

## 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: Santa Fe Flores, LP Project

Lead Agency: City of San Marcos

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Phone Number: 760-744-1050 ext. 3236

Project Location: San Marcos

*City*

San Diego

*County*

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

The Santa Fe Flores, LP Project proposes a General Plan Amendment and Rezone from Commercial (C) and Light Industrial (L-I) to Multi-Family Residential (R-3-10) to allow 50 dwelling units, in conjunction with a Density Bonus, on a 2.5-acre site consisting of two parcels. The project will develop a 58,693-square-foot building with three stories on a previously graded project site. Out of the 50 dwelling units, 5 will be dedicated affordable units.

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

Direct impacts to migratory and nesting birds, including Cooper's hawk, could result from the accidental destruction of nests through removal of disturbed land, if construction were to occur during the general bird breeding season (between March and September). Pursuant to California Department of Fish and Wildlife (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 a less than significant level.

The City of San Marcos has developed 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. These measures are described below. Therefore, impacts to archaeological resources would be less than significant with the incorporation of mitigation.

Furthermore, while there is no evidence of human remains on the project site, as provided by mitigation measure CR-1 through CR-4, an archaeological monitor and a Native American monitor (or TCA Native American Tribe monitor) shall be present during earth moving and grading activities to assure that any resources found during project grading be protected. In addition, as specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Medical Examiner's Office. With mitigation and adherence to the state Health and Safety Code, the project would not cause a significant impact to human remains.

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 and mitigation is required. Mitigation measure PS-2 requires the project applicant to annex the site into the preexisting CFD 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.

Not Applicable.

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

Not Applicable.