

March 2023 | Mitigation Monitoring and Reporting Program
State Clearinghouse No. 2022050327

Moorpark General Plan 2050

for City of Moorpark

Prepared for:

City of Moorpark

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1. Introduction

1.1 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor mitigation measures and conditions of approval outlined in the Draft Environmental Impact Report (Draft EIR), State Clearinghouse No. 2022050327 for the Moorpark General Plan 2050 (proposed project). The MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Moorpark Monitoring Requirements. Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
 - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.
 - (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

1.2 PROJECT LOCATION

Moorpark is in eastern Ventura County and is generally bounded by the City of Simi Valley to the east, the Tierra Rejada Valley and City of Thousand Oaks to the south, and unincorporated Ventura County to the west and north. Regional access to Moorpark is provided by the Ronald Reagan Freeway (SR-118) and State Route 23 (SR-23), and rail service to the Los Angeles basin and destinations to the north is provided by MetroLink and Amtrak from the station on High Street.

1. Introduction

1.3 PROJECT DESCRIPTION

The proposed project is an update of the City of Moorpark's General Plan. The update includes the following chapters with individual elements that address all the required topics in state law:

- Land Use Element
- Circulation Element
- Housing Element
- Economic Development Element
- Open Space, Parks, and Recreation Element
- Conservation Element
- Safety Element
- Noise Element

The Moorpark General Plan 2050 Update could result in a potential buildout total of 17,025 housing units, 53,781 residents, 13,567,083 nonresidential square feet, and 20,249 jobs. Compared to existing conditions, the proposed project could result in an increase of 5,488 units, 17,336 residents, 4,783,912 nonresidential square feet, and 7,334 jobs. Implementation of the proposed project would result in significant and unavoidable impacts to Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Noise, and Wildfire.

1.4 ENVIRONMENTAL IMPACTS

1.4.1 Impacts Considered No Impact or Less Than Significant

The EIR identified various thresholds from the CEQA Guidelines among a number of environmental categories that would not be significantly impacts by the proposed project in Chapter 5, *Environmental Analysis*, and Chapter 8, *Impacts Found Not to Be Significant*, and therefore, did not require mitigation. Impacts to the following environmental resources were found to be less than significant or no impact:

- Aesthetics
- Energy
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transposition
- Utilities and Service Systems

1. Introduction

1.4.2 Potentially Significant Adverse Impacts That Can Be Mitigated, Avoided, or Substantially Lessened

The EIR concluded that the proposed project could result in one or more potentially significant impacts in the following topic areas:

- Cultural Resources (Archeological Resources)
- Geology and Soils (Paleontological Resources)

However, the EIR also found that these impacts would be reduced, avoided, or substantially lessened through the implementation of mitigation measures, which are listed in Table 2, *Mitigation Monitoring Requirements*.

1.4.3 Unavoidable Significant Adverse Impacts

The following impact would remain significant and unavoidable after implementation of required mitigation, as identified in the EIR:

- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources (Historic Resources)
- GHG Emissions
- Hazards and Hazardous Materials (Wildfire)
- Noise
- Wildfire

1. Introduction

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2. Mitigation Monitoring Requirements

2.1 CATEGORIZED MITIGATION MEASURES/MATRIX

Project-specific mitigation measures (MM) have been categorized in matrix format, as shown in Table 1, *Mitigation Monitoring Requirements*. The matrix identifies the environmental factor, specific mitigation measures, schedule, and responsible monitor. The mitigation matrix will serve as the basis for scheduling the implementation of, and compliance with, all mitigation measures.

2. Mitigation Monitoring Requirements

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2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)	
AESTHETICS					
No Mitigation Measures are applicable.					
AGRICULTURAL AND FORESTRY RESOURCES					
No Mitigation Measures are applicable.					
AIR QUALITY					
AQ-1	<p>Construction Phase Air Quality Technical Analysis. Prior to discretionary approval by the City of Moorpark for development projects subject to review under the California Environmental Quality Act (CEQA) (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts to the City of Moorpark Community Development Department for review and approval. The evaluation shall be prepared in conformance with Ventura County Air Pollution Control District (APCD) methodology for assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the Ventura County APCD–adopted thresholds of significance, the City of Moorpark shall require feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include, but are not limited to:</p> <ul style="list-style-type: none"> • Require fugitive dust control measures that exceed Ventura County APCD’s Regulation IV, Rule 55, Fugitive Dust, such as: <ul style="list-style-type: none"> – Requiring use of nontoxic soil stabilizers to reduce wind erosion. – Applying water every four hours to active soil disturbing activities using reclaimed water, if available. – Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials. – Adding 15 MPH speed limit sign to construction site. 	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant	Prior to discretionary approval	City of Moorpark Community Development Department	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<ul style="list-style-type: none"> – Street sweeping when necessary (presence of track-out) using PM-10 certified street sweeper or in conformance with South Coast Air Quality Management District Rule 1186. – Placing rumble strips on points of truck or construction vehicle exits. • Use construction equipment rated by the United States Environmental Protection Agency as having exhaust emission limits of Tier 4 interim or higher. • Ensure construction equipment is properly serviced and maintained to the manufacturers' standards. • Limit nonessential idling of construction equipment to no more than five consecutive minutes. • Use Super-Compliant VOC paints for coating of architectural surfaces whenever possible. • These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Community Development Department. 				
AQ 2	<p>Long-Term Air Quality Technical Analysis Prior to discretionary approval by the City of Moorpark for development projects subject to review under the California Environmental Quality Act (CEQA) (i.e., nonexempt projects), project applicants shall prepare and submit a technical assessment evaluating potential project operation-related air quality impacts to the City of Moorpark Community Development Department for review and approval. The evaluation shall be prepared in conformance with Ventura County Air Pollution Control District (APCD) methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the Ventura County APCD-adopted thresholds of significance, the City of Moorpark shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational</p>	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant	Prior to discretionary approval and verified during plan check	City of Moorpark Community Development Department	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>activities. The identified measures shall be included as conditions of approval. Possible mitigation measures to reduce long-term emissions could include but are not limited to:</p> <ul style="list-style-type: none"> • For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks to plug in the anticipated number of refrigerated trailers and reduce idling time and emissions. • Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use. • Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 sec. 2485). • Provide changing/shower facilities as specified in the Nonresidential Voluntary Measures of CALGreen. • Provide bicycle parking facilities per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen. • Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles per the Nonresidential Voluntary Measures of CALGreen. • Provide electric charging stations per the Nonresidential Voluntary Measures and Residential Voluntary Measures of CALGreen. <p>Applicant-provided appliances shall be Energy Star-certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star-certified or equivalent appliances shall be verified by the City during plan check.</p>				

