



Chick-fil-A West 13th & Centre City

Final Initial Study/Mitigated Negative Declaration

Prepared for:



Prepared by:



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FINAL
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Chick-fil-A West 13th & Centre City

SCH No. 2024080684



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1.0 INTRODUCTION

The proposed Chick-fil-A West 13th & Centre City (project) site is located at 515 West 13th Avenue, in the City of Escondido, California. The project would demolish an existing restaurant building and construct a new Chick-fil-A restaurant with a dual lane drive-through, associated surface parking improvements, and landscaping improvements. The new Chick-fil-A restaurant would be a 3,124 square-foot (gross area), one-story building (up to 22 feet in height). The new restaurant would have an outdoor dining area (48 outdoor seats [including three Americans with Disabilities Act-compliant seats]), kitchen area, and service area.

In accordance with the California Environmental Quality Act (CEQA) Guidelines, an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed project.

The IS/MND (State Clearinghouse No. 2024080684) was made available for public review and comment pursuant to CEQA Guidelines Section 15070. The public review period commenced on August 15, 2024 and concluded on September 16, 2024. The IS/MND and supporting technical appendices were available for review by the general public at the following locations:

- City of Escondido Planning Division, 201 North Broadway, Escondido, California 92025; and
- Governor’s Office of Planning and Research, CEQAnet Web Portal, <https://ceqanet.opr.ca.gov/2024080684>.

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2.0 RESPONSE TO COMMENTS

During the public review period, interested persons, firms, and agencies were given the opportunity to comment on the Draft IS/MND. However, no comments were received from agencies, organizations, tribes, or other interested parties during the public review period of the Draft IS/MND. As such, written responses to comments regarding the proposed project are not applicable.

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3.0 MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that when a public agency completes an environmental document which includes measures to mitigate or avoid significant environmental effects, the public agency must adopt a reporting or monitoring plan. This requirement ensures that environmental impacts found to be significant will be mitigated. The reporting or monitoring plan must be designed to ensure compliance during project implementation (Public Resources Code Section 21081.6).

In compliance with Public Resources Code Section 21081.6, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the Chick-fil-A West 13th & Centre City (project); refer to [Table 1, *Mitigation Monitoring and Reporting Checklist*](#). This MMRP is intended to provide verification that all mitigation measures identified in the Draft IS/MND are monitored and reported. Monitoring will include: 1) verification that each mitigation measure has been implemented; 2) recordation of the actions taken to implement each mitigation; and 3) retention of records in the project file.

This MMRP delineates responsibilities for monitoring the project. Pursuant to CEQA Guidelines Section 15097(a), however, the City of Escondido ultimately remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the mitigation program. Monitoring procedures will vary according to the type of mitigation measure. Adequate monitoring consists of demonstrating that monitoring procedures took place and that mitigation measures were implemented.

Reporting consists of establishing a record that a mitigation measure is being implemented, and generally involves the following steps:

- The City distributes reporting forms to the appropriate entities for verification of compliance.
- Departments/agencies with reporting responsibilities will review the Draft IS/MND, which provides general background information on the reasons for including specified mitigation measures.
- Issues related to compliance will be submitted to and reviewed by the City of Escondido in accordance with CEQA.
- Periodic meetings may be held during project implementation to report on compliance of mitigation measures.
- Responsible parties provide the City of Escondido with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented. Monitoring compliance may be documented through existing review and approval programs such as field inspection reports and plan review.

- The City of Escondido prepares a reporting form periodically during the construction phase and an annual report summarizing all project mitigation monitoring efforts.
- Appropriate mitigation measures will be included in construction documents and/or conditions of permits/approvals.

Minor changes to the MMRP, if required, would be made in accordance with CEQA and would be permitted after further review and approval by the City of Escondido. Such changes could include reassignment of monitoring and reporting responsibilities, plan redesign to make any appropriate improvements, and/or modification, substitution, or deletion of mitigation measures subject to conditions described in CEQA Guidelines Section 15162.

