

# MITIGATION MONITORING AND REPORTING PROGRAM

**Project Name:** Jesmond Dene (John Masson Memorial) Bike Park (City Project Nos. PL25-0111; PL26-0003)

**Project Location:** 2401 N. Broadway, Escondido, CA 92025

**Project Description:** The project proposes to create a progression-based bike park on an undeveloped portion of parkland that is informally used by the community for off-road recreational bike activities. The resulting bike park would include a pump and jump track, a skill track, and a kids track. The bike park would also include viewing areas benches, and a multi-use trail around a portion of the bike park perimeter.

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Mitigation Measure		Responsible for Mitigation	Responsible for Verification	Method of Verification	Timing of Verification	Date of Verification
<b>BIO-1</b>	<p><b>Best Management Practices.</b> To avoid significant impacts to special-status species and inadvertent disturbance to areas outside the limits of work established for the project, the following monitoring requirements and BMPs shall be implemented under the oversight of a qualified biologist:</p> <ol style="list-style-type: none"> <li>1. To prevent inadvertent disturbance to areas outside the limits of work, the construction limits shall be clearly demarcated (e.g., installation of flagging or temporary visibility construction fence) prior to ground-disturbance activities, and all construction activities, including equipment staging and maintenance, shall be conducted within the marked disturbance limits. The work limit delineation shall be maintained throughout project construction.</li> <li>2. Construction activities shall occur during daytime hours.</li> </ol>	Construction Contractor/Qualified Biologist	City of Escondido/Qualified Biologist	<p>Incorporation of design measures into construction plans</p> <p>Fencing of construction areas</p> <p>Construction biological monitoring</p>	<p>Prior to finalizing construction drawings</p> <p>Prior to and during construction</p>	

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<p>3. If trash and debris need to be stored on site overnight, fully covered trash receptacles that are animal-proof and weather-proof shall be used by the construction personnel to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. Alternatively, standard trash receptacles may be used during the day but must be removed each night.</p> <p>4. At the end of each workday during construction, all excavated, steep-sided holes or trenches more than eight inches deep and that have sidewalls steeper than 1:1 (45-degree) slope shall be covered with plywood or similar materials, or provide a minimum of one escape ramp per 100 feet of trenching (with slopes no greater than 3:1) constructed of earth fill or wooden planks. The qualified biologist shall thoroughly inspect holes and trenches for trapped animals during biological monitoring.</p> <p>5. All construction pipe, culverts, or similar structures with a diameter of 3 inches or greater that are stored on site overnight shall be screened, covered, or elevated at least 1 foot above ground. These pipes, culverts, and similar structures shall be inspected by the qualified biologist for wildlife before such material is moved, buried, or capped.</p> <p>6. All artificial light sources permanently installed as part of the project shall be directed downward at the impact area, away from adjacent habitat. Light sources shall be anti-glare and shielded.</p>					

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	<p>7. If landscaping is required, non-native plants shall be avoided; a palette of native, local species will be used for on-site revegetation/hydroseeding, if necessary.</p> <p>8. All construction equipment shall be inspected for non-native seeds to avoid the spread of noxious invasives within and around the project site.</p>					
<b>BIO-2</b>	<p><b>Coastal California Gnatcatcher.</b> To reduce potentially significant impacts to this species to less than significant, the following avoidance and minimization measures are required:</p> <p>1. <i>Pre-construction Surveys for Construction Activities Initiated by June 25, 2026 (i.e., less than two years since protocol surveys [USFWS 1997]):</i> A single pre-construction survey shall be conducted by a 10(a)(1)(A) permitted biologist within the project site and a 500-foot buffer to confirm that the coastal California gnatcatcher is absent. The survey shall be conducted no more seven (7) days prior to the start of project activities. If the pre-construction survey is negative, no further actions are required. If the survey is positive, measures 2a through 2d below shall apply.</p> <p>2. <i>Pre-construction Surveys for Construction Activities Initiated after June 25, 2026:</i> A protocol survey in accordance <i>Coastal California Gnatcatcher Presence/Absence Survey Protocol</i> (USFWS 1997) shall be conducted on the project site and within a 500-foot buffer. If the protocol surveys are negative, no further actions are required. If</p>	Construction Contractor Qualified Biologist/Qualified Acoustician	United States Fish and Wildlife (USFWS)/City of Escondido/Qualified Biologist/Qualified Acoustician	Pre-construction survey or protocol breeding season surveys  Construction biological and noise monitoring	Prior to and during ground disturbing and construction activities	