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
AQ-3	<p>Industrial and Warehouse Development Health Risk Assessments. Prior to discretionary approval by the City of Moorpark, project applicants for new industrial or warehousing development projects that 1) have the potential to generate 100 or more diesel truck trips per day or have 40 or more trucks with operating diesel-powered transport refrigeration units, and 2) are within 1,000 feet of a sensitive land use (e.g., residential, schools, hospitals, nursing homes), as measured from the property line of the project to the property line of the nearest sensitive use, shall submit a health risk assessment (HRA) to the City of Moorpark Community Development Department for review and approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the Ventura County Air Pollution Control District (APCD). If the HRA shows that the incremental cancer risk and/or noncancer hazard index exceeds the respective threshold, as established by the Ventura County APCD at the time a project is considered, the project applicant will be required to identify best available control technologies for toxics (T BACTs) and appropriate enforcement mechanisms, and demonstrate that they are capable of reducing potential cancer and noncancer risks to an acceptable level. T-BACTs may include but are not limited to restricting idling on-site or electrifying warehousing docks to reduce diesel particulate matter, or requiring use of newer equipment and/or vehicles. T-BACTs identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.</p>	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant	Prior to discretionary approval	City of Moorpark Community Development Department	
BIOLOGICAL RESOURCES					
BIO-1a	<p>Biological Resources Assessment. Applicants for future development projects with suitable natural habitat (except for infill redevelopment projects, subject to the discretion of the Community Development Director), shall conduct a biological resources assessment of the proposed project footprint (including proposed access roads, proposed staging and laydown areas, and a suitable buffer surrounding the project footprint). The biological resources assessment shall be conducted by a qualified biologist and</p>	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant and a Qualified Biologist	Prior to issuance of a grading permit and project construction	City of Moorpark Community Development Department	

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Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	summarized in a biological resources letter report or biological resources technical report that will be submitted to the Moorpark Community Development Department for review and approval prior to be granted a grading permit.				
BIO-1b	<p>Biological Reconnaissance-Level Survey. The biological reconnaissance-level survey shall include, but not be limited to:</p> <ul style="list-style-type: none"> • An analysis of available literature and biological databases including but not limited to: California Department of Fish and Wildlife (CDFW); California Natural Diversity Database (CNDDB); California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California, National Wetland Inventory Database (NWI); USGS National Hydrographic Dataset (NHD); EcoAtlas; and database searches of the US Fish and Wildlife Service Critical Habitat, Environmental Conservation Online System (ECOS), and Information, Planning, and Conservation System (IPaC). Additionally, a review of Missing Linkages in California’s landscape California Natural Diversity Database (CNDDB) layer (ds420), South Coast Missing Linkages (ds419), and Essential Connectivity Areas (ds620) is recommended and South Coast Missing Linkages projected “least cost” linkage designs for the South Coast Ecoregion (South Coast Wildlands 2008 & Penrod 2006), CDFW’s Priority Wildlife Movement Barrier locations report (CDFW 2020a), and National Park Service’s (NPS) collar data relating to mountain lion should be considered. The literature review shall be performed prior to the field survey to identify sensitive biological resources that were reported previously from the proposed development project vicinity and to help determine the type of sensitive biological resources that may be in the survey area. • A review of current land use and land ownership within the proposed development project vicinity. • A field assessment survey that includes mapping vegetation communities in the proposed development project (including but not limited to project footprint, proposed access roads, staging 	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant and a Qualified Biologist	Prior to project approval	City of Moorpark Community Development Department	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>and laydown areas, fuel management zones, and a suitable buffer) following systematic field techniques outlined by CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. The Manual of California Vegetation (MCV) should also be used to inform this mapping as CDFW only tracks rare natural communities using this classification system. An evaluation of each mapped vegetation community's State and Global rarity ranks shall be determined using CDFW's Vegetation Classification and Mapping Program (VegCAMP). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts offsite. An evaluation of the project's potential to support special status plant and wildlife species. The environmental document shall provide measures to fully mitigate the loss of habitat.</p> <ul style="list-style-type: none"> • An evaluation of the proposed development project's potential to support special status plant and wildlife species. Biological Resources Report shall consider impacts to species identified on Ventura County's Locally Important Species List and impacts to other natural communities including but not limited to coastal sage scrub communities and oak woodland communities. • An evaluation of nesting habitat for migratory and special status bird species. • An evaluation of potential impacts to bats and roosts from ground-disturbing activities. • A general assessment of potential jurisdictional areas, including wetlands and riparian habitats. • An evaluation of potential local and regional wildlife movement corridors. 				