Table 1
Mitigation Monitoring and Reporting Checklist

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
Biological Resources						
BIO-1	In the event that construction activities cannot be avoided during the avian nesting season, generally between February 15 and September 15, the project Applicant shall retain a qualified biologist to conduct a pre-construction nesting bird survey no more than three days prior to commencement of construction activities. The completed survey shall be provided to the City of Escondido Planning Division prior to site disturbance activities. If no active bird nests are observed on the project site or within the vicinity during the pre-construction nesting bird survey, site disturbance activities may resume. If an active avian nest is discovered during the pre-construction nesting bird survey, construction activities shall stay outside of a 300-foot buffer around the active nest, as defined by the biologist. For listed and raptor species, this buffer shall be 500 feet. A biological monitor shall be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by construction activity. No work shall be conducted within the established buffers until the biological monitor	Prior to Ground Disturbance / During Construction as Applicable	City of Escondido Planning Division / Qualified Biologist / Construction Contractor			

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	determines the avian nest is no longer active.					
Cultural Resources						
CUL-1	Prior to the issuance of a grading permit, the Applicant shall enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a Pre-Excavation Agreement) with a tribe that is traditionally and culturally affiliated with the project location ("TCA Tribe"). The purposes of the agreement are (1) to provide the Applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground-disturbing activities. The agreement shall incorporate, at a minimum, the performance criteria and standards, protocols, and procedures set forth in Mitigation Measures CUL-2	Prior to Grading Permit	Project Applicant / Qualified Archaeologist / Native American Monitor			

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	<p>through CUL-10, and the following information:</p> <ul style="list-style-type: none"> Parties entering into the agreement and contact information. Responsibilities of the Property Owner or their representative, archaeological monitors, and tribal monitors. Project grading and development scheduling, including determination of authority to adjust in the event of unexpected discovery, and terms of compensation for the monitors, including overtime and weekend rates, in addition to mileage reimbursement. Requirements in the event of unanticipated discoveries, which shall address grading and grubbing requirements including controlled grading and controlled vegetation removal in areas of cultural sensitivity, analysis of identified cultural materials, and on-site storage of cultural materials. Treatment of identified Native American cultural materials. 					

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	<ul style="list-style-type: none"> • Treatment of Native American human remains and associated grave goods. • Confidentiality of cultural information including location and data. • Negotiation of disagreements should they arise. • Regulations that apply to cultural resources that have been identified or may be identified during project construction. 					
CUL-2	<p>Prior to issuance of a grading permit, the Applicant shall provide written verification to the City of Escondido (City) that a qualified archaeologist and a Native American monitor associated with a tribe that is traditionally and culturally affiliated with the project location (“TCA Tribe”) have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.</p>	Prior to Grading Permit	City of Escondido Planning Division / Project Applicant / Qualified Archaeologist / Native American Monitor			
CUL-3	<p>The qualified archaeologist and a Native American monitor shall attend all applicable pre-construction meetings with</p>	Prior to Grading / During Grading	Construction Contractor / Qualified Archaeologist / Native American Monitor			

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	the General Contractor and/or associated subcontractors to explain and coordinate the requirements of the monitoring program.					
CUL-4	During the initial grubbing, site grading, excavation or disturbance of the ground surface (including both on- and off-site improvement areas), the qualified archaeologist and the Native American monitor shall be present full-time. If the full-time monitoring reveals that the top soil throughout the project impact area (both on and off-site) has been previously removed during the development of the roads and buildings within the project area, then a decrease of monitoring to part-time monitoring or the termination of monitoring can be implemented, as deemed appropriate by the qualified archaeologist in consultation with the Native American monitor. The frequency of subsequent monitoring shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring considering these factors. Archaeological and Native American monitoring shall be discontinued when the depth of grading and soil	During Grading / Site Disturbance	Qualified Archaeologist / Native American Monitor			

