

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: Mission San Marcos Industrial Park

Lead Agency: City of San Marcos

Contact Name: Corina Flores

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Project Location: San Marcos, San Diego County

City

County

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

The proposed Project involves the request for approval of a Site Development Plan (SDP22-0009) and Tentative Parcel Map (TPM22-0004). The project proposes demolition of two existing industrial buildings and redevelopment of the approximately 10.8-acre site at 528 East Mission Road with three two-story warehouse buildings totaling approximately 132,810 square feet, including ancillary office space, along with associated parking, landscaping, lighting, utility connections, and on-site circulation improvements. The project also includes frontage improvements along East Mission Road, relocation of an existing bus stop, dedication of an easement for a future bicycle path, and establishes a public drainage easement along the eastern boundary of the project site, for the installation of a 12-foot by 4-foot concrete box public storm drain. No change to the existing land use or zoning designations for the site are proposed.

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

Biological Resources, potential impacts to nesting birds/raptors, coastal California gnatcatcher, and Crotch's bumble bee:

- Pre-construction nesting bird surveys during the nesting season for migratory birds and raptors (BIO-1)
- Focused surveys for coastal California gnatcatcher within potentially suitable habitat (BIO-2)
- Pre-construction surveys for Crotch's bumble bee (BIO-3)
- Compensatory mitigation for 0.9 acre of Diegan coastal sage scrub (BIO-4) and construction BMPs (BIO-5)

Cultural Resources, potential impacts to undiscovered archaeological resources and human remains:

- Construction monitoring by a Qualified Archaeologist and Traditionally and Native American monitor (CUL-2)
- Culturally appropriate treatment of any discovered resources (CUL-3) per the terms of the Pre-Excavation Agreement entered by the applicant and a Traditionally and Culturally Affiliated tribe (CUL-1)
- Treatment of any discovered human remains per California Health and Safety Code Section 7050.5 (CUL-4)

Geology and Soils, potential impacts to paleontological resources:

- Paleontological monitor, curation of discovered fossils, and paleontological monitoring report (GEO-1 through GEO-7)

Noise, potential impacts to structures due to groundborne vibration:

- Operation of vibratory equipment in static mode within 15 feet of an offsite building (NOI-1)

Tribal Cultural Resources, potential impacts to tribal cultural resources:

- Refer to the cultural resources mitigation listed above (CUL-1 through CUL-4)

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

The potential for impacts to tribal cultural resources may be a source of controversy.

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

None.