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIO-1c	<p>Focused Species Surveys. If one or more special status plant or animal species has the potential to occur within the proposed development project area (including but not limited to project footprint, proposed access roads, staging and laydown areas, and a suitable buffer), a qualified biologist shall conduct additional focused surveys for said species using the most recently updated protocols recommended by natural resource agencies or, if not available, standards accepted in the professional biological community to survey that taxonomic group, community, or species. CDFW currently recommends that vegetation surveys should be conducted following systematic field techniques outlined by CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. The Manual of California Vegetation (MCV) shall also be used to inform this mapping. If an established protocol is not available for a special status species, the qualified biologist will consult with the City and CDFW or USFWS to determine the appropriate survey protocol. The focused species survey(s) will be at a level to determine the presence/absence of these species and to adequately evaluate potential direct and/or indirect impacts to these species. Adjoining properties shall also be surveyed (as access permits) where direct or indirect project effects, such as those from fuel modification or herbicide application, could potentially extend off-site. To the extent possible, the focused species surveys should be conducted during nondrought years at the time of year when species are both evident and identifiable. The focused survey shall record the location and boundary of special status species by use of global positioning system (GPS). The number of individuals shall be counted (if population is small) or estimated (if population is large). If applicable, information about the percentage of individuals in each life stage should be provided (seedlings, reproductive individuals, adults, nestlings, juveniles, transients or migrant individuals, etc.). If feasible, images of the target species and representative habitats should be included to support information and descriptions. Results of focused species surveys shall be summarized in the proposed development project's Biological Resources Technical Report. The</p>	<p>City of Moorpark Community Development Department in coordination with Landowner/Project Applicant and a Qualified Biologist</p>	<p>Prior to project approval</p>	<p>City of Moorpark Community Development Department</p>	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Report shall include a detailed map (1:24,000 or larger) showing which plants or populations will be impacted. The Report shall also include a table that documents the number of sensitive plants and acres of supporting habitat impacts, and plant and plant composition (e.g., density, cover, abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, abundance of each species). Identified rare plants shall also be plotted within the map.				
BIO-1d	Biological Resources Report. The results of the biological survey for proposed development projects with no significant impacts may be presented in a biological survey letter report. For proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance, and/or agency consultation and permitting, the results of the biological survey shall be presented in a biological technical report. The impact analysis shall consider impacts from areas subject to fuel modification and grading to accommodate the development.	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant and a Qualified Biologist	Prior to project approval and/or issuance of a grading permit	City of Moorpark Community Development Department	
BIO-2	Special-Status Species, Sensitive Habitats, Wetlands, Other Non-wetland Waters, Native Wildlife Nursery Sites, and Wildlife Corridors. If a sensitive biological resource is identified during field surveys (see BIO-1b and BIO-1c), the City shall require implementation of mitigation measures at the project level that fully account for the adversely affected resource. To the maximum extent feasible, mitigation measures should adhere to the following order of priority to reduce adverse impacts of a proposed project to the resource: avoid impacts, minimize impacts, and compensate for impacts. Mitigation measures shall be used on a project-level basis and be tailored to on-site conditions and sensitive biological resources present. <ul style="list-style-type: none">• Priority 1, Avoidance of Impacts. Proposed development shall avoid impacts to the maximum extent feasible by not taking certain actions or parts of an action. Projects shall be sited to avoid direct or indirect impacts on the resource and include measures such as implementing no- disturbance buffers (e.g., nesting bird buffer areas during construction, siting staging areas	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant and a Qualified Biologist	Prior to project approval	City of Moorpark Community Development Department	

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Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>outside buffer area) or implementing project-specific design features (e.g., wildlife-friendly fencing and lighting in a wildlife corridor), such that indirect adverse effects of project development are avoided. This shall include flagging all plants and/or perimeter of populations; stop-work buffers around plants and/or populations (e.g., flagged perimeter plus 50 feet); restrictions on ground-disturbing activities within protected areas; relocation of staging and other material piling areas away from protected areas; restrictions on herbicide use and/or type of herbicide and/or application method within 100 feet of sensitive plants; and worker education and training. This shall especially apply to the Santa Monica-Sierra Madre wildlife corridor and the Tierra Rejada Vernal Pool Preserve in the Carlsberg Specific Plan area and designated critical habitat for Lyon's pentachaeta and Riverside fairy shrimp (<i>Streptocephalus woottoni</i>) in the southeast corner of Moorpark. Projects should avoid sensitive natural communities, including locally important communities such as oak woodlands and alliances with a State Rank of S1-S3 that fall under the mixed scrub characterization, to the maximum extent practicable.</p> <ul style="list-style-type: none"> Priority 2, Minimize Impacts. Proposed development shall be conditioned to minimize adverse impacts by limiting the degree or magnitude of the action and its implementation to less than significant to the maximum extent feasible. Other mitigation measures may include reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action. <p>Measures to mitigate the spread of invasive plant species and invasive wildlife species (e.g., New Zealand mudsnail) shall include but will not be limited to: cleaning of equipment, footwear, and clothing before entering a construction site and the identification and treatment of significant infestations of invasive plant species within a project site.</p> <ul style="list-style-type: none"> Priority 3, Offset Impacts. Offsetting impacts can be done by replacing or providing substitute resources or by rectifying the 				

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>impact by repairing, rehabilitating, or restoring the impacted environment.</p> <p>Offset mitigation ratios for protected sensitive resources will be established based on the rarity of the resource, quality of affected habitat associated with the resource, temporary and permanent losses to habitat function, the type of mitigation proposed (restoration, enhancement, preservation, establishment), and other requirements associated with state or federal permits. Mitigation ratios will be determined at the project level in consultation with the city, the qualified biologist, and, where applicable, federal or state agencies with jurisdiction over the resource (e.g., CDFW, USACE, USFWS).</p> <p>If impacts on a protected sensitive biological resource are unavoidable, then the project proponent shall mitigate for the type of resource as follows:</p> <ul style="list-style-type: none"> • Endangered, Rare, Threatened, or Candidate Species. The applicant shall obtain incidental take authorization from USFWS (16 US Code Section 1531 et seq.) or CDFW (California Fish and Game Code Sections 2050–2115.5) prior to commencing development of the project site; apply minimization measures or other conditions required under the incidental take authorization; and provide equivalent compensation for the unavoidable losses of these resources, generally at a minimum ratio of 1:1. Compensation may include purchasing credits from a USFWS- or CDFW-approved mitigation bank or restoring or enhancing habitat within the project site or outside of the project site. • Special Status Species (not listed). The applicant shall provide equivalent compensation for impacts on special status species by restoring or significantly enhancing existing habitat where the species occurs or by acquiring or protecting land that provides habitat function for affected species and is at least equivalent to the habitat function removed or degraded as a result of project implementation. 				

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>If impacts on sensitive habitats, wetlands, other nonwetland waters, riparian habitats, native wildlife nursery sites, and wildlife corridors cannot be avoided, the project applicant shall:</p> <ul style="list-style-type: none"> • Federal- or State-Protected Sensitive Habitats. Obtain the required regulatory authorization (e.g., Section 404 permits for impacts on waters of the United States, 401 water quality certification from the Regional Water Quality Control Board, a Streambed Alteration Agreement for impacts on aquatic or riparian habitats within CDFW jurisdiction under Fish and Game Code Section 1600), and provide equivalent compensation for the unavoidable losses of the above-mentioned resources such that there is no net loss. • Other Protected Sensitive Habitats (includes sensitive natural communities, habitat connectivity and wildlife corridors, native wildlife nursery or overwintering sites). Provide compensation for other protected sensitive habitats, which may include the restoration, enhancement, or preservation of the aforementioned habitats within or outside of the project site, or the purchasing of credits at an existing mitigation bank or in-lieu fee program deemed acceptable by the Moorpark Community Development Director. <p>All compensatory mitigation sites shall be protected in perpetuity through a conservation easement (if off-site), or deed restriction (or other comparable legal instrument) if on-site.</p> <p>If impacts to oak woodland or the understory vegetation cannot be avoided, the project applicant shall comply existing Historic Trees, Native Trees, and Mature Trees Ordinance:</p> <p>The project applicant shall prepare Weed Management Plan, which shall:</p> <ul style="list-style-type: none"> • Ensure that irrigation proposed in fuel modification zones do not allow for the introduction of invasive Argentine ants. 				

