

MITIGATION MONITORING AND REPORTING PROGRAM

CONDOR DRIVE WAREHOUSE PROJECT MOORPARK, CALIFORNIA

Prepared for:

CITY OF MOORPARK
799 Moorpark Avenue
Moorpark, California 93021

Prepared by:



CHAMBERS GROUP, INC.
600 West Broadway, Suite 250
Glendale, California 91204

February 2021

MITIGATION MONITORING AND REPORTING PROGRAM

Public Resources Code, Section 21081.6 (Assembly Bill 3180) requires that mitigation measures identified in environmental review documents prepared in accordance with California Environmental Quality Act (CEQA) are implemented after a project is approved. Therefore, this Mitigation Monitoring and Reporting Program (MMRP) has been prepared to ensure compliance with the adopted mitigation measures during the construction and operation phase of the Condor Drive Warehouse Project.

The City of Moorpark is the agency responsible for implementation of the mitigation measures identified in the MND. This MMRP provides the City of Moorpark with a convenient mechanism for quickly reviewing all the mitigation measures including the ability to focus on select information such as timing. The MMRP includes the following information for each mitigation measure:

- The phase of the project during which the required mitigation measure must be implemented;
- The phase of the project during which the required mitigation measure must be monitored; and
- The enforcement agency.

The MMRP includes a checklist to be used during the mitigation monitoring period. The checklist will verify the name of the monitor, the date of the monitoring activity, and any related remarks for each mitigation measure.

MITIGATION MONITORING AND REPORTING PROGRAM							
Condor Drive Warehouse Project							
Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification of Compliance		
					Initial	Date	Remarks
Biological Resources							
MM-BIO-1: A nesting bird pre-construction survey will be conducted by a qualified biologist and submitted to the City three days prior to demolition and/or vegetation removal activities during nesting bird season (February 15 through August 31). Should nesting birds be found, an exclusionary buffer will be established by a qualified biologist. The buffer may be up to 500 feet in diameter depending on the species of nesting bird found. This buffer will be clearly marked in the field by construction personnel under guidance of the qualified biologist and construction or clearing will not be conducted within this zone until the qualified biologist determines that the young have fledged or the nest is no longer active. Nesting bird habitat within the Project site will be resurveyed during bird breeding season if a lapse in construction activities lasts longer than seven days.	Prior to construction	Prior to and during construction	City of Moorpark	Less than Significant			
MM-BIO-2: Project-related activities likely to have the potential to disturb suitable bird nesting habitat shall be prohibited from February 15 through August 31, unless a Project Biologist acceptable to the City surveys the Project area prior to disturbance to confirm the absence of active nests. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting.	Prior to construction	Prior to and during construction	City of Moorpark	Less than Significant			
<p>MM-BIO-3: In order to protect mature and native oak trees onsite, the following measures will be implemented for pre-construction, during construction, and post-construction, as follows:</p> <p><u>Pre-Construction</u></p> <ul style="list-style-type: none"> ▪ Tree protection zone fencing will be erected as shown in the Arborist Report (Appendix B). No construction activity, heavy equipment access, or materials storage will take place within the tree protection zones during construction without the direct supervision and approval of a certified arborist. Fencing will be sturdy, in ground, at least 4 feet in height, and brightly colored. ▪ Supplemental irrigation will be applied to specific trees listed in the Arborist Report (Appendix B). Irrigation will moisten the soil to a depth of 6 to 12 inches, which may take several hours at a slow application rate. This supplemental irrigation will be applied twice per month from May through September. ▪ When pruning becomes necessary, a crew directly supervised by a Certified Arborist will be hired on site to ensure the pruning cuts are made to branch unions and do not remove an excessive amount of foliage. Pruning will occur only when deemed necessary by the Project arborist. As much live foliage as possible will be preserved through the construction process to give the trees the best opportunity to thrive after construction is complete. ▪ Permission will be obtained from the respective neighboring property owners to impact trees growing on adjacent properties. ▪ After obtaining City permits, the trees approved for removal will be removed and will be supervised by the Certified Arborist. 	Prior to construction, during construction, and post-construction	Prior to construction, during construction, and post-construction	City of Moorpark	Less than Significant			

