

**MITIGATION MONITORING AND REPORTING PROGRAM  
FOR THE  
LAKE WOHLFORD DAM REPLACEMENT PROJECT  
(SCH No. 2015041091)  
ESCONDIDO, CALIFORNIA**

***Prepared for:***

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The California Environmental Quality Act (CEQA) requires that public agencies certifying an Environmental Impact Report (EIR) take affirmative steps to determine that approved mitigation measures are implemented subsequent to project approval. The lead or responsible agency must adopt a monitoring and reporting program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the EIR during project implementation (Public Resources Code, Section 20183; CEQA Guidelines, Section 15097).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the City of Escondido (City) to ensure compliance with adopted mitigation measures associated with the implementation of the proposed Lake Wohlford Dam Replacement Project (project). The City, as Lead Agency pursuant to CEQA, will ensure that all mitigation measures identified for the project are carried out in accordance with the adopted MMRP.

This MMRP consists of a checklist (Table 1) that identifies the mitigation measures organized by environmental impact category discussed in the EIR. The table identifies the mitigation monitoring and reporting requirements, including the timing of verification (prior to, during, or after construction) and the party responsible for implementing the measure. Space is provided for sign-off following completion/implementation of the mitigation measure. The responsible parties listed in Table 1 include the City, the Contractor who will be hired by the City to construct the project, and the Environmental Monitor assigned by the City to monitor compliance before and during project construction, as applicable. These references in the table indicate the party responsible for implementing the respective measures, but the City will ultimately be responsible for verifying compliance with each measure listed in the table.

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**Table 1. Mitigation Monitoring and Reporting Program  
Lake Wohlford Dam Replacement Project**

Mitigation Measure No.	Mitigation Measure	Timing of Verification			Responsible Party	Completed		Comments	Resp. Team Member	Spec Section or Dwg No.	Verified in Contract by	Comments
		Pre Const	During Const	Post Const		Initials	Date					
<b>AIR QUALITY</b>												
Mitigation Measure AQ-1.1	<p>The following measures shall be implemented by the construction contractor to reduce fugitive dust emissions associated with off-road equipment and heavy-duty vehicles:</p> <ul style="list-style-type: none"> <li>• Water the grading areas a minimum of twice daily to minimize fugitive dust;</li> <li>• Stabilize graded areas as quickly as possible to minimize fugitive dust;</li> <li>• Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry;</li> <li>• Remove any visible track-out into traveled public streets within 30 minutes of occurrence;</li> <li>• Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred;</li> <li>• Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads;</li> <li>• Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling;</li> <li>• Suspend all soil disturbance activities if winds exceed 25 mph;</li> <li>• Cover/water on-site stockpiles of excavated material;</li> <li>• Enforce a 15-mph speed limit on unpaved surfaces;</li> <li>• On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of PM caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather; and</li> <li>• Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the contractor to reduce dust generation.</li> </ul>		X		Contractor							

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Mitigation Measure AQ-1.2	Minimize idling time by shutting equipment off when not in use or reducing the time of idling to no more than 5 minutes (5-minute limit is required by the state airborne toxics control measure [Title 13, sections 2449(d)(3) and 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site.		X		Contractor							
Mitigation Measure AQ-1.3	Maintain construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic at least once per month and determined to be running in proper condition before it is operated.		X		Contractor							
<b>BIOLOGICAL RESOURCES</b>												
Mitigation Measure BIO-1.1	If vegetation clearing or earthwork is proposed to commence within the bird breeding season (February 15 through September 15), a qualified biologist shall conduct pre-construction nest surveys of the project site and a 500-foot buffer (a 1-mile buffer for bald eagle) to identify any listed species or bird breeding activity in the vicinity. The pre-construction survey shall be performed within 2 weeks of the start of construction activity. If the pre-construction surveys identify active nests or bird-breeding activity within the 500-foot buffer (a 1-mile buffer for bald eagle), a qualified biologist shall prepare a nest avoidance plan and, if necessary, a noise attenuation plan, to identify site-specific measures that shall be incorporated into the project to reduce construction-related impacts on the applicable bird species.	X			Environmental Monitor  City Planning Division							
Mitigation Measure BIO-1.2	All construction lighting shall be directed onto the construction work area and away from adjacent habitat. Light shields shall be used to reduce the extent of illumination into adjoining areas.		X		Contractor							
Mitigation Measure BIO-2.1	Engelmann oaks outside the limits of disturbance will be identified as Environmentally Sensitive Areas on project plans. A qualified biologist will attend a pre-construction field meeting with the construction contractor to identify Engelmann oaks and refine the limits of disturbance to avoid unneeded clearing in areas supporting Engelmann oaks. Orange construction fencing will be installed around the locations of Engelmann oaks outside the agreed-upon limits of disturbance. Fencing shall remain in place until construction is complete to avoid inadvertent disturbance of sensitive resources.	X			Environmental Monitor  Contractor							
Mitigation Measure BIO-3.1	The City shall ensure that an on-site habitat restoration plan covering all areas disturbed during construction is prepared in consultation with a qualified restoration ecologist. The restoration plan will delineate all temporary impact areas subject to habitat restoration and establish standards for application of hydroseed and installation of container plants, as appropriate. The restoration plan shall include an appropriate native species planting palette to blend in with the existing and surrounding habitats. No nonnative species shall be incorporated into the restoration plan. Acreage of impacts that can be restored on-site after completion of the project will not be subject to acquisition of off-site mitigation listed in Mitigation Measures BIO-3.3 through BIO-3.6.	X			City Planning Division							