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> • Prevent non-native weeds including noxious weeds (as listed by the California Invasive Plant Council) from becoming established to control the local spread of invasive plants, both during and after construction. • Include monitoring for a minimum of three years post development to identify and reduce the possible introduction of Argentine ants. The monitoring plan shall include monthly site visits (and weekly during the rainy season) to monitoring the spread of invasive weeds onsite and to adjacent lands. • Include annual threshold limits and eradication targets. <p>For projects that remove vegetation that could host pest species, the applicant shall work with the certified arborist to identify all trees and species for removal from the Project site and inspect those trees for contagious tree diseases including but not limited to: thousand canker fungus, polyphagous shot hole borer, and goldspotted oak borer. If invasive pests and/or diseases are detected, the applicant, in coordination with the project arborist, shall provide an infectious tree disease management plan. To avoid the spread of infectious tree diseases, diseased trees should not be transported from the project site without first being treated using best available management practices relevant for each tree disease observed.</p>				
<p>BIO-3</p> <p>Demarcate Work Area Boundary. The proposed development proponent shall prevent impacts to unprotected common and sensitive vegetation communities in areas adjacent to the project area. Prior to the initial vegetation clearing activities or ground disturbance in new areas, the approved project grading limits shall be marked with stakes or other highly visible materials that will be clearly visible to equipment operators and biological monitors during all vegetation clearing or ground disturbing activities. All equipment operators and project personnel shall be instructed about the restrictions the boundary markers represent and that vegetation removal or other disturbance outside of the boundary markers shall be avoided.</p>	<p>City of Moorpark Community Development Department in coordination with Landowner/Project Applicant and a Qualified Biologist</p>	<p>Prior to issuance of a grading permit and during construction</p>	<p>City of Moorpark Community Development Department</p>	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIO-4	<p>Preconstruction Special Status Species Surveys. If sensitive biological resources are identified as having potential to occur within or immediately adjacent to the proposed development project area, a preconstruction special status species survey shall be conducted by a qualified biologist no more than 14 days prior to ground disturbing activities to ensure unsubstantiated impacts are avoided or minimized to the extent feasible. In addition, for species with potential to occur within or adjacent to the proposed development project area and having species-specific preconstruction or take avoidance survey guidelines (e.g. burrowing owl), surveys shall be conducted in accordance with the most recent survey guidelines by a qualified biologist for that species.</p>	<p>City of Moorpark Community Development Department in coordination with Landowner/Project Applicant and a Qualified Biologist</p>	<p>No more than 14 days prior to ground disturbing activities</p>	<p>City of Moorpark Community Development Department</p>	
BIO-5	<p>Worker Environmental Awareness Education. If sensitive biological resources are known to occur within or adjacent to the proposed development project area, a project-specific contractor training program shall be developed and implemented to educate project contractors about the sensitive biological resources within and adjacent to the proposed development project area and the measures being implemented to avoid and/or minimize impacts to these species or their habitat. A qualified biologist shall develop and implement the contractor training program.</p>	<p>City of Moorpark Community Development Department in coordination with Landowner/Project Applicant and a Qualified Biologist</p>	<p>Prior to project construction</p>	<p>City of Moorpark Community Development Department</p>	
BIO-6	<p>Biological Monitoring. If sensitive biological resources are present within or adjacent to the proposed development project area and impacts may occur from implementation of construction activities, a qualified biological monitor may be required during a portion or all of the construction activities to ensure impacts to the sensitive biological resources are avoided or minimized to the extent feasible. The specific biological monitoring requirements shall be evaluated on a project-by-project basis. The qualified biological monitor shall be approved by the City on a project-by-project basis based on applicable experience with the sensitive biological resources that may be impacted.</p>	<p>City of Moorpark Community Development Department in coordination with Landowner/Project Applicant and a Qualified Biologist</p>	<p>During ground disturbing activities</p>	<p>City of Moorpark Community Development Department</p>	

