

**MITIGATION MONITORING AND REPORTING PROGRAM
FOR THE WAL-MART/ESCONDIDO UNION SCHOOL DISTRICT PLANNED
DEVELOPMENT PROJECT
ENVIRONMENTAL IMPACT REPORT**

Date: February 16, 2005

Mitigation measures have been identified in the Final Environmental Impact Report (FEIR) for the Wal-Mart/Escondido Planned Development Project to reduce or eliminate potential environmental impacts. The Wal-Mart applicant and the Escondido Union School District (EUSD) are required to implement all adopted mitigation measures for impacts from development at their respective locations. The MMRP consists of a checklist followed by a detailed description of the mitigation measures. In order to ensure compliance, and as required by Public Resource Code § 21081.6, the following Mitigation Monitoring and Reporting Program (MMRP) has been formulated for adoption by the City Council of the City of Escondido.

The MMRP is intended to be administered by the City of Escondido Planning Division/Public Works Department (PW). The funds for administering this program shall be provided by the permittees, respectively, or a successor in interest to the proposed improvements. Certifications of Compliance by other agencies, such as the California Regional Water Quality Control Board (RWQCB) shall be secured by the permittee. No authorization to commence any activity on-site shall be granted except with the concurrence of the Planning Division/PW.

The proposed project consists of two related development proposals at two separate locations within the city of Escondido. The first entails the construction and operation of a 143,183-square-foot single-story Wal-Mart retail center on 11.47 acres on Grand Avenue within the southern portion of the Escondido Village Mall. The second is construction and operation of a new 60,000-square-foot administration building for the Escondido Union School District (EUSD) on a 4.57-acre City-owned parcel located at the southwest corner of Ash Street and Washington Avenue.

The Wal-Mart site is designated and zoned for General Commercial. Adjacent properties are designated and zoned for professional/office, general commercial, and medium to heavy multiple residential. The site is generally flat except in the southwest corner; a steep slope rises sharply in this area from an elevation averaging 670 feet above mean sea level (AMSL) to 740 feet AMSL. Drainage is generally north, northwest with flows descending to an existing storm drain. Construction of the Wal-Mart requires demolition and removal of two existing on-site structures occupied by the EUSD and two private retail operations (laundromat and dry cleaner).

Construction of new administration facilities for the EUSD at the City-owned property at Ash Street and Washington Avenue requires demolition of an existing half-round storage building and related structures before the proposed administration building can be constructed. The

property occupies the southeast corner of the intersection of Washington Avenue and Ash Street/State Route 78 (SR-78). Escondido Creek borders the property to the south. The site is relatively flat, with an elevation of approximately 671.5 feet AMSL. The ground surface gently slopes to the southwest. Drainage is from north to south toward the Escondido Creek flood control channel. The site is approximately one-quarter mile northwest from the proposed Wal-Mart site and existing school administration facilities and is owned by the City of Escondido. Additional project details for both proposals can be found in Chapter 2, Environmental Setting, and in Chapter 3, Project Description, of the EIR.

A mitigation checklist has been prepared for this project and is intended to be used by the City of Escondido Planning Department/DPW as the appointed monitoring entity. The checklist summarizes the mitigation measures for the Wal-Mart/Escondido Union School District Planned Development Project. Information contained within the checklist clearly identifies the mitigation measures, delineates the monitoring schedule, and defines the conditions required to verify compliance. Following is an explanation of the eight columns that constitute the checklist.

Column 1 Mitigation Measure: An inventory of each mitigation measure is provided with a brief description. The monitor should refer to the Wal-Mart/Escondido Union School District Planned Project EIR (2004) for a more detailed description of requirements.

Column 2 Type: Each mitigation measure is classified as either Project Design Mitigation (PD), Short-Term, Ongoing Mitigation (STOM), or Long-Term, Ongoing Mitigation (LTOM) based upon the following definitions:

- Project Design Mitigation – mitigation that has been incorporated into the project design (e.g., acoustical barriers, road improvements);
- Short-Term, Ongoing Mitigation – mitigation associated with the project over a period of time (e.g., dust control, landscape maintenance); and
- Long-Term, Ongoing Mitigation – mitigation which requires monitoring over a greater period of time (e.g., progressive reclamation of a mining site).

Column 3 Monitor: Identifies the City department or other public agency that is responsible for determining compliance with the mitigation measure and for informing the City of Escondido about compliance.

Column 4 Schedule: The monitoring schedule depends upon the progression of the overall project. Therefore, specific dates are not used within the “Schedule” column. Instead, scheduling describes a logical succession of events (e.g., prior to construction, annual) and, if necessary, delineates a follow-up program.