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	conditions no longer retain the potential to contain cultural deposits (i.e., soil conditions are comprised solely of fill or granitic bedrock).					
CUL-5	In the event that previously unidentified tribal cultural resources are discovered, all work must halt within a 100-foot radius of the discovery. The qualified archaeologist and the Native American monitor shall evaluate the significance of the find and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The qualified archaeologist and Native American Monitor shall consider the criteria identified by California Public Resources Code sections 21083.2(g) and 21074, and CEQA Guidelines sections 15064 and 15064.5(c) in determining the significance of a discovered resource. If the professional archaeologist and Native American monitor determine that the find does not represent a culturally significant resource, work may resume immediately, and no agency notifications are required. Isolates and clearly non-significant deposits shall be documented in the field and collected, and monitored grading can immediately proceed. All unearthed archaeological resources or tribal cultural resources shall be collected, temporarily stored in a secure location, and repatriated for later reburial on the project site,	During Grading / Site Disturbance	Qualified Archaeologist / Native American Monitor			

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
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	pursuant to the terms of the Pre-Excavation Agreement established in Mitigation Measure CUL-1.					
CUL-6	If the qualified archaeologist and Native American monitor determine that the find does represent a potentially significant tribal cultural resource, considering the criteria identified by California Public Resources Code sections 21083.2(g) and 21074, and CEQA Guidelines sections 15064 and 15064.5(c), the archaeologist shall immediately notify the City of Escondido (City) of said discovery. The qualified archaeologist, in consultation with the City, the consulting tribe(s) that is/are traditionally and culturally affiliated with the project location ("TCA Tribe[s]"), and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe(s) and be submitted to the City for review and approval. If the find is determined to be a Tribal Cultural Resource under CEQA, as defined in California Public Resources Code Section 21074(a) through (c), appropriate treatment measures shall be implemented. Work shall not resume within the no-work radius until the City, through consultation as set forth herein, determines either that: 1) the	During Grading / Site Disturbance	City of Escondido Planning Division / Qualified Archaeologist / Native American Monitor			

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	discovery does not constitute a Tribal Cultural Resource under CEQA, as defined in California Public Resources Code Section 21074(a) through (c); or 2) the approved treatment and disposition measures have been completed.					
CUL-7	All sacred sites, significant tribal cultural resources, and unique archaeological resources encountered within the project area shall be avoided and preserved as the preferred mitigation. The avoidance and preservation of the significant tribal cultural resource or unique archaeological resource must first be considered and evaluated in consultation with the consulting tribe(s) that is/are traditionally and culturally affiliated with the project location ("TCA Tribe[s]") as required by CEQA and in compliance with all relevant mitigation measures for the project. If any significant tribal cultural resource or unique archaeological resource has been discovered and such avoidance or preservation measure has been deemed to be infeasible by the City of Escondido's (City) Director of Community Development (after a recommendation is provided by the qualified archaeologist, in consultation with the TCA Tribe(s), making a determination of infeasibility that takes into account the factors listed in California Public Resources Code sections 21061.1, 21081(a)(3), and CEQA Guidelines section	During Grading	City of Escondido Planning Division / Qualified Archaeologist / Native American Monitor			

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	21081(a)(3), and CEQA Guidelines section 15091, and in accordance with all relevant mitigation measures for the project), then culturally appropriate treatment of those resources, including but not limited to funding an ethnographic or ethnohistoric study of the resource(s), and/or developing a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. No artifact sampling for analysis is allowed, unless requested and approved by the consulting TCA Tribe(s). Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities shall be concluded to the satisfaction of the City.					
CUL-8	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 Coroner's (Coroner) office. Determination of whether the remains are human shall be conducted on-site and in situ where they	During Grading	City of Escondido Planning Division / Qualified Archaeologist / Native American Monitor / County Coroner			

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
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	<p>were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to a temporary off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area be protected, and consultation and treatment may occur as prescribed by law. If the Coroner determines the remains are Native American and not the result of a crime scene, the Coroner shall notify the Native American Heritage Commission (NAHC), which then shall designate a Native American Most Likely Descendant (MLD) for the project (California Public Resources Code § 5097.98) for proper treatment and disposition in accordance with California Public Resources Code section 5097.98. The designated MLD shall have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the City of Escondido does not agree with the recommendations of the MLD, the NAHC can mediate (California Public Resources</p>					