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Mitigation Measure BIO-3.2	A restoration maintenance and monitoring plan shall be prepared for the project by a qualified restoration ecologist outlining yearly success criteria and remedial measures in case the mitigation effort falls short of the success criteria.	X			City Planning Division							
Mitigation Measure BIO-3.3	The City shall mitigate for permanent impacts to sensitive upland habitats within the LOD and 1,480-foot maximum inundation area per the ratios in Table 3.3-7 through creation and enhancement of suitable habitat or acquisition of suitable habitat credits at an approved mitigation bank (e.g., Daley Ranch).			X	City Planning Division							
Mitigation Measure BIO-3.4	The City shall mitigate for permanent impacts to sensitive riparian/wetland habitats within the LOD and 1,464-foot seasonal inundation area per the ratios in Table 3.3-8 through creation and enhancement of suitable habitat or acquisition of suitable habitat credits at an agency-approved mitigation bank.			X	City Planning Division							
Mitigation Measure BIO-3.5	The City shall mitigate for potential permanent impacts to riparian/wetland habitats between the seasonal (1,464-foot) and maximum (1,480-foot) inundation limits through development of a Lake Wohlford Long-Term Habitat Management Plan in consultation with the resource agencies. The plan shall at a minimum provide for the following: <ul style="list-style-type: none"> <li>1. Long-term Vegetation Management –The plan shall include methods, schedules, and success criteria for weed control including hand weeding, mechanical weeding, and herbicide application.</li> <li>2. Cowbird Control – Several non-native wildlife species currently adversely impact native fauna at the reservoir. A brown-headed cowbird trapping program shall be included in the plan.</li> <li>3. A cost analysis to implement the Long-Term Habitat Management Plan and identify funding sources for the long-term commitments will be required under the Plan.</li> </ul>			X	City Planning Division							
Mitigation Measure BIO-3.6	To avoid incidental loss of sensitive habitat types during construction activities, Environmentally Sensitive Area fencing shall be installed along the limits of disturbance prior to the start of construction. In addition, grading limits shall be flagged or fenced, and grading shall not occur beyond this flagging/fencing. Location of fencing shall be confirmed by a qualified biological monitor. Construction crews shall be made fully aware of this boundary.			X	City Planning Division							
Mitigation Measure BIO-4.1	Storage of soil or fill material from the project site shall be within the LOD or developed areas. The contractor shall delineate stockpile areas on the grading plans for review by the City.	X			Contractor							
Mitigation Measure BIO-4.2	If additional access routes are determined necessary, these areas shall be surveyed for biological resources prior to their use and, if any sensitive resources are identified, determine appropriate avoidance and minimization measures. The contractor shall clearly mark all access routes (i.e., flagged and/or staked) prior to the onset of construction.	X			Contractor Environmental Monitor							

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Mitigation Measure BIO-4.3	The contractor shall periodically monitor the work area to ensure that construction-related activities do not generate excessive amounts of fugitive dust. Water shall be applied to the construction right-of-way, dirt roads, trenches, spoil piles, and other areas where ground disturbance has taken place to minimize dust emissions and topsoil erosion.		X		Contractor							
Mitigation Measure BIO-6.1	A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared to comply with RWQCB requirements. The SWPPP shall identify the design features and best management practices (BMPs) that will be used to manage drainage-related issues (e.g., erosion and sedimentation) during construction. Erosion-control measures shall be regularly checked by the contractor, the project biologist, and/or City staff. Specific BMP plans shall be reviewed by the City and the project biologist, and be modified, if necessary, prior to implementation. Fencing and erosion-control measures of all project areas shall be inspected a minimum of once per week.	X	X		Contractor Environmental Monitor City Planning Division							
Mitigation Measure BIO-6.2	Staging areas and project activities, including equipment access and disposal or temporary placement of excess fill, shall be prohibited within off-site drainages.		X		Contractor							
<b>CULTURAL RESOURCES</b>												
Mitigation Measure CR-1.1	The City recommends the applicant 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) prior to issuance of a grading permit. 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 proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.	X			City Planning Division							
Mitigation Measure CR-1.2	Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a 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.	X			City Planning Division							



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Mitigation Measure CR-1.3	The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.	X			Contractor  Environmental Monitor							
Mitigation Measure CR-1.4	During the initial grubbing, site grading, excavation, or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections 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. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.		X		Environmental Monitor							
Mitigation Measure CR-1.5	In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.		X		Environmental Monitor							
Mitigation Measure CR-1.6	If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe 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 and the Native American monitor and be submitted to the City for review and approval.		X		Environmental Monitor  City Planning Division							
Mitigation Measure CR-1.7	The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then 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. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.		X		Environmental Monitor  City Planning Division							