- Column 5** **Compliance Action:** The monitor can easily determine a mitigation measure's completion by referring to "Compliance Action." Upon satisfaction of the requirement listed in this column, the mitigation measure is considered complete.
- Column 6** **Verification of Compliance:** The monitor verifies completion of the particular mitigation measure by initialing and dating in this column. Where the "Schedule" column indicates annual or other ongoing mitigation measures, verification of compliance may not occur until completion of the project. Provision of all required signatures within the "Verification of Compliance" column signifies conclusion of the monitoring program.
- Column 7** **Remarks:** The status of the short-term, ongoing and long-term, ongoing mitigation measures is to be documented during each visit. The space provided for remarks is obviously too small for the inclusion of the remarks. It is intended that this space be used to indicate whether there are specific comments pertaining to the status of the mitigation measure. If there are additional comments, they are to be attached to the checklist. Progress reports are required as indicated in Table 1. Information provided within progress reports will be helpful in the development of future mitigation programs.

This MMRP is to be adopted by the lead and responsible agencies upon formulation of findings in order to comply with the requirements set forth by Assembly Bill 3180 (Public Resources Code Section 21081.6).

Mitigation Measure		Type	Monitor	Schedule	Compliance Criteria	Verification of Compliance	
A. LAND USE/COMMUNITY CHARACTER						Initials	Date
Wal-Mart Site							
A-1.	Prior to building permit issuance, obtain approval of fencing and landscaping plan to provide an effective visual and physical barrier between truck loading and offloading areas and trash receptacles for the existing Escondido Village Mall shopping center. The design plan shall provide an aesthetically attractive barrier to enhance safety between these uses and access driveway to the Wal-Mart site.	PD	Director of Community Development	Prior to issuance of grading and building permits	<ul style="list-style-type: none"> Fencing and landscaping plan approved and shown on grading and building plans for the area between truck loading and offloading areas and trash receptacles for the existing Escondido Village Mall shopping center to the satisfaction of the Director of Community Development/City Engineer 		
A-2.	Installation of required fencing and landscaping	PD	Director of Community Development	Prior to occupancy	<ul style="list-style-type: none"> Fencing and landscaping plans installed for the area between truck loading and offloading areas and trash receptacles for the existing Escondido Village Mall shopping center prior to the grant of occupancy of Wal-Mart 		
A-3.	As a condition of project approval, ensure that fencing and appropriate landscaping is shown on the site plan and installed to the satisfaction of the City Engineer to improve the visual experience and prevent unauthorized access along steep slope areas bordering Grand Avenue and private properties to the west of the proposed retail center.	PD	City Engineer	Shown on plans prior to approval of site plan and issuance of building permit. Prior to commencement of grading	<ul style="list-style-type: none"> Fencing and landscaping shown on site plan for project frontage along Grand Avenue and along western boundary adjacent to residential uses prior to commencement of construction. Fencing and landscaping installed prior to commencement of grading and final occupancy of Wal-Mart. 		
A-3.	Prior to issuance of building or grading permits, submit a construction staging plan that maintains a minimum parking ratio for the EUSD facility based on parking utilization needs, to be approved by the Director of Community Development. A minimum parking ratio of 1 parking space for each 250 sq. ft.	PD	Director of Community Development and Fire Chief	Prior to issuance of building and grading permits	<ul style="list-style-type: none"> Construction Staging Plan approved. Parking/safety requirements met for ongoing operation of the EUSD School Administration site until vacated. 		

	Mitigation Measure	Type	Monitor	Schedule	Compliance Criteria	Verification of Compliance	
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	must be available for the exclusive use of the proposed Wal-Mart facility. All necessary driveways and turnarounds must be provided to the satisfaction of the Director of Community Development and Fire Chief.				<ul style="list-style-type: none"> Adequate driveways and turnarounds provided. Minimum Wal-Mart parking (1 parking space per 250 sq. ft and turnaround requirements constructed prior to occupancy. 		
B. LANDFORM ALTERATION/QUALITY							
EUSD Site							
B-1.	The proposed landscape plan must include an appropriate mix and size of landscape materials throughout the site to the satisfaction of the City of Escondido Design Review Board. The plan shall include street trees, parking lot landscaping, and plant materials around the building.	PD	Director of Community Development and EUSD	<p>Prior to issuance of grading and building permit</p> <p>Prior to occupancy</p>	<ul style="list-style-type: none"> Landscape plan showing street trees, parking lot landscaping, and plant materials around the building approved. Landscaping installed before final occupancy. 		
B-2.	Plantings shall be installed along city roadways and shall conform to the City of Escondido's street tree planting program guidelines.	PD	City Field Engineer	Prior to building permit issuance	<ul style="list-style-type: none"> Plantings along city roadways comply with the City of Escondido's street tree planting program guidelines. 		
C. TRAFFIC/PARKING							
Wal-Mart Site							
C-1.	As a condition of project approval, a traffic signal and modifications to provide appropriate intersection geometry shall be installed at the intersection of Harding Street and Grand Avenue.	PD	City Engineer	Prior to occupancy of Wal-Mart retail facility	<ul style="list-style-type: none"> A traffic signal and modifications to provide appropriate intersection geometry installed at the intersection of Harding Street and Grand Avenue. 		
C-2.	As a condition of project approval, construct Harding Street between Valley Parkway and Grand Avenue to City of Escondido modified Collector Standards with three lanes to the satisfaction of the City Engineer.	PD	City Engineer	Prior to occupancy of Wal-Mart retail facility	<ul style="list-style-type: none"> Harding Street is approved and constructed between Valley Parkway and Grand Avenue. 		