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Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIO-7	<p>Aquatic Resources Delineation and Regulatory Permitting. The City of Moorpark shall require applicants of development projects that have the potential to affect jurisdictional resources to contract with a qualified biologist to conduct a jurisdictional delineation to map the extent of wetlands and nonwetland waters; determine jurisdiction; consider changes in upstream and downstream drainage patterns, runoff, and sedimentation; and assess potential impacts (including an evaluation of potential changes in upstream and downstream drainage patterns, runoff, and sedimentation). The delineation shall be conducted pursuant to the U.S. Fish and Wildlife Service wetland definition adopted by the California Department of Fish and Wildlife. The results of the delineation shall be presented in a wetland delineation report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project.</p> <p>Projects shall prioritize avoidance of impacts to streams, wetlands and associated natural communities. Applicants of development projects that have the potential to impact jurisdictional features, as identified in the wetland delineation letter report, shall obtain permits and authorizations from the US Army Corps of Engineers for a Section 404 Clean Water Act (CWA) Permit, to the California Department of Fish and Wildlife (CDFW) for a Section 1600 Lake or Streambed Alteration Agreement (SAA), and/or to the Regional Water Quality Control Board (RWQCB) for a Section 401 Water Quality Certification. The regulatory agency authorization(s) shall include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process and may include avoidance of resources, on-site or off-site creation, enhancement or restoration, and/or protection and management of mitigation lands in perpetuity.</p>	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant and a Qualified Biologist	Prior to project approval	City of Moorpark Community Development Department	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>BIO-8</p>	<p>Habitat Connectivity/Wildlife Corridor Protection Measures. The city of Moorpark shall require a habitat connectivity/wildlife corridor evaluation for future development projects that may impact existing connectivity areas and wildlife linkages identified in Figure 5.4-4, Regional Wildlife Corridor, of the Draft EIR, which includes the Santa Monica–Sierra Madre Connection corridor. The results of the evaluation shall be incorporated into the project’s biological report required under Mitigation Measure BIO-1d and classified as a Priority 1 project per Mitigation Measure BIO-2. The evaluation shall identify (a) direct impacts to, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, due to habitat loss (acreage lost) and fragmentation, narrowing of a wildlife corridor (acreage lost), introduction of barriers to wildlife movement; (b) indirect impacts from increased noise, light, and human activity; and (c) a assessment on areas which would most benefit wildlife crossing and structures with consideration to past, present, and future projects.. The evaluation shall also identify project design features that would reduce potential impacts and maintain habitat and wildlife movement. These projects shall avoid, to the extent possible, further encroaching into the Santa Monica-Sierra Madre wildlife corridor. A cumulative assessment on areas which would most benefit wildlife crossing and structures with consideration to past, present, and future projects shall be included in the evaluation. The city shall continue to work in partnership with the County of Ventura, wildlife agencies, organizations, and entities responsible for the protection, management, and enhancement of habitat connectivity and wildlife corridors. To this end, the city shall incorporate the following measures, to the extent practicable, for projects impacting the Santa Monica-Sierra Madre wildlife corridors:</p> <ul style="list-style-type: none"> • Adhere the applicable zoning standards. • Encourage clustering of development. 	<p>City of Moorpark Community Development Department in coordination with Landowner/Project Applicant and a Qualified Biologist</p>	<p>Prior to project approval</p>	<p>City of Moorpark Community Development Department</p>	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> • Avoid known sensitive biological resources and protect critical linkage areas in place with a minimum 1/2-mile buffer around pinch points, to maximum extent practicable). • Require new or modified road crossings over streams, wetlands and riparian habitats to include bridging design features with bridge columns located outside the riparian habitat areas, when feasible. • Avoid removal of native trees; large, dense-canopied nonnative trees; and understory vegetation. If impacts to trees cannot be avoided, trees should be replaced. • Follow the existing shielded lighting requirements in the existing municipal code to provide reduced lighting adjacent to sensitive habitat areas. • Encourage development plans that maximize wildlife movement. • Provide buffers between development and wetland/riparian areas. • Protect wetland/riparian areas through regulatory agency permitting process. • Encourage wildlife-passable fence designs (e.g., 3-strand barless wire fence) on property boundaries. • Provide minimum criterion for design features, dimensions, and locations of potential crossings and associated fencing. • Encourage preservation of native habitat on the undeveloped remainder of developed parcels. • Minimize road/driveway development to help prevent loss of wildlife due to roadkill and habitat loss. • Use native, drought-resistant plant species and trees in landscape design. Trees may include coast live oak (<i>Quercus</i> 				