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<p>surveys are positive, the following measures shall apply.</p> <ul style="list-style-type: none"> <li>a. If the pre-construction or protocol survey is positive for coastal California gnatcatcher on the project site, the City shall consult with the USFWS to obtain permits and/or clearances for the project impacts on habitat occupied by coastal California gnatcatcher. The City shall comply with all permit requirements, including compensatory mitigation through on-site mitigation, off-site mitigation, mitigation bank credit purchase, or a combination of these options, to offset permanent and temporary impacts on coastal California gnatcatcher occupied habitat.</li> <li>b. If the pre-construction or protocol survey is positive for coastal California gnatcatcher outside the project site but in appropriate habitat located within 500 feet of the site AND project construction activities are to be conducted outside the nesting season (i.e., September 1–February 14), no further actions are required.</li> <li>c. If the pre-construction or protocol survey is negative for the coastal California gnatcatcher on the project site but positive within 500 feet of the project site AND any project construction activities are to be conducted within the nesting season (February 14–August 31), the following measures shall be followed:</li> </ul>					

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<p>i. <i>Biological Monitoring:</i> A qualified biological monitor shall be retained to oversee the implementation of coastal California gnatcatcher avoidance and minimization measures outlined herein. The biological monitor shall also present an environmental awareness training program to all project personnel prior to their work on site. The training program shall inform project personnel about the life history of coastal California gnatcatcher and all avoidance and minimization measures. In addition, the biological monitor shall prepare written documentation of all monitoring activities, which shall be submitted to USFWS at the completion of construction activities.</p> <p>ii. <i>Coastal California Gnatcatcher Noise Compliance:</i> Construction noise levels shall not exceed 60 A-weighted decibels (dB[A]) hourly, or an hourly average increase of 3 dB(A) if existing ambient noise levels exceed 60 dB(A), measured at the edge of occupied habitat from February 14–August 31. The following measures shall be implemented to ensure compliance with this noise limit:</p> <ul style="list-style-type: none"> <li>• A qualified acoustician shall assess the anticipated construction noise levels and shall coordinate with the qualified</li> </ul>					

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<p>biologist to identify noise attenuation measures should activities be anticipated to exceed 60 dB(A) hourly average, or an average increase of 3 dB(A) if existing ambient noise levels exceed 60 dB(A).</p> <ul style="list-style-type: none"> <li>• If deemed necessary, noise attenuation measures (e.g., berms, walls) shall be implemented prior to the start of construction activities.</li> <li>• Concurrent with the commencement of construction activities, noise monitoring shall be conducted at the edge of occupied coastal California gnatcatcher habitat to ensure that noise levels do not exceed 60 dB(A) hourly average, or an average increase of 3 dB(A) if existing ambient noise levels exceed 60 dB(A). Noise monitoring shall be conducted at least twice weekly on varying days, or more frequently depending on the construction activity.</li> <li>• If the noise attenuation techniques are determined to be inadequate by the qualified acoustician or biologist, then construction activities shall cease until such time that adequate noise attenuation is achieved or</li> </ul>					

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	<p>until the end of nesting season (August 31).</p> <ul style="list-style-type: none"> <li>If deemed necessary for noise attenuation, the construction contractor shall require functional mufflers on all construction equipment (stationery or mobile) to reduce construction equipment noise. Stationary equipment shall be situated so that noise generated from the equipment is not directed towards any occupied coastal California gnatcatcher habitat.</li> <li>The construction contractor shall place staging areas as far as feasible from any suitable coastal California gnatcatcher habitat.</li> </ul>					
<b>BIO-3</b>	<p><b>Least Bell's Vireo Noise Compliance.</b> No construction activities shall result in noise levels exceeding 60 dB(A) hourly average from March 15 through August 15 within occupied least Bell's vireo habitat (as determined by a qualified avian biologist based on USFWS protocol surveys). An analysis showing that noise generated by construction activities would not exceed 60 dB(A) hourly average must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with Endangered Species Act [ESA]-listed animal species at least two weeks prior to commencement of construction activities. Prior to the commencement of construction activities during the least Bell's vireo breeding season</p>	<p>Construction Contractor/Qualified Biologist/Qualified Acoustician</p>	<p>City of Escondido/ Qualified Biologist/Qualified Acoustician</p>	<p>Protocol breeding season surveys Construction noise analysis Fencing of construction areas Construction noise monitoring</p>	<p>Prior to and during construction activities</p>	