	Mitigation Measure	Type	Monitor	Schedule	Compliance Criteria	Verification of Compliance	
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C-3.	As a condition of project approval, coordinate with the City Engineer to install signage and a raised island at the intersection of SR 78 (Ash St.) and Pennsylvania Avenue (Wal-Mart side) to restrict right-in/right-out only access and prevent left turns into the Ash St./Pennsylvania Ave. driveway from Ash St. An encroachment permit must be acquired for any work within the Caltrans' right-of-way.	PD	City Engineer	<ul style="list-style-type: none"> Prior to issuance of building permit Prior to occupancy of Wal-Mart retail facility Prior to occupancy of Wal-Mart retail facility Prior to occupancy of Wal-Mart retail facility Encroachment Permit secured before any construction within SR 78 right of way 	<ul style="list-style-type: none"> Raised Medians/driveway improvements depicted on the site and improvement plans. Medians/driveway improvements installed prior to opening of the proposed Wal-Mart retail facility. Signage installed at the Ash St./Pennsylvania Ave. driveway entrance to allow only right in/right-out turns. Improvements in Ash St., west of the driveway (to preclude left-turn movement into the driveway from Ash. Driveway and median improvements installed in accordance with Caltrans and City requirements. 		
C-4.	As a condition of project approval and prior to providing public access to Harding Street between East Valley Parkway and Grand Avenue, the project applicant shall close the driveway access from Harding Street for an existing business located at the southeast corner of the East Valley Parkway/Harding Street.	PD	City Engineer	<ul style="list-style-type: none"> Prior to providing public access to the segment of Harding St. between East Valley Parkway and Grand Ave. 	<ul style="list-style-type: none"> The access driveway for an existing business at the southeast corner of the East Valley Parkway/Harding Street is permanently closed. 		
C-5.	As a condition of project approval and prior to opening of the proposed Wal-Mart, the project applicant shall coordinate with the City Engineer to install W41 (Signal Ahead) signage with a flashing beacon warning eastbound traffic approaching Harding Street on Grand Avenue of restricted visibility due to the vertical curve.	PD	City Engineer	<ul style="list-style-type: none"> Prior to occupancy 	<ul style="list-style-type: none"> A W41 signage with a flashing beacon is installed to warn eastbound traffic approaching Harding Street on Grand Avenue. 		

Mitigation Monitoring and Reporting Checklist for the Proposed Project

Attachment

	Mitigation Measure	Type	Monitor	Schedule	Compliance Criteria	Verification of Compliance		
						Initials	Date	Remarks
C-6.	As a condition of project approval and prior to opening of the proposed Wal-Mart, the project applicant shall, provide an agreement that there shall be no increase of restaurant uses within the Escondido Village Mall beyond current levels to limit overall parking demand in the north parking lot during peak use hours to existing levels. The total allowable square footage for restaurant uses shall not exceed the amount existing at the commencement of the public review period for the DEIR.	PD	Director of Community Development	Agreement recorded prior to occupancy and review of individual business license requests.	<ul style="list-style-type: none"> Recordation of a regulatory agreement. Ongoing monitoring to ensure no net increase in restaurant space. 			
C-7.	Construction phasing shall be coordinated to accommodate interim use of the existing EUSD administration building. As a condition of project approval, provide adequate fencing and parking during construction to ensure on-going operations of the existing EUSD facility until the structure is vacated. Wal-Mart operations shall not commence until full parking is available to serve the facility as shown on the site plan.	PD STOM	Director of Community Development/ City Engineer and Building Official.	Prior to issuance of Wal-Mart construction and building permits until existing EUSD facility vacated.	<ul style="list-style-type: none"> Parking needs study, fencing/site-safety plan, and staging plan approved. Verification of compliance through duration of construction. 			
C-8.	Prepare a traffic control plan showing ingress/egress locations and haul routes for excavated material. The plan needs to be approved by the City Engineer.	PD	City Engineer	Prior to construction	<ul style="list-style-type: none"> Traffic control plan approved by the City Engineer. 			
C-9.	As a condition of project approval, provide a fair share contribution to improve the following intersections: <ul style="list-style-type: none"> North Ash Street/East Valley Parkway; Harding Street/Grand Avenue; North Rose/East Valley Parkway; Bear Valley Parkway/East Valley Parkway. 	PD	City Engineer	Prior to occupancy of Wal-Mart retail facility	<ul style="list-style-type: none"> Fair share contributions paid to fund improvements to identified intersections. 			