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<p>agrifolia) and California sycamore (<i>Platanus racemosa</i>) and other plants identified by the Audubon Society's Plants for Birds.</p> <ul style="list-style-type: none"> Encourage participation in local/regional recreational trail design efforts. 				
BIO-9a	<p>Pre-disturbance Nesting Bird Surveys. The City of Moorpark shall require applicants for future development projects with suitable natural habitat, subject to the discretion of the Community Development Director, to contract with a qualified biologist with experience in conducting breeding bird surveys to conduct a preconstruction general nesting bird survey within all suitable nesting habitats that may be directly (active nest destruction, direct mortality) or indirectly (nest abandonment, exposure) impacted by active construction during the general avian breeding season (February 1 through August 31). The pre-disturbance surveys shall be conducted no more than 5 days prior to initiation of construction inclusive of staking and fencing of project limits, demolition activities, staging of equipment, and all vegetation trimming and removal activities (regardless of stage of construction). Results of pre-disturbance nesting bird surveys are typically valid for a period of 3 to 5 days. Additional pre-disturbance nesting bird surveys and/or nest monitoring may be required at the discretion of the qualified biologist based on observations of breeding behavior, phased removal of breeding bird habitat during the breeding season, establishment of nest buffers, delays in construction activities that could allow for breeding birds to establish a nest, or if the project is cleared/demolished/constructed over the course of multiple breeding seasons. Results will be summarized in a pre-disturbance survey report that describes the dates of the surveys, methods, results of the surveys, and any nest protection measures that will need to be employed. The pre-disturbance nesting bird survey report will be submitted to the City within 30 days of completion of the initial pre-disturbance nesting bird survey.</p>	<p>City of Moorpark Community Development Department in coordination with Landowner/Project Applicant and a Qualified Biologist</p>	<p>Prior to ground disturbing activities / project construction</p>	<p>City of Moorpark Community Development Department</p>	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
BIO-9b	<p>Active Nest Avoidance and No-Work Buffers. If active nests of avian species protected by the Migratory Bird Treaty Act and Fish and Game Code are detected within the proposed development project area or within a 300-foot buffer (500-foot buffer for raptors and listed species) of the proposed development project area, a no-work buffer will be established around the nest (typically 300 feet for passerines and 500 feet for raptors and listed species) and construction shall be restricted in the area until the young have fledged; there is no evidence of a second attempt at nesting if the nest attempt has failed, as determined by the qualified biologist; or until appropriate protection measures (installation of noise and/or visual barriers, intermittent halting or rerouting of high noise-producing construction activities to other portions of the project area, biological monitoring, and/or noise monitoring to ensure effectiveness of no-work buffers and/or noise reduction measures, etc.) that respond to the specific situation have been developed and implemented in consultation with the City and regulatory agencies. A figure showing the locations of no work buffers established during the preclearance nesting survey shall be included in the predisturbance survey report (BIO-9a).</p>	<p>City of Moorpark Community Development Department in coordination with Landowner/Project Applicant and a Qualified Biologist</p>	<p>Prior to and during project ground disturbing activities / construction</p>	<p>City of Moorpark Community Development Department</p>	
BIO-9c	<p>Nest Monitoring. Periodic nest monitoring will be conducted at the discretion of the qualified biologist to ensure compliance with established no-work buffers and document progression of the nest. The qualified biologist will monitor the nest from a distance and determine active/inactive status based on direct observations or evidence of breeding behavior (nest exchanges, food carries, fecal sac removal, nestling vocalizations, etc.). The qualified biologist will keep the nest monitoring as brief as possible to avoid causing undue stress to the adult(s) and young. For nests where contents are difficult to determine (e.g., gourd nests, cavity nests) or nests that seem inactive prior to the estimated fledge date, the nest will be considered inactive once nesting activity is no longer observed at the nest site during two consecutive monitoring visits by the qualified biologist. Two consecutive monitoring visits may not be necessary if strong evidence (e.g., nest is on the ground or evidence of predation on young) indicates the nest is no longer</p>	<p>City of Moorpark Community Development Department in coordination with Landowner/Project Applicant and a Qualified Biologist</p>	<p>Prior to and during project ground disturbing activities / construction</p>	<p>City of Moorpark Community Development Department</p>	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<p>active or if the nest is unlikely to be affected by immediate project activities. Once a nest is deemed inactive by the qualified biologist and there is no evidence of a second nest attempt or other active nests in the same area, the biologist will deactivate the nest buffer and construction activities may resume in that area. CDFW will not need to concur with the nest "deactivation" determination prior to work resuming in the area. Project-related activities that result in loss of a nest ("take") will be immediately reported to the city and appropriate agencies (CDFW, USFWS). A summary of all nest monitoring activities (if any) will be submitted to the City in a brief memo at the completion of each breeding season.</p>				
CULTURAL RESOURCES					
CUL-1	<p>Historical Resources Assessment. Prior to any construction activities that may affect historical resources (i.e., structures 45 years or older), a historical resources assessment shall be performed by an architectural historian or a historian who meets the Secretary of the Interior's Professionally Qualified Standards in architectural history or history. The assessment shall include a records search to determine if any resources that may be potentially affected by the project have been previously recorded, evaluated, and/or designated in the National Register of Historic Places, California Register of Historic Resources, or local register of historic resources. Following the records search, the qualified historian or architectural historian shall conduct a reconnaissance-level and/or intensive-level survey in accordance with the California Office of Historic Preservation guidelines to identify any previously unrecorded potential historical resources that may be potentially affected by the proposed project. Pursuant to the definition of a historical resource under CEQA, potential historical resources shall be evaluated under a developed historic context.</p>	<p>City of Moorpark Community Development Department in coordination with Landowner/Project Applicant's architectural historian or historic architect meeting the Secretary of the Interior's Professionally Qualified Standards</p>	<p>Prior to project approval for construction activities that may affect historical resources</p>	<p>City of Moorpark Community Development Department</p>	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
CUL-2	Historical Resources Standards. To ensure that projects requiring the relocation, rehabilitation, or alteration of a historical resource do not impair its significance, the Secretary of the Interior's Standards for the Treatment of Historic Properties shall be used to the maximum extent possible. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the Secretary of the Interior's Professionally Qualified Standards. Prior to any construction activities that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Moorpark.	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant's architectural historian or historic architect meeting the Secretary of the Interior's Professionally Qualified Standards	Prior to project approval for construction activities that may affect historic resources	City of Moorpark Community Development Department	
CUL-3	Historical Resources Documentation. If a proposed project would result in the demolition or significant alteration of a historical resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the greatest extent possible. Recordation shall take the form of Historic American Buildings Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS) documentation and shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professionally Qualified Standards. Documentation shall include an architectural and historical narrative; medium- or large-format black and white photographs, negatives, and prints; and supplementary information such as building plans and elevations and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, state, or federal institutions. The specific scope and details of documentation would be developed at the project level.	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant's architectural historian or historic architect meeting the Secretary of the Interior's Professionally Qualified Standards	Prior to approval of a demolition permit	City of Moorpark Community Development Department	
CUL-4	Eligible Cultural Resources Measure. If cultural resources that are eligible for listing in the National Register of Historic Places, California Register of Historic Resources, or local register of historic resources are identified within or adjacent to the proposed development, the construction limits shall be clearly flagged to ensure impacts to eligible cultural resources are avoided or	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant's archaeologist	Prior to, and during ground disturbing / construction activities	City of Moorpark Community Development Department	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<p>minimized to the extent feasible. Prior to implementing construction activities, a qualified archaeologist shall verify that the flagging clearly delineates the construction limits and eligible resources to be avoided. Since the location of some eligible cultural resources is confidential, these resources will be flagged as environmentally sensitive areas.</p>				
CUL-5	<p>High and Assumed-High Sensitivity. To determine the archaeological sensitivity for discretionary projects in areas designated "high" and "assumed-high" sensitivity for archeological resources, an archaeological resources assessments shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professionally Qualified Standards (PQS) in either prehistoric or historic archaeology. The assessments shall include records searches of the California Historical Resources Information System and the Sacred Lands File maintained by the Native American Heritage Commission. The records searches shall determine if the proposed project has been previously surveyed for archaeological resources, identify and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey shall be undertaken in areas that are undeveloped to locate any surface cultural materials.</p> <p>a. If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation to determine significance shall be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities. If resources are determined significant or unique through Phase II testing and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program that would be implemented by a qualified archaeologist and performed in accordance with the Office of Historic Preservation's Archaeological Resource Management</p>	<p>City of Moorpark Community Development Department in coordination with Landowner/Project Applicant's archaeologist</p>	<p>Prior to project approval and during ground disturbing activities</p>	<p>City of Moorpark Community Development Department</p>	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Reports (ARMR): Recommended Contents and Format (1990) and Guidelines for Archaeological Research Designs (1991).</p> <p>b. If the archaeological assessment did not identify potentially significant archaeological resources within the proposed General Plan area but indicated the area to be highly sensitive for archaeological resources, a qualified archaeologist shall monitor all ground-disturbing construction and pre-construction activities in areas with previously undisturbed soil. The archaeologist shall inform all construction personnel, prior to construction activities, of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.</p> <p>c. If the archaeological assessment did not identify potentially significant archaeological resources, but indicates the area to be of medium sensitivity for archaeological resources, an archaeologist who meets the PQS shall be retained on an on-call basis. The archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the on-call archaeologist is contacted. If</p>				