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
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	Code § 5097.94). If no agreement is reached, the remains shall be kept in situ, or reburied in a secure location in close proximity to where they were found and where they would not be further disturbed (California Public Resources Code § 5097.98). Work may not resume within the no work radius until the lead agency, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction. The analysis of the remains shall only occur on-site in the presence of the MLD, unless the forensic anthropologist and the MLD agree to remove the remains to an off-site location for examination.					
CUL-9	If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor shall be present during any cataloging of those resources. Moreover, if the qualified archaeologist does not collect the cultural resources that are unearthed during the ground-disturbing activities, the Native American monitor may, at their discretion, collect said resources for later reburial on the project site or storage at a local curation facility. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the tribe that is traditionally and culturally affiliated with the project location ("TCA Tribe") for reburial on the project site. Should the TCA Tribe(s)	During Grading	Qualified Archaeologist / Native American Monitor			

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
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	decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.					
CUL-10	Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, that describes the results, analysis, and conclusions of the archaeological monitoring program and any data recovery program on the project site, shall be submitted by the qualified archaeologist to the City of Escondido (City). The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report shall include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources. A copy of the final report shall be submitted to the South Coastal Information Center after approval by the City.	Post-Grading	City of Escondido Planning Division / Qualified Archaeologist / Native American Monitor			
Geology and Soils						
GEO-1	Prior to the commencement of excavation activities, the Applicant shall retain a Society of Vertebrate Paleontology (SVP) qualified paleontologist to conduct full-time paleontological monitoring during	Prior to Excavation Activities / During Grading	City of Escondido Planning Division / Project Applicant / Qualified Paleontologist / Construction Contractor			

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	<p>excavation activities in areas with the potential to support unknown buried paleontological resources. Monitoring logs shall be submitted to the City of Escondido Director of Community Development. If evidence of subsurface paleontological resources is discovered during excavation activities, Mitigation Measure GEO-2 shall be implemented.</p> <p>A qualified professional paleontologist is a professional with a graduate degree in paleontology, geology, or related field, with demonstrated experience in the vertebrate, invertebrate, or botanical paleontology of California, as well as at least one year of full-time professional experience or equivalent specialized training in paleontological research (i.e., the identification of fossil deposits, application of paleontological field and laboratory procedures and techniques, and curation of fossil specimens), and at least four months of supervised field and analytic experience in general North American paleontology as defined by the SVP.</p>					
GEO-2	If evidence of subsurface paleontological resources is found during construction activities, excavations within 50 feet of the find shall cease and the construction contractor shall contact the City of Escondido Director of Community	During Grading	City of Escondido Planning Division / Qualified Paleontologist / Construction Contractor			

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	Development. With direction from the City of Escondido Director of Community Development, a qualified paleontologist certified by the County of San Diego shall be retained to evaluate the find prior to resuming construction activities in the immediate vicinity of the find. If the City of Escondido determines the resources is significant and cannot be immediately recovered, then the qualified paleontologist shall prepare and execute a Paleontological Resources Mitigation Program (PRMP) for the salvage and curation of the identified resource(s). The PRMP shall specify the fieldwork and laboratory methods to be undertaken, curation requirements, proposed staff qualifications, and whether the entire resource is to be collected or a specified statistically significant sample.					
Hazards and Hazardous Materials						
HAZ-1	Prior to any work that would disturb asbestos-containing materials (ACMs) or create an airborne asbestos hazard (i.e., demolition of the existing building), the project Applicant shall require that contractors submit a notice to the San Diego County Air Pollution Control District (SDCAPCD) prior to demolition activities, follow proper removal processes for ACMs (e.g., wetting of exposed ACMs to limit dust, utilization of a proper ventilation system co-capture particulate asbestos	Prior to Demolition Activities / During Demolition Activities	Certified Asbestos Consultant or Site Surveillance Technician / Construction Contractor			