	Mitigation Measure	Type	Monitor	Schedule	Compliance Criteria	Verification of Compliance		
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C-10.	<p>As a condition of project approval, provide a fair share contribution to improve the following road segments:</p> <ul style="list-style-type: none"> • East Valley Parkway from North Ash Street to Harding Street (LOS E) • East Valley Parkway from Harding Street to North Rose Street (LOSF) • East Valley Parkway from North Rose Street to Midway Drive (LOSE) • East Valley Parkway from Washington Avenue to Lake Wohlford Road (LOS F) • Valley Center Road from North of Lake Wohlford Road (LOS F) 	PD	City Engineer	Prior to opening of the proposed Wal-Mart retail facility	Fair share contributions paid to fund improvements to identified road segments.			
	EUSD Site							
C-11.	<p>As a condition of project approval, access at driveway 1 on Ash Street shall be restricted to right-in/right-out turns only. A raised island, proper signage, and pavement markings shall be installed to ensure limited access usage. Any other improvements necessary to ensure conformance must be reviewed and approved by the City Engineer and Caltrans prior to implementation.</p>	PD	City Engineer/ Caltrans/ EUSD	Prior to building permit issuance and occupancy	<ul style="list-style-type: none"> • A raised island, signage, and pavement markings are depicted on building and grading plans. • Raised island, signage, and pavement markings installed at Driveway 1 on Ash Street. • The City Engineer approved any other necessary improvements. 			

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C-12.	As a condition of project approval, Driveway 2 shall be relocated easterly from its existing location on Washington Avenue to approximately 250 feet east of the Ash Street/Washington Avenue intersection. A raised island, proper signage and pavement markings shall be installed to ensure limited access usage. The design and installation of improvements must be reviewed and approved by the City Engineer prior to implementation.	PD	City Engineer/ EUSD	Depicted on building and grading plans and installed prior to building occupancy	<ul style="list-style-type: none"> • Driveway 2 shown on building and grading plans. • Driveway 2 installed approximately 250 feet east of the Ash Street/Washington Avenue intersection from its existing location on Washington Avenue as depicted on building and grading plans. • Raised island, signage, and pavement markings are installed at Driveway 1 on Ash Street. • City Engineer approved any other necessary improvements. • City Engineer approved design and installation. 		
C-13.	As a condition of project approval, restripe Washington Avenue between Ash Street and Harding Street to provide two travel lanes in each direction with a two-way center lane. Curbside parking shall be removed. The design and installation of improvements must be reviewed and approved by the City Engineer prior to implementation.	PD	City Engineer	Prior to building occupancy	<ul style="list-style-type: none"> • The City Engineer approved design and installation. • Washington Avenue between Ash and Harding Streets is restriped to provide two travel lanes in each direction with a two-way center lane. • No curbside parking is allowed 		
C-14	As a condition of project approval, Driveway 3 may be retained at its current location.	PD	City Engineer /EUSD	Prior to issuance of building and grading plans and prior to occupancy.	<ul style="list-style-type: none"> • The location of Driveway 3 is depicted on the building and grading plans. • Driveway 3 retained in the approved location. 		

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D. NOISE								
Wal-Mart Site								
D-1.	Prior to issuance of grading permits, the project applicant shall provide specifications showing that selection and placement of rooftop HVAC units shall not produce sound levels that exceed 56 dB(A) at 50 ft. from the source. A sound-rated manufacturer's enclosure may be used to achieve the desired noise level.	PD	Director of Community Development	Prior to issuance of building permits for Wal-Mart.	<ul style="list-style-type: none"> Specifications for selected rooftop HVAC units and unit placements are provided and shall be noted on the approved building plan. Said plan shall demonstrate that the equipment does not exceed applicable noise ordinance standards at the project boundaries. 			
EUSD Site								
D-2.	Prior to the issuance of grading permits, retain an acoustician to review plans and specifications for the selection and placement of rooftop HVAC equipment. Prepare an acoustical report showing, to the satisfaction of the City Engineer, that equipment will not exceed applicable noise ordinance standards at the project boundaries.	PD	Director of Community Development	Prior to issuance of grading permits Prior to occupancy.	<ul style="list-style-type: none"> Acoustical report approved. Noise measures installed per plan. 			
E. HAZARDOUS MATERIALS								
Wal-Mart Site								
E-1.	As a condition of approval and prior to commencement of operations at Wal-Mart, submit construction staging and access plans that ensure safe vehicle and pedestrian access to on-site administration facilities. The plan must be approved by the Director of Community Development and implemented prior to commencement of operations at the Wal-Mart retail center.	PD	Director of Community Development/ City Engineer	Prior to approval of grading and building permits. Prior to construction.	<ul style="list-style-type: none"> Construction of staging and access plans approved to satisfaction of the Director of Community Development and City Engineer. Safe vehicle and pedestrian access to on-site EUSD administration facilities assured with implementation of construction and staging access plan. 			