MITIGATION MONITORING AND REPORTING PROGRAM							
Condor Drive Warehouse Project							
Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification of Compliance		
					Initial	Date	Remarks
<p><u>During Construction</u></p> <ul style="list-style-type: none"> All construction personnel will be informed of the intention to preserve the trees. If any changes are made to the plans resulting in any excavation or equipment access within the dripline of any protected tree, the Project arborist will be informed. Additional protection measures will be discussed, if required. Throughout the construction period, a certified arborist will make periodic site visits to ensure the tree protection plan is being followed. No construction activity will take place within the tree protection fencing. This includes construction worker access, materials storage, and equipment access. If any tree is injured during construction, the Project arborist will be informed within 24 hours so it may be evaluated and treated as soon as possible. The tree protection zone fencing will be retained until construction activity has been completed or until the landscape installation phase begins. Even when landscapers are permitted near the trees, they will be made aware of the intention to preserve the tree and the roots if any digging is performed for irrigation lines or plant installation. Excavation and Root Management: <ul style="list-style-type: none"> Excavation within the upper 36 inches of soil within a protected tree's drip line will be performed with hand tools or pneumatic excavation tools only. Excavation within a protected tree's drip line will be directly supervised by a Certified Arborist. If roots larger than 2 inches in diameter are uncovered, the Project arborist will determine if they may be severed or if they should be retained. If roots are severed, they will be cut cleanly with a sharp cutting tool to minimize the exposed cross-sectional root area. 							
<p><u>Post-Construction</u></p> <ul style="list-style-type: none"> The leaf drop around the root zone of the subject trees will be retained where practical. If leaf drop is not practical for use, a layer of coarse mulch 2- to 4 4 inches thick will be applied around the base of the trees intended for preservation. The subject trees will be monitored by a Certified Arborist for development of disease, decay, or other symptoms of stress due to construction activity. Deadwood may be removed as it appears, ; and as much live wood as possible will be retained on the trees, provided that it does n't not come into conflict with the infrastructure. Supplemental irrigation will continue to be supplied to trees specified in the Arborist Report (Appendix B), as described above. 							
Cultural Resources							

MITIGATION MONITORING AND REPORTING PROGRAM							
Condor Drive Warehouse Project							
Mitigation Measure	Implementation Phase	Monitoring Phase	Enforcement Agency	Level of Significance After Mitigation	Verification of Compliance		
					Initial	Date	Remarks
<p>MM-CUL-1: If any archeological or historical finds are uncovered during grading or excavation operations, all grading or excavation shall immediately cease in the immediate area and the find must be left untouched. The applicant, in consultation with the project paleontologist or archaeologist, shall assure the preservation of the site and immediately contact the Community Development Director by phone, in writing by email or hand delivered correspondence informing the Director of the find. In the absence of the Director, the applicant shall so inform the City Manager. The applicant shall be required to obtain the services of a qualified paleontologist or archeologist, whichever is appropriate to recommend disposition of the site. The paleontologist or archaeologist selected must be approved in writing by the Community Development Director. The applicant shall pay for all costs associated with the investigation and disposition of the find.</p>	During construction	During construction	City of Moorpark	Less than Significant			
Transportation							
<p>MM TRA-1: The Applicant will implement travel demand management (TDM) strategies, along with an annual reporting program for the first five years of operation, to track trip reductions and employee usage of TDM workplace programs. These can help achieve a 15-percent reduction in VMT below existing levels to meet OPR's thresholds including :</p> <ul style="list-style-type: none"> ▪ Carpool parking ▪ Bike racks/employee lockers ▪ Informational Kiosks /web resources ▪ Employee Transportation Coordinators ▪ Carpool program promotions ▪ Guaranteed Ride Home programs <p>Applicant shall submit Annual TDM Report to the Moorpark Planning Division for the first five (5) years of operation.</p> <ul style="list-style-type: none"> ▪ 	Post-construction	Post-construction	City of Moorpark	Less than Significant			
Tribal Cultural Resources							
<p>MM-TCR-1: In the event that Tribal Cultural Resources are encountered, all ground-disturbing activities shall cease, the applicant shall notify the City, and the applicant shall consult with the Fernandeano Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during the Project grading.</p>	During construction	During construction	City of Moorpark	Less than Significant			