

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: Chick-fil-A West 13th & Centre City Project

Lead Agency: City of Escondido

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Project Location: 515 West 13th Avenue, Escondido

San Diego

City

County

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

The proposed Chick-fil-A West 13th & Centre City Project (project) site involves an approximately 1.40-acre parcel located at 515 West 13th Avenue (Assessor's Parcel Numbers [APNs] 236-161-06-00 and -07-00). The project proposes to 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.

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

During construction, potential impacts to biological resources; paleontological, cultural, and tribal cultural resources; hazards and hazardous materials, noise and transportation impacts may occur. To reduce potential impacts to nesting birds during the nesting bird season (February 15 through September 15), Mitigation Measure BIO-1 requires a pre-construction nesting bird clearance survey and buffers to ensure that any nesting migratory native birds are protected pursuant to the Migratory Bird Treaty Act, if present. Project-related excavation could uncover previously undiscovered paleontological, archaeological, and tribal cultural resources during excavation into native soil. In the unlikely event that these resources are encountered during ground disturbing activities, Mitigation Measures CUL-1 through CUL-10 and GEO-1 and GEO-2 would require paleontological, archaeological, and tribal monitoring during construction. Any demolition activities would also require appropriate precautions regarding the potential for asbestos-containing materials (ACMs) and lead-based paints (LBPs) associated with existing buildings (HAZ-1). Mitigation Measure NOI-1 also requires precautions be taken to minimize construction-related noise during grading activities. Last, construction of the circulation and utility improvements along West 13th Avenue and South Pine Street would require partial lane closures. While lane closures would be temporary, the proposed project would be required to comply with Mitigation Measure TRA-1 which requires a Transportation Management Plan (TMP) to ensure public safety and maintain emergency access during construction.

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

No known areas of controversy have been identified at this time.

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

Project approvals from the City of Escondido include adoption of a Final Initial Study/Mitigated Negative Declaration for the purpose of CEQA; Specific Plan Amendment; and Major Conditional Use Permit.