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E-2.	As a condition of approval and throughout site grading and construction, maintain on-site monitoring, risk assessment, and possibly remediation of PCE and its degradation by-products. Measures shall be conducted in accordance with San Diego Department of Environmental Health (DEH) guidelines and recommendations until Case No. H11085 is closed.	PD, STOM	County of San Diego DEH/ City Engineer	Prior to issuance of grading and building permit and during construction	<ul style="list-style-type: none"> On-site monitoring reports approved or evidence submitted that case No. H11085 closed. 		
E-3.	As a condition of project approval, and prior to any demolition of the existing on-site structures (single-family residential and commercial uses), a hazardous material building survey and remediation shall be performed in accordance with existing federal, state, and local regulations, including guidelines established by the County of San Diego DEH. Any remediation must be supervised by a registered environmental health specialist (REHS).	PD, STOM	County of San Diego DEH	Prior to issuance of demolition/grading permits	<ul style="list-style-type: none"> Hazardous building survey and remediation performed in accordance with existing regulations. 		
E-4.	As a condition of project approval, and prior to any site grading or demolition of the existing on-site structures (single-family residential and commercial uses), soil samples shall be collected and analyzed for pesticides, arsenic and copper (fungicides), and nitrates (fertilizers) at the former garden nursery. Remediation shall be implemented as warranted.	PD, STOM	County of San Diego DEH	Prior to issuance of demolition, grading and building permits	<ul style="list-style-type: none"> Soil samples collected, analyzed. Remediation completed, if warranted. 		
E-5.	As a condition of project approval, and prior to any site grading or demolition of the existing single-family residence, the existing septic tank, if present, shall be removed in accordance with DEH guidelines.	PD	County of San Diego DEH/ City Engineer	Prior to issuance of demolition or grading permits	<ul style="list-style-type: none"> Septic tanks removed if present. 		
	EUSD Site						
E-6.	As a condition of project approval, and prior to any scraping, equipment removal, or demolition of the existing half-round building, the City of Escondido shall ensure that a Certified Asbestos Abatement Contractor removes existing Asbestos Containing Materials (ACMs).	PD	City Engineer/ EUSD	Prior to issuance of grading and building permit	<ul style="list-style-type: none"> ACMs removed in accordance with regulations if found to occur prior to any scraping, equipment removal, demolition or construction of the proposed new EUSD administration building 		

	Mitigation Measure	Type	Monitor	Schedule	Compliance Criteria	Verification of Compliance	
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E-7.	As a condition of project approval, and prior to any scraping, equipment removal, or demolition of the existing half-round building, the City of Escondido shall ensure that a LBP professional creates an abatement plan that contractors can use to protect workers and the environment from lead exposure. Contractors responsible for the removal of equipment or demolition shall possess all necessary training, certification, and licenses pertaining to LBP abatement and shall follow all applicable federal, state, and local regulations, including County DEH, regulations pertaining to LBP removal.	PD, STOM	City Engineer	Prior to issuance of grading and building permit	<ul style="list-style-type: none"> Contractors comply with abatement plan approved by DHS and consistent with federal, state, and local regulations prior to any scraping, equipment removal, or demolition. 		
E-8.	As a condition of project approval and prior to any demolition, excavation or construction, contractors shall conduct additional subsurface investigations prior to impacting the former locations of USTs, outdoor equipment storage and repair operations, patched concrete areas reported to be former vehicle maintenance pits, or the area of the blue metal cylinder and lid to avoid the potential for impacts to UST systems or other potential contamination sites.	PD, STOM	County of San Diego DEH/City Engineer	Prior to issuance of demolition, grading and building permits	<ul style="list-style-type: none"> Subsurface investigations conducted. 		
E-9.	As a condition of project approval, the City of Escondido shall ensure that the two on-site water supply wells will be properly destroyed and either capped or filled.	PD, STOM	City Engineer	Prior to issuance of grading and building permit	<ul style="list-style-type: none"> Water supply wells destroyed and either capped or filled prior to any scraping, equipment removal, or demolition. 		
E-10.	As a condition of project approval, and prior to any scraping, equipment removal, or demolition, the City of Escondido/EUSD shall arrange for San Diego Gas & Electric (SDG&E) to remove on-site transformers that appear to be from the 1940's era. A letter, signed by the responsible party at SDG&E, shall be submitted to the City Planning Department stating that the transformers have been removed and all appropriate remediation completed such that the environmental impact related to the presence of insulating fluids in older transformers is deemed less than significant.	PD	City Engineer	Prior to issuance of grading and building permit	<ul style="list-style-type: none"> Letter signed by SDG&E received by the City of Escondido Director of Community Development, confirming removal of on-site transformers prior to any scraping, equipment removal, or demolition. 		

