

Appendix L

Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). This mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the Initial Study-Mitigated Negative Declaration (IS-MND), specifications are made herein that identify the Conejo Recreation and Park District (CRPD) action required and the lead agency monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with some, individual conditions of approval contained in this Mitigation Monitoring and Reporting Program.

Conejo Recreation and Parks District
Conejo Community Park and Center Improvements IS-MND

Mitigation Measure/ Condition of Approval	CRPD Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
AIR QUALITY							
AQ-1: Construction NOx Reduction							
All diesel-fueled equipment with engine capacity of 50 horsepower or greater used during project construction shall be equipped with Tier 4 Final engines, as defined by the USEPA.	Verify that all construction equipment with engine capacity of 50 horsepower or greater used during project construction meets Tier-4-Final requirements per the USEPA	Prior to construction activities beginning	Once before construction activities begin	CRPD			
BIOLOGICAL RESOURCES							
BIO-1: Pre-activity Survey							
Within 48 hours prior to ground disturbance and vegetation removal, a qualified biologist shall conduct a pre-construction survey for potential rare, listed, or other special status wildlife species. The survey shall include all proposed work areas, access routes, and staging areas plus a 50-foot buffer where accessible. If special status species are observed during the survey, they shall be relocated by the qualified biologist to nearby suitable habitat but far enough where they will not re-enter the project site. If a threatened or endangered species is observed, however, further consultation with the appropriate regulatory agency shall be conducted prior to moving the species and work will not commence until approved by regulatory agency. If roosts of special status bat species are detected in trees or structures to be removed, the District shall work with CDFW to develop a plan for avoiding impacts to roosting bats. Avoidance strategies may include conducting work activities during a season when bats are not present, excluding bats from	Monitor construction schedule to determine when the qualified biologist must conduct the pre-construction survey. This will be required each time construction is proposed for different areas of the project site. If roosts of special status bat species are detected in trees or structures to be removed, work with CDFW to develop a plan for avoiding impacts to roosting bats	Prior to activities in various park work areas (e.g., community center, entrance, trails on northern end of park) Immediately after roosts of special status bat species are detected in trees or structures to be removed	Prior to each phase/component of construction	CRPD			

Mitigation Measure/ Condition of Approval	CRPD Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
the roost sites prior to construction, or other avoidance methods.							
BIO-2: Nesting Bird Avoidance							
<p>If construction requires any vegetation trimming or tree removal during the nesting bird season (February 1 to August 31), pre-construction surveys shall be conducted by a qualified biologist not more than one week before construction to determine the presence or absence of nesting birds on the project site. The survey shall be repeated if a lapse occurs in construction activity of two weeks or more. If active nests are found, the qualified biologist shall establish an appropriate buffer, accounting for species sensitivity and the physical location of the nest (line of sight to the work area), to comply with CFGC Sections 3503 and 3503.5. In no case shall the buffer be smaller than 50 feet for non-raptor bird species and 200 feet for raptor species. To prevent encroachment, the established buffer(s) shall be clearly marked using high-visibility material. Encroachment into the buffer shall be prohibited unless approved by the qualified biologist with adequate restrictions, protections, and/or monitoring to ensure that impacts to the nest are avoided. The established buffer(s) shall remain in effect until the young have fledged or the nest is abandoned, as confirmed by the qualified biologist.</p>	<p>Monitor construction schedule to determine if all construction activities, including, but not limited to vegetation removal, ground disturbance, and construction and demolition, will occur outside of the bird breeding season (February 1 through August 31). If construction will not be conducted outside the bird breeding season (February 1 through August 31) verify that a qualified biologist has conducted a pre-construction nesting bird survey.</p> <p>If nests are found during the pre-construction nesting bird survey, verify that a qualified biologist has demarcated an avoidance buffer and notified CRPD, the construction contractor, and all construction personnel of the existence of the buffer zone and all other avoidance requirements of this mitigation measure.</p> <p>If the monitoring and reporting requirements of this mitigation measure are triggered, verify that a survey report by the qualified biologist documenting and verifying compliance with this mitigation measure and with</p>	<p>Prior to construction, review construction schedule.</p> <p>No more than seven days prior to construction review pre-construction nesting bird survey</p> <p>After a nest is identified by the qualified biologist but before initiation of construction activities. review record of avoidance buffer</p> <p>After completion of construction activities or after breeding/nesting is complete, review survey report.</p>	<p>Based on construction schedule and before construction begins, review nesting bird survey</p> <p>If applicable, at least one time after a nest is identified, and one time after completion of construction activities or after breeding/nesting season is complete, review record of avoidance buffer for compliance with the requirements of this mitigation measure</p> <p>One time: Verify receipt of survey report after submission to CRPD</p>	CRPD			

Conejo Recreation and Parks District
Conejo Community Park and Center Improvements IS-MND