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<p>(March 15–August 15), areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist.</p> <p>OR</p> <p>At least two weeks prior to the commencement of construction activities that occur between March 15–August 15, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that construction noise levels will not exceed 60 dB(A) hourly average at the edge of potentially occupied least Bell’s vireo habitat (as determined by a USFWS-permitted biologist based on USFWS protocol surveys). Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring shall be conducted at the edge of suitable least Bell’s vireo habitat to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques are determined to be inadequate by the qualified acoustician or biologist, then construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of breeding season (August 16). Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of suitable habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist</p>					

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	and the wildlife agencies, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.					
<b>BIO-4</b>	<p><b>Non-Listed Special-Status Reptiles.</b> All construction personnel working on the project shall attend a worker environmental awareness training that covers basic non-listed special-status reptile identification and required avoidance and minimization measures.</p> <p>Qualified biological monitors with knowledge of reptile identification and behavior shall be retained to oversee and assist in the implementation of project avoidance and minimization measures and would have the authority to halt work if non-listed special-status reptile is discovered on site or if the project is not in compliance with avoidance and minimization measures.</p> <p>Non-listed special-status reptiles found within the project footprint during construction shall be relocated by an authorized biological monitor. Relocated species shall be placed in the shade of a large shrub within suitable habitat adjacent to the project site.</p>	Construction Contractor/Qualified Biologist	City of Escondido/ Qualified Biologist	Environmental awareness training  Fencing of construction areas  Construction biological monitoring	Prior to and during construction activities	

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<b>BIO-5</b>	<p><b>Non-Listed Special-Status Bats.</b> Construction activities shall be limited to outside of typical bat roosting season, which extends from approximately March to September. Within 60 days prior to ground disturbance or vegetation removal, a qualified biologist shall perform a pre-construction survey of all potential roosting habitat on the project site and within a 300-foot buffer, if construction is to occur during the roosting season (March–September). If a maternal roost is located, a Bat Mitigation and Avoidance Plan shall be developed by a qualified biologist for CDFW’s approval. The Bat Mitigation and Avoidance Plan shall require a 300-foot buffer be established around the roost location. No construction shall occur within this 300-foot buffer until the roosting season concludes, and a qualified biologist determines roost inactivity.</p>	Construction Contractor/Qualified Biologist	City of Escondido/ Qualified Biologist	<p>Pre-construction roosting survey</p> <p>Mitigation and Avoidance plan preparation</p> <p>Construction biological monitoring</p>	Prior to and during construction activities	
<b>BIO-6</b>	<p><b>Nesting Birds.</b> To ensure compliance with CFGC sections 3503, 3503.5, and 3513 and to avoid potential significant impacts on nesting birds, vegetation clearing, and ground disturbing activities shall be conducted outside of the bird nesting season, which is generally February through July. Regardless of the time of year, a qualified biologist shall conduct a pre-construction nesting bird survey within three (3) days prior to any disturbance of the site, including but not limited to vegetation clearing, disking, demolition activities, and grading.</p> <p>If active nests are identified during the pre-construction survey, the qualified biologist shall establish species-specific buffers around the nests and the buffer areas shall be avoided until</p>	Construction Contractor/Qualified Biologist	City of Escondido/ Qualified Biologist	<p>Pre-construction survey</p> <p>Fencing of construction areas</p> <p>Construction biological monitoring</p>	Prior to and during construction activities	