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.				
CUL-6	Low-Sensitivity. To determine the archaeological sensitivity for discretionary projects in areas designated “low” sensitivity for archeological resources, the project applicant shall retain an archaeologist that meets the Secretary of the Interior’s Professionally Qualified Standards (PQS) in either prehistoric or historic archaeology to conduct a records search. The assessments shall include records searches of California Historical Resources Information System and the Sacred Lands File maintained by the Native American Heritage Commission. If the records search identifies a medium sensitivity for archaeological resources, an archaeologist who meets the PQS shall be retained on an on-call basis. The archaeologist shall inform all construction personnel prior to construction activities about the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project’s initial on-site safety meeting and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the on-call archaeologist is contacted. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant’s archaeologist	Prior to issuance of a grading permit and during ground disturbing activities	City of Moorpark Community Development Department	
ENERGY					
No Mitigation Measures are applicable.					
GEOLOGY AND SOILS					
GEO-1	Paleontological Resources Monitoring and Mitigation Plan. In areas designated “high” or “low” sensitivity for paleontological resources, the project applicant shall be required to submit a Paleontological Resources Monitoring and Mitigation Plan (PRMMP). The PRMMP shall be prepared by a Qualified	City of Moorpark Community Development Department in coordination with	Prior to issuance of a grading permit	City of Moorpark Community Development Department	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	Paleontologist meeting the standards of Society of Vertebrate Paleontology (2010). The plan shall address specifics of monitoring and mitigation based on the project area and project's construction plan, and shall take into account updated geologic mapping, geotechnical data, updated paleontological records searches, and changes to the regulatory framework at the time of analysis. The PRMMP shall be submitted to the City of Moorpark prior to approval of a grading permit.	Landowner/Project Applicant's paleontologist			
GEO-2	High Sensitivity. Projects involving ground disturbances in previously undisturbed areas mapped as having "high" paleontological sensitivity shall be monitored by a qualified paleontological monitor on a full-time basis. Monitoring shall include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor shall have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, if the fossils are determined to be significant, professionally and efficiently recover the fossil specimens and collect associated data. The paleontological monitor shall use field data forms to record pertinent location and geologic data, measure stratigraphic sections (if applicable), and collect appropriate sediment samples from any fossil localities.	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant's paleontologist	During ground disturbing activities	City of Moorpark Community Development Department	
GEO-3	Low Sensitivity. Projects involving ground disturbance in previously undisturbed areas mapped with "low" paleontological sensitivity shall require monitoring if construction activity exceeds the depth of the low-sensitivity surficial sediments. The underlying sediments may have high sensitivity; therefore, work in those units shall require paleontological monitoring, as designated by the qualified paleontologist in the Paleontological Resources Monitoring and Mitigation Plan.	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant's paleontologist	During ground disturbing activities	City of Moorpark Community Development Department	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
GEO-4	All Projects. In the event of any fossil discovery, regardless of depth or geologic formation, construction work shall halt within a 50-foot radius of the find until its significance can be determined by a qualified paleontologist. Significant fossils shall be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the Society of Vertebrate Paleontology (2010). A regional repository shall be identified by the City Council and a curatorial arrangement shall be signed prior to collection of the fossils.	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant's paleontologist	During construction	City of Moorpark Community Development Department	
GREENHOUSE GAS EMISSIONS					
No Mitigation Measures are applicable.					
HAZARDS AND HAZARDOUS MATERIALS					
HAZ-1	Phase I Environmental Site Assessment. Prior to discretionary approval by the City of Moorpark for development of projects subject to review under the California Environmental Quality Act (CEQA) (i.e., nonexempt projects), project applicants shall prepare and submit a Phase I Environmental Site Assessment (ESA) evaluating potential project impacts associated with recognized environmental conditions to the City of Moorpark Community Development Department for review and approval prior to initiation of construction activities. The evaluation shall be prepared in conformance with American Society of Testing and Materials (ASTM) methodology for assessing impacts. If there are recognized environmental conditions, the City of Moorpark shall require feasible mitigation measures to remediate the site. Potential measures shall be incorporated as conditions of approval for a project and may include: <ul style="list-style-type: none"> Preparation of and mandatory adherence to a Soils Management Plan (SMP). The SMP would summarize soil and groundwater analytical data collected on the project site during past investigations; identify management options for excavated soil and/or groundwater if contaminated media are encountered 	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant	Prior to discretionary approval	City of Moorpark Community Development Department	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>during deep excavations; and identify monitoring wells, irrigation wells, or other wells requiring proper abandonment in compliance with local, State, and federal laws, policies, and regulations. The SMP shall include measures for identifying, testing, and managing soil and/or groundwater suspected of or known to contain hazardous materials. The SMP should:</p> <ul style="list-style-type: none"> - Provide procedures for evaluating, handling, storing, testing, and disposing of soil and groundwater during project excavation and dewatering activities, respectively. - Describe required worker health and safety provisions for all workers potentially exposed to hazardous materials in accordance with State and federal worker safety regulations. - Designate personnel responsible for implementation of the SMP. <ul style="list-style-type: none"> • Preparation of and mandatory adherence to the recommendations from a Soil Vapor Intrusion Assessment for sites with potential residual contamination in soil or groundwater that are planned for development with an overlying occupied building. A Soil Vapor Intrusion Assessment would indicate the potential for significant vapor intrusion into an occupied building. Project design for all projects with significant vapor intrusion shall include vapor controls or source removal, as appropriate, in accordance with regulatory agency requirements. Soil vapor mitigations or controls could include vapor barriers, passive venting, and/or active venting. 				
HYDROLOGY AND WATER QUALITY				
No Mitigation Measures are applicable.				
LAND USE AND PLANNING				
No Mitigation Measures are applicable.				

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)	
MINERAL RESOURCES					
No Mitigation Measures are applicable.					
NOISE					
<p>N-1</p>	<p>Construction Noise Measures. Construction contractors shall implement the following measures for construction activities conducted in the City of Moorpark. Construction plans submitted to the City shall identify these measures on demolition, grading, and construction plans. The City of Moorpark Planning and Building Agency shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading, and/or building permits.</p> <ul style="list-style-type: none"> • During the entire active construction period, equipment and trucks used for project construction shall use the best-available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible. • Impact tools (e.g., jack hammers and hoe rams) shall be hydraulically or electrically powered wherever possible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools. • Stationary equipment, such as generators and air compressors, shall be located as far as feasible from nearby noise-sensitive uses. • Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors. • Construction traffic shall be limited, to the extent feasible, to approved haul routes established by the City Planning and Building Agency. • At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to 	<p>City of Moorpark Community Development Department in coordination with Landowner/Project Applicant's construction contractor</p>	<p>Prior to and during construction</p>	<p>City of Moorpark Planning and Building Agency</p>	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>the public, that includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City.</p> <ul style="list-style-type: none"> • Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws. • If construction is anticipated for prolonged periods, as required by the Community Development Director, erect temporary noise barriers (at least as high as the exhaust of equipment and breaking line-of-sight between noise sources and sensitive receptors), as necessary and feasible, to maintain construction noise levels at or below the performance standard of 80 dBA Leq. Barriers shall be constructed with a solid material that has a density of at least 4 pounds per square foot with no gaps from the ground to the top of the barrier. 				