Mitigation Measure/ Condition of Approval	CRPD Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
	applicable State and federal regulations protecting birds has been submitted to CRPD.						
BIO-3: Avoidance and Fencing in Sensitive Communities							
Where project components are proposed within 15 feet of the tree protection zone of individual trees in the sensitive community, a certified arborist shall be consulted to determine how project feature alteration may avoid impacts to the woodland community. In riparian wetlands, removal of vegetation and introduction of non-native species shall be avoided. Where sensitive vegetation communities cannot be completely avoided, they shall be protected by fencing the communities not permitted for removal with temporary construction fencing (e.g., silt fencing, orange netting). No construction activities, equipment or material staging, or any other construction related activities shall be allowed within the protected vegetation communities or the surrounding buffers.	<p>Schedule certified arborist to review plans and recommend specific BMPs for each biological resource identified.</p> <p>Communicate BMPs to construction team to ensure they are implemented.</p> <p>Monitor construction to confirm that all project feature alteration and/or avoidance measures are in place when work is being conducted in sensitive areas.</p>	Based on the construction schedule, schedule a certified arborist for assessment of project features and development of site-specific BMPs for identified biological resources. This will be required each time construction is proposed for different areas of the project site.	Every time new work is scheduled or restarts in various park work areas (e.g., community center, entrance, trails on northern end of park)	CRPD			
BIO-4: Jurisdictional Delineation and Agency Permitting							
If grading activities are proposed within 200 feet of the mapped center line of the channelized creek or other potentially jurisdictional features, a formal jurisdictional delineation shall be conducted to identify and delineate the jurisdictional extent of these features. Jurisdictional areas identified in the delineation shall be avoided where possible through project design. Prior to issuance of any grading or building permits, the project proponent shall submit a report detailing how	<p>Before granting construction permits and when final design plans are ready, determine when construction activities will occur within 200 feet of mapped center lines of jurisdictional features, based on Figures 23 and 24 in the IS-MND for this project.</p> <p>Initiate permitting process with USACE, RWQCB, or CDFW, as</p>	Prior to issuance of any grading and building permits	Once before construction begins	CRPD in consultation with USACE, RWQCB, CDFW, as appropriate			

Mitigation Measure/ Condition of Approval	CRPD Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>drainages would be avoided, including BMPs to be implemented to assure avoidance and minimization of indirect impacts. If impacts to these areas cannot be avoided, permitting by the USACE, RWQCB, and CDFW shall be required. Mitigation for fill would be a 1:1 rate, at minimum, and additional mitigation may be required under agency permits.</p>	<p>required, prior to issuance of any grading or building permits and when design plans are complete.</p> <p>Complete requirements of permit as specified.</p>						
BIO-5: Oak Tree and Landmark Tree Protection							
<p>The following work procedures are required for all City of Thousand Oaks-designated protected trees (including Protected Oak Trees and Protected Landmark Trees). The procedures are designed to minimize impacts:</p> <ol style="list-style-type: none"> All work that affects protected oak and landmark trees, including removal, relocation, or work within the tree protection zone, shall require permits from the City of Thousand Oaks. All work in protected tree aerial/root zones shall be observed by the qualified arborist. New construction work that impacts protected trees shall be staked, by field survey and reviewed by the qualified arborist. Any approved pruning shall be done by a qualified tree trimmer and observed by the qualified arborist. Vertical trenches shall be hand-dug, and all roots encountered clearly cut and sealed with approved tree sealer. All footings for wall construction shall be in an outward direction from the Tree's trunk and backfilled with topsoil. 	<p>Before granting construction permits and when final design plans are ready, prepare permits for all trees meeting the standards for protected trees throughout the park.</p> <p>Initiate permitting process with City of Thousand oaks for each tree, as necessary, prior to work requiring construction permits.</p>	<p>Prior to issuing building permits</p>	<p>Once before construction begins</p>	<p>CRPD in consultation with City of Thousand Oaks</p>			

Conejo Recreation and Parks District
Conejo Community Park and Center Improvements IS-MND

Mitigation Measure/ Condition of Approval	CRPD Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
7. No work in the aerial/root zone or protected zone shall be completed until it has been approved through the permitting process. Written approval is necessary prior to proceeding.							
8. A 4-foot-high temporary orange plastic construction fence with required warning signs or existing property line fence, shall be in place at the limit of the permitted work, directed by the Applicant's arborist and approved by the Community Development Department, to protect designated trees during construction.							
9. The area within the plastic fence shall not be used for material, equipment storage, or parking at any time.							
10. Copies of the Oak Tree Report, Oak Tree Permit, Engineering Plans, Project Conditions, Inspection Ticket, Oak Tree Resolution, Oak Tree Ordinance, and Approved Site Plans shall be maintained on the site during any work to or around any Oak Tree.							
BIO-6: Oak Tree and Landmark Tree Protection							
Tree material to be removed will be disposed of in a way that does not increase or further spread pests or disease. Tree material and wood will be treated by containment, grinding, or heat treatment methods, all of which have been shown to reduce the spread of invasive pests and pathogens. Containment of infested wood involves tarping the wood in an area of adequate sun exposure for a period of 2 years. Wood that has been dead for greater than 2 years is unlikely to contain living invasive pests,	Before any tree materials are removed from the project site, confirm that the requirements of this mitigation measure have been and/or will be carried out	Before any tree materials are removed from the project site	Once	CRPD			