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<p>the nests are no longer occupied, and the juvenile birds can survive independently from the nests. Prior to construction, a letter report or mitigation plan in conformance with applicable state and federal law (i.e., appropriate follow-up surveys, monitoring schedules, construction, and noise barriers/buffers, etc.) which includes proposed measures to ensure that take of birds or eggs or disturbance of breeding activities is avoided shall be prepared and implemented by the qualified biologist. The qualified biologist shall verify that all protective measures are in place prior to and/or during construction. During construction activities, biological monitoring shall continue at a frequency recommended by the qualified biologist using their best professional judgement. If nesting birds are detected, avoidance and minimization measures may be adjusted, and construction activities stopped or redirected by the qualified biologist using their best professional judgement to avoid take of nesting birds.</p>					
<p><b>BIO-7 Jurisdictional Aquatic Features.</b> Construction activities shall not extend into the potentially jurisdictional aquatic features adjacent to the project's work limits. Flagging and/or fencing shall be installed to clearly mark the project limits/boundaries. The following additional BMPs shall be implemented during and after construction to avoid impacts on any off-site aquatic features:</p> <ol style="list-style-type: none"> <li>1. Cut vegetation must be hauled away from potentially jurisdictional features and stored, if necessary, where it cannot be washed by rainfall or runoff into the features.</li> </ol>	<p>Construction Contractor/Qualified Biologist</p>	<p>City of Escondido/ Qualified Biologist</p>	<p>Fencing of construction areas  Control of vegetation and construction materials/debris</p>	<p>During and after construction activities</p>	

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	<p>2. Temporary structures and storage of construction materials shall not be located in potentially jurisdictional waters located off site.</p> <p>3. When construction is complete, any excess construction materials or debris shall be removed from the project site.</p>					
<b>CUL-1</b>	<p><b>Archaeological and Native American Monitoring.</b> An archaeological monitor meeting the Secretary of the Interior’s Professional Qualification Standards for archaeology (48 Federal Register 44738) and a Native American monitor representing one of the consulting tribes shall be present during ground-disturbing activities for Project construction, including, but not limited to, site clearing, grubbing, demolition, boring, trenching, grading, and excavation, for the duration of the aforementioned activities or until the archaeological monitor, in agreement with the Native American monitor, determines monitoring is no longer necessary (e.g., initial ground disturbance is complete, soils are sterile for cultural resources).</p> <p>The archaeological and Native American monitor shall log all monitoring activity and provide such documentation to the City on a bi-weekly basis during the active construction phase. If a discovery is made during ground-disturbing activities, the archaeological monitor shall notify the City of the finding within 24 hours by email and/or phone.</p> <p>A final compiled monitoring report shall be submitted to the City that documents</p>	<p>Construction Contractor/Qualified Archaeologist</p>	<p>City of Escondido/Qualified Archaeologist and Native American Monitor</p>	<p>Construction archaeological/Native American monitoring</p> <p>Submittal and review of monitoring logs</p> <p>Submittal of final monitoring report</p>	<p>Prior to the issuance of grading permits</p> <p>During site preparation</p> <p>After completion of monitoring</p>	

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	<p>monitoring activities conducted by the archaeological and Native American monitor within 60 days of completion of monitoring. The report shall document impacts to any known resources on the property; describe how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; and, in a confidential appendix, include the monitoring logs. The final monitoring report shall be submitted to the City, the South Coast Information Center, and any consulting tribes.</p>					
<b>CUL-2</b>	<p><b>Unanticipated Discoveries.</b> If a potentially significant archaeological resource is unearthed during excavation activities, work shall stop immediately within 100 feet of the find and the discovery shall be evaluated by a qualified archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (48 Federal Register 44738), pursuant to the procedures set forth at California Environmental Quality Act Guidelines section 15064.5. If the resource is determined not significant, no further work is needed. If the find is deemed to be potentially significant, the City shall make a determination of significance on the basis of the recommendations of the qualified archaeologist and submit this determination of significance to the consulting tribe(s) for review and comment. The consulting tribe(s) shall be notified within 24 hours of the discovery via email and phone. The consulting tribe(s) shall be allowed access to the discovery, in order to assist with the significance evaluation. Depending on the nature of the find,</p>	<p>Construction Contractor/Qualified Archaeologist</p>	<p>City of Escondido/ Qualified Archaeologist</p>	<p>Construction archaeological monitoring  Native American consultation and site inspection</p>	<p>During site preparation and grading</p>	

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	the determination of significance may require additional excavation, potentially including the preparation and execution of a Phase II archaeological testing plan and excavation.					
<b>CUL-1 and CUL-2</b>	Mitigation Measures CUL-1 and CUL-2 would be implemented by the project to minimize impacts associated with the discovery of unknown tribal cultural resources.	Construction Contractor/Qualified Archaeologist	City of Escondido/ Qualified Archaeologist and Native American Monitor	Construction archaeological/Native American monitoring  Submittal and review of monitoring logs  Submittal of final monitoring report	Prior to the issuance of grading permits  During site preparation  After completion of monitoring	