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E-11.	As a condition of project approval, the city of Escondido shall ensure that all on-site containers, including containers possibly filled with oil and suspended from the north interior wall in the northeast portion of the half-round building, are properly removed and the contents (if any) properly disposed of or recycled.	PD, STOM	City Engineer	Prior to issuance of grading and building permit	<ul style="list-style-type: none"> Containers properly removed and contents properly disposed of or recycled prior to any scraping, equipment removal, or demolition. 	
E-12.	As a condition of project approval, the City of Escondido shall ensure that a certified contractor must properly remove and dispose of the hydraulic vehicle lifts and associated equipment.	PD	City Engineer	Prior to issuance of demolition, grading and building permits	<ul style="list-style-type: none"> Hydraulic vehicle lifts and associated equipment properly removed. 	
E-13.	As a condition of project approval, the City of Escondido shall ensure that all storage materials inside the half-round building are properly removed and, the City of Escondido/EUSD shall provide for an additional site visit by the preparer of the Environmental Site Assessment to verify that no additional areas of concern are identified within the structure.	PD	City Engineer/ EUSD	Prior to issuance of demolition, grading or building permits	<ul style="list-style-type: none"> Storage materials removed from half-round structure. Verification certified preparer of Environmental Site Assessment (ESA) that all areas of concern properly addressed. 	
E-14.	As a condition of project approval, all of the above environmental investigations and/or remediation shall be conducted under a work plan which is approved by a regulatory agency that has jurisdiction to oversee hazardous waste cleanup.	STOM	City Engineer/ EUSD	Prior to issuance of demolition, grading and building permits	<ul style="list-style-type: none"> Work plan approved by County DEH and remediation successfully implemented. 	

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F. PUBLIC SERVICES AND UTILITIES							
Wal-Mart Site							
F-1.	<p>Prior to approval of final plans, a technical opinion and report shall be prepared by a qualified engineer showing, to the satisfaction of the City of Escondido Fire Chief that the project design incorporates appropriate fire safety measures to provide for safe operation and use of the building or premises and the facilities and appurtenances situated thereon. Projected fire flow rates shall be calculated in accordance with the Insurance Services Office (ISO) Method. The opinion and report shall reference all applicable codes including but not limited to 2001 California Fire Code, Escondido Amendments to the 2001 California Fire Code, and National Fire Protection Association Standards. Once the chief and owner accept the technical opinion and report, submit approved fire protection plans to the City of Escondido Fire Department for review. The opinion, report, and fire protection plans shall be prepared by and bear the stamp of a certified engineer.</p>	PD	City Fire Chief	Prior to issuance of grading and building permits and during construction	<ul style="list-style-type: none"> • Technical opinion and report prepared to verify that project design incorporates appropriate fire safety measures. • Technical opinion and report reviewed and approved by the Fire Chief. • Plans approved by the City Fire Department. 		