Mitigation Measure/ Condition of Approval	CRPD Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
<p>though pathogens may still be present. Grinding wood to a 1-inch minus chip size greatly reduces the number of invasive pests and becomes suitable for transport to another disposal site. Heat treatment of infested wood to a core temperature of 160° F for a minimum of 75 minutes has been shown to eliminate most insects and diseases.</p>							
CULTURAL RESOURCES							
CUL-1: Archaeological and Native American Monitoring							

Archaeological and Native American monitoring is required during all project-related ground disturbing activities. Archaeological and Native American monitoring shall be performed under the direction of a qualified archaeologist, defined as an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology (National Park Service 1983). The qualified archaeologist, in consultation with the CRPD and the Native American representative, may recommend the reduction or termination of monitoring depending upon observed conditions (e.g., no resources encountered within the first 50 percent of ground disturbance). If intact archaeological resources are encountered during ground-disturbing activities, work within a minimum of 50 feet of the find must halt and the find must be evaluated for CRHR and NRHP eligibility per the requirements of CUL-2.

Confirm that the construction contractor has complied with the requirements of this mitigation measure

Prior to the commencement of any ground-disturbing activities

Each time ground disturbance occurs at various sites throughout the park

CRPD

Conejo Recreation and Parks District
Conejo Community Park and Center Improvements IS-MND

Mitigation Measure/ Condition of Approval	CRPD Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
CUL-2: Unanticipated Discovery of Cultural Resources							
In the event cultural resources are encountered during ground-disturbing activities, work in the immediate area must halt and an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology (National Park Service 1983) must be contacted immediately to evaluate the find. If the discovery proves to be eligible for listing in the NRHP or the CRHR and avoidance is infeasible, additional analysis may be warranted, such as data recovery excavation and Native American consultation to treat the find.	Confirm that the construction contractor has complied with the requirements of this mitigation measure	Prior to the commencement of any ground-disturbing activities	Each time ground disturbance occurs at various sites throughout the park	CRPD			
GEOLOGY AND SOILS							
GEO-1: Paleontological Resources							
In the event an unanticipated fossil discovery is made during the course of project development, construction activity shall be halted in the immediate vicinity of the fossil, and a qualified professional paleontologist shall be notified and retained to evaluate the discovery, determine its significance, and determine if additional mitigation or treatment is warranted. Work in the area of the discovery shall resume once the find is properly documented and the qualified professional paleontologist authorizes resumption of construction work. Any significant paleontological resources found during construction monitoring will be prepared, identified, analyzed, and permanently curated in an approved regional museum repository under the oversight of the qualified	Confirm that the construction contractor has complied with the requirements of this mitigation measure If fossil discovery occurs: 1) Halt work and retain a qualified paleontologist 2) Confirm discovery is evaluated and properly treated/ documented and that the qualified professional paleontologist authorizes resumption of construction work 3) In the event significant paleontological resources are found, ensure that these are	Prior to the commencement of any ground-disturbing activities If a discovery occurs, timing for actions 1, 2, and 3 shall coincide with the evaluation, treatment, documentation, and analysis described, as determined by the qualified paleontologist	During all ground disturbance activities at various sites throughout the park If discovery occurs, monitor throughout implementation of actions 1 through 3	CRPD			

Mitigation Measure/ Condition of Approval	CRPD Action Required	Monitoring Timing	Monitoring Frequency	Responsible Agency	Compliance Verification		
					Initial	Date	Comments
paleontologist.	identified, analyzed and permanently curated as described in this mitigation measure						
TRIBAL CULTURAL RESOURCES							
TCR-1: Unanticipated Discovery of Tribal Cultural Resources							
In the event that cultural resources of Native American origin are identified during construction, all earth disturbing work within the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find and an appropriate Native American representative, based on the nature of the find, is consulted. If CRPD determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with Native American groups. The plan shall include avoidance of the resource or, if avoidance of the resource is infeasible, the plan shall outline the appropriate treatment of the resource in coordination with the archeologist and the appropriate Native American tribal representative.	<p>Confirm that the applicant and/or construction contractor has complied with the requirements of this mitigation measure</p> <p>If TCR discovery occurs:</p> <ol style="list-style-type: none"> 1) Stop work 2) Ensure qualified archeologist and tribal representative evaluate find 3) If determined to be TCR, develop mitigation plan with qualified archaeologist and tribal representative, consistent with State guidelines 4) Confirm mitigation plan is carried out 	<p>During construction ground-disturbing activities</p> <p>If TCR discovery occurs, monitoring of actions 1 through 4 shall coincide with evaluation, treatment, and implementation of mitigation plan</p>	<p>Throughout ground disturbing activities</p> <p>If TCR discovery occurs, monitor throughout implementation of actions 1 through 4</p>	CRPD			