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
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	<p>materials, encasing ACMs in proper wrappings), and follow proper waste handling and disposal practices (e.g., ACMS are placed in proper containers and/or wrappings, adequate wetting of ACMs during transport, proper labeling of containers and/or wrappings of ACMs) in accordance with SDCAPCD Rule 1206, <i>Asbestos removal, renovation, and demolition</i>, and California Code of Regulations (CCR) Title 8, Section 1529, <i>Asbestos</i>. ACMs shall also require disposal at a waste disposal facility operated in accordance with the provisions of 40 Code of Federal Regulations (CFR), Part 61, Section 61.154, <i>Standard for active waste disposal sites</i>, or a U.S. Environmental Protection Agency-approved site that converts regulated-ACMs and asbestos-containing waste materials into non-asbestos (asbestos-free) material in accordance with the provisions of 40 CFR, Part 61, Section 61.155, <i>Standard for operations that convert asbestos-containing waste material into nonasbestos (asbestos-free) material</i>. The removal of asbestos shall also require the supervision of a certified asbestos consultant or site surveillance technician, retained by the project Applicant, during the removal process.</p>					

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
Noise						
NOI-1	<p>To reduce noise levels during construction activities, the Applicant must demonstrate, to the satisfaction of the City of Escondido Community Development Department, that the project complies with the following:</p> <ul style="list-style-type: none"> • Construction contracts must specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state-required noise attenuation devices. • A sign, legible at a distance of 50 feet, shall be posted at the project construction site providing a contact name and a telephone number where residents can inquire about the construction process and register complaints. This sign shall indicate the dates and duration of construction activities. In conjunction with this required posting, a noise disturbance coordinator shall be identified to address construction noise concerns received. The coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is 	Prior to Grading and Construction Activities / During Construction Activities	City of Escondido Planning Division / Project Applicant / Noise Disturbance Coordinator			

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	<p>received, the disturbance coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the City. All signs posted at the construction site shall include the contact name and the telephone number for the noise disturbance coordinator.</p> <ul style="list-style-type: none"> • During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers. • Per Section 17-234 and Section 17-238 of the Municipal Code, grading activities shall be limited to the hours between 7:00 a.m. and 6:00 p.m. Monday through Friday, and construction activities shall be limited to the hours between 7:00 a.m. and 6:00 p.m. Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturday. All construction activities shall be prohibited on Sundays or holidays. 					

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	<ul style="list-style-type: none"> Prior to grading activities, a temporary noise barrier or enclosure shall be used along the southern property line to break the line-of-sight between the construction equipment and the adjacent residences. The temporary noise barrier shall have a sound transmission class (STC) of at least 10 or greater in accordance with American Society for Testing and Materials Test Method E90, or at least 2 pounds per square foot to ensure adequate transmission loss characteristics. In order to achieve this, the barrier may consist of 3-inch steel tubular framing, welded joints, a layer of 18-ounce tarp, a 2-inch-thick fiberglass blanket, a half-inch-thick weatherwood asphalt sheathing, and 7/16-inch sturdy board siding with a heavy duct seal around the perimeter. The length, height, and location of noise control barrier walls shall be adequate to assure proper acoustical performance. In addition, to avoid objectionable noise reflections, the source side of the noise barrier shall be lined with an acoustic absorption 					

Mitigation Measure No.	Mitigation Measure	Time Frame for Implementation	Responsible Agency/Party	Verification of Compliance		
				Initials	Date	Remarks
	material meeting a noise reduction coefficient rating of 0.70 or greater in accordance with American Society for Testing and Materials Test Method C423. All noise control barrier walls shall be designed to preclude structural failure due to such factors as winds, shear, shallow soil failure, earthquakes, and erosion. The temporary noise barrier can be removed upon completion of grading activities or paving activities, whichever is later.					
Transportation						
TRA-1	Prior to the initiation of construction, the project Applicant shall prepare a Traffic Management Plan (TMP) for approval by the City of Escondido Traffic Engineer. The TMP shall include measures such as construction signage, limitations on timing for lane closures to avoid peak hours, temporary striping plans, and the need for a construction flag person to direct traffic during heavy equipment use. The TMP shall specify that one direction of travel in each direction must always be maintained for the surrounding roadways throughout project construction. The TMP shall be incorporated into project specifications for verification prior to final plan approval.	Prior to Construction Activities	Project Applicant / City of Escondido Traffic Engineer			

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