Mitigation Measure		Type	Monitor	Schedule	Compliance Criteria	Verification of Compliance
G. HYDROLOGY/WATER QUALITY						
Wal-Mart and EUSD Sites						
G-1.	As condition of project approval, drainage from the proposed parking lots shall be directed through filter devices effective at removing and/or mitigating contaminants such as petroleum hydrocarbons, heavy metals, and other particulates. The design, capacity, and location of the proposed filter devices is subject to approval by the City of Escondido Engineer and shall conform to adopted City of Escondido requirements as set forth in Ordinance 2001-21.	PD	City Engineer	Prior to issuance of grading and building permits	<ul style="list-style-type: none"> Filter devices conforming to requirements as set forth in Ordinance 2001-21 shown on site plan. Acceptable filter devices installed. 	
G-2.	Prior to the issuance of building permits, a filtering system shall be installed. A City field inspector shall verify installation and operation of filtering devices. The filtering system shall significantly reduce contaminated fine sediments, sands, petroleum products, and other settleable/floatable contaminants. Maintain the filtering system to the satisfaction of the City Engineer.	PD	City Engineer	Prior to issuance of building permits During/Post construction	<ul style="list-style-type: none"> Filtering system installed. City inspector to verify installation. City inspector to verify maintenance schedule and operation of filtering devices. 	
G-3.	Maintain Best Management Practices (BMPs) so that they are functional throughout the life of the approved development. Ongoing maintenance includes the following: (a) all BMP traps/separators and/or filters must be cleaned prior to the onset of the storm season, no later than September 30th each year. (b) debris and other water pollutants contained in BMP device(s) must be contained and disposed of in a proper manner; and (c) inspect filter devices each year at the time of cleaning, and replace any found damaged or nonfunctional. An annual report documenting the above shall be submitted to show on-going maintenance to the satisfaction of the City Engineer.	LTOM	City Engineer	Annual inspection	<ul style="list-style-type: none"> Applicant/Owner submits annual report documenting ongoing maintenance which includes: <ul style="list-style-type: none"> (a) BMP traps and filters cleaned before September 30 each year. (b) Water pollutants contained in traps are properly disposed. (c) Damaged or nonfunctional filters are replaced. 	

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G-4.	Landscape all exposed, manufactured slopes per City of Escondido erosion control standards to the satisfaction of the City Engineer.	STOM	City Engineer	During and following construction/ Prior to building occupancy	<ul style="list-style-type: none"> Manufactured slopes are landscaped and exposed. 		
H. AIR QUALITY							
Wal-Mart and EUSD Sites							
H-1.	Unpaved construction areas must be sprinkled with water or other dust control agents acceptable San Diego Air Pollution Control District (APCD) during dust-generating activities to reduce dust emissions. Apply additional water or acceptable APCD dust control agents during dry weather or windy days until dust emissions are not visible.	STOM	City Engineer	During construction	<ul style="list-style-type: none"> Dust control agents applied to reduce dust emissions during dust generating activities. 		
H-2	Properly cover trucks hauling dirt and debris to reduce windblown dust and spills.	STOM	City Engineer	During construction	<ul style="list-style-type: none"> Dirt hauling trucks are covered. 		
H-3	Enforce a 20 mile-per-hour speed limit on unpaved surfaces.	STOM	City Engineer	During construction	<ul style="list-style-type: none"> 20 mph speed limit enforced for all project vehicles traveling on unpaved surfaces. 		
H-4	On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.	STOM	City Engineer	During construction	<ul style="list-style-type: none"> Good housekeeping BMPs incorporated into project construction plans to limit resuspension of dirt or debris spilled during operations and construction-related dirt cleaned daily from paved approach routes during dry weather. 		
H-5	On-site stockpiles of excavated material shall be covered or watered.	STOM	City Engineer	During construction	<ul style="list-style-type: none"> Dust eliminated or reduced to acceptable levels wherever project stockpiles of excavated material occur. 		
H-6	Following disturbance, hydroseed, landscape, or develop disturbed areas as quickly as possible.	STOM	City Engineer	During and immediately following construction	<ul style="list-style-type: none"> As soon as feasible, all undeveloped areas are stabilized either through hydroseeding, landscaping, or development following initial disturbance. 		

Mitigation Monitoring and Reporting Checklist for the Proposed Project

Mitigation Measure		Type	Monitor	Schedule	Compliance Criteria	Verification of Compliance
						Initials Date Remarks
H-7	<p>To the maximum extent feasible:</p> <ul style="list-style-type: none"> Heavy-duty construction equipment shall utilize modified combustion/fuel injection systems for emissions control during grading and construction activities Use catalytic reduction for gasoline-powered equipment Equip construction equipment with prechamber diesel engines together with proper maintenance and operation to reduce emissions of nitrogen oxide to the extent available and feasible 	STOM	Director of Community Development/ City Engineer	Compliance plan approved prior to grading plan issuance and during construction	<p>Construction plans stipulate that, wherever feasible:</p> <ul style="list-style-type: none"> Grading equipment shall utilize a modified combustion/fuel injection system; Gasoline-powered equipment shall be outfitted with catalytic reduction; and Construction equipment shall include prechamber diesel engines and provide for proper maintenance and operations. <p>Maintain compliance through construction period.</p>	
H-8	Use electrical construction equipment to the extent feasible.	STOM	Director of Community Development/ City Engineer	Compliance plan approved prior to building and grading permit approval construction	<ul style="list-style-type: none"> Plan approved for the use of electrical construction equipment whenever possible. 	
H-9	Minimize simultaneous operations of multiple construction equipment units (i.e. phase construction to minimize impacts).	STOM	City Engineer	Prior to approval of building and grading permits and during construction	<ul style="list-style-type: none"> Construction phasing plans implemented to minimize simultaneous use of construction equipment to the extent feasible. 	
Wal-Mart Site Only						
H-10	As a condition of approval and throughout site grading and construction, project proponent shall be responsible for on-site on-going monitoring, risk assessment, and possibly remediation of PCE and its degradation by-products. Conduct measures in accordance with DEH guidelines and recommendations until Case No. H11085 is closed.	STOM	City Engineer	Plan approval Prior to building and grading permit issuance and during construction	<ul style="list-style-type: none"> On-site ongoing monitoring, risk assessment, and remediation of PCE and its degradation by-products are catalogued. 	