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
N-2	Noise and Vibration Analysis. Prior to issuance of a building permit for a project requiring pile driving during construction within 135 feet of fragile structures, such as historical resources, within 100 feet of nonengineered timber and masonry buildings (e.g., most residential buildings), or within 75 feet of engineered concrete and masonry (no plaster); or a vibratory roller within 25 feet of any structure, the project applicant shall prepare a noise and vibration analysis to assess and mitigate potential noise and vibration impacts related to these activities. This noise and vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed Federal Transit Administration (FTA) architectural damage thresholds (e.g., 0.12 inches per second [in/sec] peak particle velocity [PPV] for fragile or historical resources, 0.2 in/sec PPV for nonengineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed these thresholds, alternative uses shall be used, such as drilling piles instead of pile driving and static rollers instead of vibratory rollers. If necessary, construction vibration monitoring shall be conducted to ensure vibration thresholds are not exceeded.	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant	Prior to issuance of a building permit and during construction	City of Moorpark Community Development Department	
N-3	Vibration Analysis. Prior to discretionary approval by the City of Moorpark for industrial development projects subject to review under the California Environmental Quality Act (CEQA) (i.e., nonexempt projects), that utilize equipment that has the potential to result in vibration, a vibration analysis shall be conducted to assess and mitigate potential vibration impacts. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer and shall follow the latest CEQA guidelines, practices, and precedents.	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant	Prior to project approval	City of Moorpark Community Development Department	

POPULATION AND HOUSING

No Mitigation Measures are applicable.

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)	
PUBLIC SERVICES					
No Mitigation Measures are applicable.					
RECREATION					
No Mitigation Measures are applicable.					
TRANSPORTATION					
No Mitigation Measures are applicable.					
TRIBAL CULTURAL RESOURCES					
TCR-1	<p>Tribal Cultural Resources Monitoring. An archaeologist that meets the Secretary of the Interior’s Professionally Qualified Standards (PQS), in consultation with interested tribes, the developer and the City of Moorpark, shall develop an Archaeological Monitoring Plan (AMP) to address the details, timing and responsibility of archaeological and cultural activities that will occur on the project site. Details in the AMP shall include:</p> <ol style="list-style-type: none"> 1. Project-related ground disturbance (including, but not limited to, brush clearing, grading, trenching, etc.) and development scheduling; 2. The development of a rotating or simultaneous schedule in coordination with the developer and the project archeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation and ground disturbing activities on the site: including the scheduling, safety requirements, duties, scope of work, and Native American Tribal Monitors’ authority to stop and redirect grading activities in coordination with all project archaeologists (if the tribes cannot come to an agreement on the rotating or simultaneous schedule of tribal monitoring, the Native American Heritage Commission shall designate the schedule for the onsite Native American Tribal Monitor for the proposed project); 3. The protocols and stipulations that the developer, City, Tribes and project archaeologist will follow in the event of inadvertent 	City of Moorpark Community Development Department in coordination with Landowner/Project Applicant’s archeologist and interested tribes	Prior to and during ground disturbing / construction	City of Moorpark Community Development Department	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<p>cultural resources discoveries, including any newly discovered cultural resource deposits that shall be subject to a cultural resources evaluation.</p> <p>At least 30-days prior to application for a grading permit and before any grading, excavation and/or ground disturbing activities on the site take place, the future developer shall retain a tribal cultural monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources.</p> <p>Pursuant to the AMP, a tribal monitor from the consulting tribe shall be present during the initial grading activities. If tribal resources are found during grubbing activities, the tribal monitoring shall be present during site grading activities.</p>				
TCR-2	<p>Treatment and Disposition of Cultural Resources. In the event that Native American cultural resources are inadvertently discovered during the course of any ground disturbing activities, including but not limited to brush clearance, grading, trenching, etc. grading for the proposed project, the following procedures will be carried out for treatment and disposition of the discoveries:</p> <ol style="list-style-type: none"> 1. Temporary Curation and Storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location onsite or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process; and 2. Treatment and Final Disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the City of Moorpark with evidence of same: <ol style="list-style-type: none"> a. Accommodate the process for onsite reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and 	<p>City of Moorpark Community Development Department in coordination with Landowner/Project Applicant's archeologist and interested tribes</p>	<p>During construction activities</p>	<p>City of Moorpark Community Development Department</p>	

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, basic analysis, and other analyses as recommended by the project archaeologist and approved by consulting tribes and basic recordation have been completed; all documentation should be at a level of standard professional practice to allow the writing of a report of professional quality;</p> <p>b. A curation agreement with an appropriate qualified repository within San Bernardino County that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Bernardino County, to be accompanied by payment of the fees necessary for permanent curation;</p> <p>c. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at a regional museum, as directed by the City Council;</p> <p>d. At the completion of grading, excavation and ground disturbing activities on the site, a Phase IV Monitoring Report shall be submitted to the City documenting monitoring activities conducted by the project archaeologist and Native Tribal Monitors within 60 days of completion of grading. This report shall document the impacts to the 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; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from</p>				

2. Mitigation Monitoring Requirements

Table 1 Mitigation Monitoring Requirements

	Mitigation Measure	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	the archaeologist. All reports produced will be submitted to the City, County Museum, and consulting tribes.				
TCR-3	During construction activities, the project applicant shall allow additional archaeological monitors of Native American tribes to access the project site on a volunteer basis to monitor grading and excavation activities.	Project Developer(s); Archaeological Monitors of Native American Tribes	During construction activities	City of Moorpark Community Development Department	
UTILITIES AND SERVICE SYSTEMS					
No Mitigation Measures are applicable.					
WILDFIRE					
No Mitigation Measures are applicable.					

2. Mitigation Monitoring Requirements

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3. Report Preparation

3.1 LIST OF PREPARERS

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3. Report Preparation

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