel within redesignated or rezoned locations (see Table 1 of the NOP).

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to prepare subsequent CEQA documents or to make supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (d) & (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to the CNDDDB. The CNDDDB field survey form can be filled out and submitted online here: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found here: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

ENVIRONMENTAL DOCUMENT FILING FEES

CDFW anticipates that the proposed Project will 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

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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. (See: 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 NOP in order to assist the City of Pacifica in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Jason Teichman, Environmental Scientist at 707-210-5104 or Jason.Teichman@wildlife.ca.gov; or Wesley Stokes, Senior Environmental Scientist, (Supervisory), at (707) 339-6066 or Wesley.Stokes@wildlife.ca.gov.

Sincerely,

DocuSigned by:
Erin Chappell
B77E9A6211EF486
Erin Chappell
Regional Manager
Bay Delta Region

Attachment A: Special-status species, City of Pacifica, California, May 17, 2024

ec: Office of Planning and Research, State Clearinghouse (SCH No. 2024050168)

REFERENCES

Notice of Preparation (NOP), Program Environmental Impact Report, Pacifica Housing Element (6th Cycle) Targeted General Plan Amendments, Rezoning, and Objective Development Standards Program, May 3, 2024.

Attachment A: Special-status species, City of Pacifica, California

| Common Name | Scientific Name | Federal Status | State Status | CDFW Status | Rare Plant Rank | Taxon Group |
|---|--|----------------|----------------------|-------------|-----------------|-------------|
| Alameda song sparrow | Melospiza melodia pusillula | None | None | SSC | | Birds |
| American badger | Taxidea taxus | None | None | SSC | | Mammals |
| arcuate bush-mallow | Malacothamnus arcuatus | None | None | | 1B.2 | Dicots |
| big free-tailed bat | Nyctinomops macrotis | None | None | SSC | | Mammals |
| California red-legged frog | Rana draytonii | Threatened | None | SSC | | Amphibians |
| Choris' popcornflower | Plagiobothrys chorisianus var. chorisianus | None | None | | 1B.2 | Dicots |
| coastal triquetrella | Triquetrella californica | None | None | | 1B.2 | Bryophytes |
| congested-headed hayfield tarplant | Hemizonia congesta ssp. congesta | None | None | | 1B.2 | Dicots |
| foothill yellow-legged frog - central coast DPS | Rana boylei pop. 4 | Threatened | Endangered | | | Amphibians |
| fragrant fritillary | Fritillaria liliacea | None | None | | 1B.2 | Monocots |
| Franciscan onion | Allium peninsulare var. franciscanum | None | None | | 1B.2 | Monocots |
| Franciscan thistle | Cirsium andrewsii | None | None | | 1B.2 | Dicots |
| Kellogg's horkelia | Horkelia cuneata var. sericea | None | None | | 1B.1 | Dicots |
| Kings Mountain manzanita | Arctostaphylos regismontana | None | None | | 1B.2 | Dicots |
| Mission blue butterfly | Icaricia icarioides missionensis | Endangered | None | | | Insects |
| monarch - California overwintering population | Danaus plexippus plexippus pop. 1 | Candidate | None | | | Insects |
| Montara manzanita | Arctostaphylos montaraensis | None | None | | 1B.2 | Dicots |
| Myrtle's silverspot butterfly | Speyeria zerene myrtleae | Endangered | None | | | Insects |
| obscure bumble bee | Bombus caliginosus | None | None | | | Insects |
| pappose tarplant | Centromadia parryi ssp. parryi | None | None | | 1B.2 | Dicots |
| perennial goldfields | Lasthenia californica ssp. macrantha | None | None | | 1B.2 | Dicots |
| Point Reyes horkelia | Horkelia marinensis | None | None | | 1B.2 | Dicots |
| Robbins' broomrape | Aphyllon robbinsii | None | None | | 1B.1 | Dicots |
| rose leptosiphon | Leptosiphon rosaceus | None | None | | 1B.1 | Dicots |
| saltmarsh common yellowthroat | Geothlypis trichas sinuosa | None | None | SSC | | Birds |
| San Bruno elfin butterfly | Caltophrys mossii bayensis | Endangered | None | | | Insects |
| San Francisco Bay spineflower | Chorizanthe cuspidata var. cuspidata | None | None | | 1B.2 | Dicots |
| San Francisco champion | Silene verecunda ssp. verecunda | None | None | | 1B.2 | Dicots |
| San Francisco collinsia | Collinsia multicolor | None | None | | 1B.2 | Dicots |
| San Francisco gartersnake | Thamnophis sirtalis tetrataenia | Endangered | Endangered | FP | | Reptiles |
| San Francisco owl's-clover | Triphysaria floribunda | None | None | | 1B.2 | Dicots |
| steelhead - central California coast DPS | Oncorhynchus mykiss irideus pop. 8 | Threatened | None | SSC | | Fish |
| western bumble bee | Bombus occidentalis | None | Candidate Endangered | | | Insects |
| western leatherwood | Dirca occidentalis | None | None | | 1B.2 | Dicots |
| white-rayed pentachaeta | Pentachaeta bellidiflora | Endangered | Endangered | | 1B.1 | Dicots |
| woodland woollythreads | Monolopia gracilens | None | None | | 1B.2 | Dicots |

Fully protected, threatened or endangered, candidate, rare, and other special-status species that may occur in the City of Pacifica California Natural Diversity Database (CNDDB), May 17, 2024