Mitigation Monitoring and Reporting Checklist for the Proposed Project

	Mitigation Measure	Type	Monitor	Schedule	Compliance Criteria	Verification of Compliance	
						Initials	Date
H-11	As a condition of approval, perform as required, a hazardous material building survey and remediation shall be performed in accordance with existing federal, state, and local regulations, including guidelines established by the County of San Diego DEH. A registered environmental health specialist (REHS) must supervise any required remediation.	PD	City Engineer	Prior to demolition of existing on-site structures	<ul style="list-style-type: none"> Hazardous material building survey and remediation performed. 		
H-12	As a condition of approval, collect soil samples and analyze for pesticides, arsenic and copper (fungicides), nitrates (fertilizers) at the former garden nursery. Implement remediation as warranted.	STOM	City Engineer	Prior to grading or demolition	<ul style="list-style-type: none"> Soil sample analysis records reviewed and remediation performed if required. 		
	EUSD Site						
H-13	As a condition of approval, the City of Escondido/EUSD shall ensure that a Certified Abatement Contractor removes existing RACMs. Leave identified RACMs in place under an asbestos operations and maintenance program only if the building remains on the property.	PD	City Engineer	Prior to any scraping, equipment removal, or demolition	<ul style="list-style-type: none"> RCAMs removed in accordance with existing regulations by certified abatement contractor prior to demolition or removal of on-site structure. 		
H-14	As a condition of project approval, the City of Escondido shall ensure a lead-based paint (LBP) professional shall create an abatement plan the contractors can use to protect workers and the environment from lead exposure. Contractors responsible for removal of equipment or demolition shall possess all necessary training, certifications, and licenses pertaining to LBP abatement and shall follow all applicable federal state and local regulations, including County of San Diego DHS, regulations pertaining to LBP removal.	PD	City Engineer	Prior to any scraping, equipment removal, or demolition	<ul style="list-style-type: none"> Lead-based paint abatement plan implemented by certified and licensed contractors. 		
H-15	As a condition of approval, remove all interior storage materials (in half-round building). The City of Escondido/EUSD shall provide for an additional site visit by the preparer of the Environmental Site Assessment to verify that no additional areas of concern are identified within the structure.	DP	City Engineer	Prior to any scraping, equipment removal, or demolition	<ul style="list-style-type: none"> Interior storage materials in half-round building removed. Environmental Site Assessment professional verifies no additional areas of concern within structure. 		

Mitigation Measure		Type	Monitor	Schedule	Compliance Criteria	Verification of Compliance
						Initials Date Remarks
I. CULTURAL/HISTORIC						
	EUSD Site					
I-1.	<p>If documentation is determined to be the only feasible means of mitigating impacts, the following may be implemented prior to approval of development resulting in the alteration, removal, or demolition of a resource that appears to meet local eligibility standards.</p> <p>Provide documentation to the City of Escondido that impacts to historic resources are reduced to below a level of significance. At a minimum, include HABS (Historic American Building Survey) documentation level I of the standing structure. Documentation for HABS includes:</p> <ul style="list-style-type: none"> • Measured drawings • Large format photographs produced as contact prints form 4 by 55 by 7 black-and-white negatives. These should include elevations of each side of the building, and representative shots of window and door design and construction. Interior shots should include the office interiors and exteriors, dividers, structural elements of the truss framework, and interior window and door elements. All interior photographs should be done after the building has been emptied of its current furniture and other contents, so the photographer has sufficient room to work and all interior features can be seen. 	PD	Director of Community Development	Prior to grading and construction.	<ul style="list-style-type: none"> • Significant impacts to historic resources on the proposed EUSD building site minimized or avoided to a level of less than significant pursuant to city municipal code or, at a minimum, documentation pursuant to HABS. 	

Mitigation Measure	Type	Monitor	Schedule	Compliance Criteria	Verification of Compliance	
					Initials	Date
<ul style="list-style-type: none"> Written histories accompanied by sets of measured drawings. The history of the structure and associated property places the site of structure in the appropriate context and addresses historical, architectural, and engineering aspects of the resources significance. Histories could include oral historical research and additional archival documentation. 						