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Summary Form for Electronic Document Submittal

Form F

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: Pico Avenue Residential Project

Lead Agency: City of San Marcos

Contact Name: Sean del Solar

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Project Location: San Marcos, County of San Diego
City *County*

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

The project would consist of 16 two-bedroom units in four buildings on 0.68 acre, with each building composed of three floors with two-car garages on the first floor (Figure 3, Site Plan). The height of the four buildings would be 37.25 feet. The four buildings footprint would comprise 0.2 acre of the project site, the parking and drives would comprise 0.22 acre, and the remaining 0.26 acre would be landscaping. The total square footage of the four buildings would be 18,656 square feet, including the area of all three floors in each two-bedroom unit. The project would provide 38 parking spaces, including 32 covered garage parking spaces and six guest parking spaces. The 32 covered garage parking spaces would be on the first floor of the units (two per unit), and the six guest parking spaces would be in an uncovered lot and include one Americans with Disabilities Act (ADA) parking space. The project would provide 8,527 square feet of common open space and 2,824 square feet of private open space in six units with private courtyards and balconies. A 4-foot-tall decorative block wall (consisting of a 2-foot retaining and 2-foot freestanding wall) with a 4-foot-tall tubular steel fence would be constructed along the eastern and portions of the northern perimeter of the property,

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 would result in significant impacts to nesting birds and roosting bats. Implementation of Mitigation Measure BIO-1 and BIO-2 would reduce impacts to less than significant. The project has the potential to disturb unknown or known archaeological resources and/or human remain during construction which would be potentially significant. Implementation of Mitigation Measures CUL-1, CUL-2, CUL-3 and CUL-4 would reduce impacts to less than significant. The project would have a potentially significant impact from hazardous materials exposure. Implementation of Mitigation Measure HAZ-1 would reduce this impact to less than significant. The project has the potential to exceed 75 dBA during construction during the adjacent daycare center operation which would result in potentially significant impact. Implementation of Mitigation Measure NOI-1 would reduce impacts to less than significant. The project has the potential to disturb unknown or known Tribal Cultural Resources during construction which would be potentially significant. Implementation of Mitigation Measures CUL-1, CUL-2, CUL-3 and CUL-4 would reduce impacts to less than signficant.

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

None

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

None