

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Montiel Road Office

Lead Agency: City of San Marcos

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Project Location: San Marcos San Diego
City County

Project Description (Proposed actions, location, and/or consequences).

The Montiel Road Office project (project) is located in the city of San Marcos, California, north of State Route 78 (SR-78) along Montiel Road at 2355 and 2375 Montiel Road on assessor parcel numbers 228-370-2000 and 228-370-3900. The project site is bounded by existing development to the east and west, and by Montiel Road to the north and SR-78 to the south.

The project would demolish the existing on-site uses and construct a 32,969-square-foot two-story office building and parking. The first floor would consist of 15,712 square feet, complete with a lobby, a "café" area with outdoor seating, bathrooms, mechanical and elevator areas, and three individual office areas available for lease. The second floor would consist of 17,252 square feet, complete with four individual office areas available for lease, bathroom, and mechanical and elevator areas. The second floor would also contain an outdoor deck area above the main entrance to the building.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project site is mostly barren of vegetation, but does have some ornamental vegetation and mature trees. Because ornamental vegetation and mature trees can provide nesting places for migratory bird species, removal of the on-site vegetation could result in a significant impact if it occurs during the breeding season. Pursuant to CDFW Code 3503, which protects nesting birds, implementation of mitigation measure BIO-1 would be required as a condition of project approval and would reduce this potential impact to less than significant.

The project would be required to incorporate City of San Marcos standard mitigation measures CR-1 through CR-4 via the tribal consultation process to reduce potential impacts to Tribal Cultural Resources. Implementation of mitigation measures CR-1 through CR-3 would require an archaeological monitor and a Traditionally and Culturally Affiliated (TCA) Native American Tribe monitor be present during earth moving and grading activities to assure that any resources found during project grading be protected. Therefore, impacts to archaeological resources and tribal cultural resources would be less than significant with the incorporation of mitigation.

Development of the project would contribute to the incremental increase in demand for fire protection services city-wide. This represents a significant impact and mitigation is required. Participation in the Community

Facilities District (CFD 2001 01) (Fire and Paramedic) as outlined in mitigation measure PS-1 would offset the cost of increases in necessary services resulting from implementation of the proposed project.

Development of the project would contribute to the incremental increase in demand for police protection services City-wide. This represents a significant impact mitigation is required. Mitigation measure PS-2 requires the project applicant to annex the site into the preexisting Community Facilities District for Police Services (CFD 98-01, Improvement Area No. 1). Participation in the CFD will offset the cost of increases in necessary services resulting from implementation of the proposed project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A