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Mitigation Measure CR-1.8	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 office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an 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 would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.		X		Environmental Monitor  City Planning Division							
Mitigation Measure CR-1.9	If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or 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 and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe 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.		X		Environmental Monitor  City Planning Division							
Mitigation Measure CR-1.10	Prior to the release of the grading bond, a monitoring report, and/or evaluation report, if appropriate, which describes the results, analysis, and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the 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 will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.			X	Environmental Monitor  City Planning Division							

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Mitigation Measure CR-2.1	<p>The following actions shall be taken to ensure avoidance of known cultural resources:</p> <ul style="list-style-type: none"> <li>Existing cultural resource sites shall be designated as Environmentally Sensitive Areas on all construction drawings and the limits of disturbance identified in the drawings shall not overlap with these Environmentally Sensitive Areas.</li> <li>Prior to the start of construction, under direction of the project archaeological monitor, orange construction fencing shall be placed around the known cultural resource sites. Fencing shall remain in place until construction is complete to avoid inadvertent disturbance of the site.</li> <li>The project archaeological monitor shall provide environmental training to all contractors to educate them on awareness of cultural resources protection requirements.</li> </ul>	X			Environmental Monitor  City Planning Division							
<b>NOISE</b>												
Mitigation Measure NOI-1.1	<p>The construction contractor shall establish a telephone hot-line for use by the public to report any significant adverse noise conditions associated with the construction of the project. If the telephone is not staffed 24 hours per day, the contractor shall be required to include an automatic answering feature, with date and time stamp recording, to answer calls when the phone is unattended. This hot-line telephone number shall be posted at the project site during construction in a manner visible to passersby. This telephone number shall be maintained until the project has been considered commissioned and ready for operation.</p>	X	X		Contractor							
Mitigation Measure NOI-1.2	<p>Throughout the construction of the project, the contractor shall be required to document, investigate, evaluate, and attempt to resolve all project-related noise complaints. The contractor or its authorized agent shall be required to:</p> <ul style="list-style-type: none"> <li>Use a Noise Complaint Resolution Form to document and respond to each noise complaint;</li> <li>Contact the person(s) making the noise complaint within 24 hours;</li> <li>Conduct an investigation to attempt to determine the source of noise related to the complaint; and</li> <li>Take all reasonable measures to reduce the noise at its source.</li> </ul>		X		Contractor							

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Mitigation Measure NOI-1.3	<p>The contractor or its authorized agent shall be required to:</p> <ul style="list-style-type: none"> <li>Adjust all audible back-up alarms downward in sound level, reflecting locations that have expected lower background level, while still maintaining adequate signal-to-noise ratio for alarm effectiveness. Consider signal persons and strobe lights, or alternative safety equipment and/or processes as allowed, for reducing reliance on high-amplitude sonic alarms.</li> <li>Place stationary noise sources, such as generators and air compressors, away from affected noise-sensitive receivers to the farthest extent practical on the project site. Place non-noise-producing mobile equipment such as trailers in the direct sound pathways between suspected major noise-producing sources and these sensitive receivers. To minimize flanking underneath or through vertical gaps, the construction contractor shall cover the openings with at least 0.5-inch-thick plywood, hay bales, or other sufficiently dense material.</li> </ul>		X		Contractor							
Mitigation Measure NOI-1.4	<p>The contractor shall implement the following, as appropriate to the type of work being performed:</p> <ul style="list-style-type: none"> <li>Use concrete crushers or pavement saws rather than impact devices such as jackhammers, pavement breakers, and hoe rams for tasks such as concrete or asphalt demolition and removal.</li> <li>Pneumatic impact tools and equipment used at the construction site shall have intake and exhaust mufflers recommended by the manufacturers thereof, to meet relevant noise limitations.</li> <li>Provide impact noise-producing equipment (i.e., jackhammers and pavement breaker[s]) with noise attenuating shields, shrouds or portable barriers or enclosures, to reduce operating noise.</li> <li>Line or cover hoppers, storage bins, and chutes with sound-deadening material (e.g., apply wood or rubber liners to metal bin impact surfaces).</li> <li>Provide upgraded mufflers, acoustical lining, or acoustical paneling for other noisy equipment, including internal combustion engines.</li> <li>Use alternative procedures of construction and select a combination of techniques that generate the least overall noise and vibration.</li> <li>Use construction equipment manufactured or modified to reduce noise and vibration emissions, such as: <ul style="list-style-type: none"> <li>Electric instead of diesel-powered equipment.</li> </ul> </li> </ul>		X		Contractor							

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	<ul style="list-style-type: none"> <li>○ Hydraulic tools instead of pneumatic tools.</li> <li>○ Electric saws instead of air- or gasoline-driven saws.</li> <li>• Locate construction staging area as far as feasible from occupied residences.</li> </ul>											

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