

## MITIGATION MONITORING AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) lists mitigation measures recommended in The Villages at Almond Grove Specific Plan EIR and identifies mitigation monitoring requirements and is intended to ensure compliance during implementation of the Specific Plan.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. The MMRP is intended to ensure compliance during implementation of the proposed Specific Plan.

The MMRP is organized in a matrix format. The first column identifies the mitigation measure. The second column, entitled "Mitigation Responsibility," refers to the party responsible for implementing the mitigation measure. The third column, entitled "Monitoring/Reporting Agency," refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The fourth column, entitled "Monitoring Timing/Schedule," refers to when monitoring will occur to ensure that the mitigating action is completed.

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**Table A: EIR Mitigation Monitoring and Reporting Program**

Mitigation Measures	Mitigation Responsibility	Monitoring/ Reporting Agency	Monitoring Timing/Schedule
<b>4.1: AESTHETICS</b>			
<b>AES-4:</b> During Development Plan review of future discretionary projects developed under the Specific Plan, the City shall ensure that proposed projects demonstrate that the lighting guidelines identified in the Specific Plan are implemented through preparation of a lighting plan. The lighting plan shall be approved by the City of Madera Community Development Director or designee.	Project Applicant	Community Development Department	Lighting plan of discretionary projects under Specific Plan to be prepared and approved prior to approval of discretionary project.
<b>AES-5:</b> Refer to Mitigation Measures AES-4, above.	Project Applicant	Community Development Department	Lighting plan of discretionary projects under Specific Plan to be prepared and approved prior to approval of discretionary project.
<b>AIR QUALITY</b>			
<p><b>AIR-2.1:</b> Consistent with San Joaquin Valley Air Pollution Control District (SJVAPCD) Regulation VIII (Fugitive PM10 Prohibitions) and in order to reduce construction equipment emissions to the extent feasible, the following controls shall be included as specifications for the proposed Specific Plan and implemented during construction:</p> <ul style="list-style-type: none"> <li>• All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.</li> <li>• All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.</li> <li>• All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.</li> <li>• When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.</li> <li>• All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.)</li> <li>• Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emission utilizing sufficient water or chemical stabilizer/suppressant.</li> </ul>	Project Applicant	Community Development Department	Prior to issuance of grading permits, the City shall ensure that the listed controls are included as project specifications.

**Table A: EIR Mitigation Monitoring and Reporting Program**

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<ul style="list-style-type: none"> <li>The project contractor shall require all off-road diesel-powered construction equipment of greater than 50 horsepower used for the project meet the California Air Resources Board (CARB) Tier 4 emissions standards or better.</li> <li>The project contractor shall require the use of electric air compressors, cranes, excavators, forklifts, generator sets, and welders.</li> </ul>			
<p><b>AIR-2.2:</b> Prior to issuance of a building permit, the City of Madera Community Development Director or designee shall identify project design details and specifications, where feasible, to document implementation and compliance with the following emission reduction measures. Implementation of the following measures is considered to be applicable, feasible, and effective in reducing criteria pollutant emissions generated by the project:</p> <ul style="list-style-type: none"> <li>All Project Applicants shall provide Class I and Class II bicycle parking/storage facilities on-site. Bicycle parking facilities should be near destination points and easy to find. At least one bicycle parking space for every 20 vehicle parking spaces.</li> <li>All employers shall provide shower and locker facilities to encourage employees to bike and/or walk to work, typically one shower and three lockers for every 25 employees.</li> <li>All apartment complexes or condominiums without garages shall provide Class I bicycle parking.</li> <li>All Project Applicants shall install Class I or II bike lanes on arterial/collector streets, or where a suitable route exists.</li> <li>All Project Applicants shall provide building access and paths which are physically separated from street parking lot traffic and that eliminate physical barriers such as walls, berms, landscaping and slopes that impede the use of pedestrians, bicycle facilities, or public transportation vehicles.</li> <li>All Project Applicants shall provide continuous sidewalks separated from the roadway by landscaping and on street parking.</li> <li>All Project Applicants shall provide on and off-site pedestrian facility improvements such as trails linking them to designated pedestrian commuting routes and/or on-site overpasses and wider sidewalks.</li> <li>All Project Applicants shall link cul-de-sacs and dead-end streets to encourage pedestrian and bicycle travel.</li> <li>All Project Applicants shall provide traffic reduction modifications to project roads, such as: narrower streets, speed platforms, bulb-outs and intersection modifications designed to reduce vehicle speeds and to encourage pedestrian and bicycle travel.</li> <li>All Project Applicants shall provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances.</li> </ul>	Project Applicant	Community Development Department	Prior to issuance of a building permit, the City of Madera Community Development Director or designee shall confirm inclusion of project design details and specifications related to the listed emission reduction measures.

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<ul style="list-style-type: none"> <li>• All Project Applicants shall provide pedestrian access between bus service and major transportation points and to destination points within the project.</li> <li>• All Project Applicants shall provide a display case or kiosk displaying transportation information in a prominent area accessible to employees, residents, or visitors.</li> <li>• All Project Applicants shall display bike route maps, bus schedules, and any other transportation information such as carpooling and car sharing.</li> <li>• All Project Applicants shall design projects using models by the Local Government Commission (LGC) in the "Smart Growth Guidebook," such as: street block patterns that from an interconnected grid, short block faces, numerous alleys, and narrow streets.</li> <li>• All Project Applicants shall develop and implement parking pricing strategies, such as charging parking lot fees to low occupancy (single occupant vehicles) vehicles.</li> <li>• All Project Applicants shall provide preferential parking spaces near the entrance of buildings for those who carpool/vanpool/rideshare and provide signage.</li> <li>• All Project Applicants shall install efficient heating, and other appliances, such as water heaters, cooking equipment, refrigerators, furnaces, and boiler units beyond Title 24 requirements.</li> <li>• All Project Applicants shall use solar or low-emission water heaters and use central water heaters.</li> <li>• All Project Applicants shall improve the thermal integrity/efficiency of buildings, and reduce the thermal load with automated and timed temperature controls or occupant sensors.</li> <li>• All Project Applicants shall orient buildings to take advantage of solar heating and natural cooling and use passive solar designs.</li> <li>• All employers shall implement at least one of the following: provide a guaranteed ride home; provide a carpool support system; provide a car-sharing services support system; provide a ride share program; employ or appoint an Employee Transportation Coordinator; provide incentives to employees to carpool/vanpool, take public transportation, telecommute, walk, and/or bike; participate in an employee "flash-pass" program, which provides free travel on transit buses; or provide transit pass subsidy and/or commute alternative allowance.</li> <li>• If feasible, employers shall implement alternative work schedules such as compressed workweek schedules where weekly work hours are compressed into fewer than five days.</li> <li>• Employers shall require fleets associated with project operational activities to utilize the cleanest available HHD truck technologies, including zero and near-zero (0.02 g/bhp-hr NOx) technologies as feasible.</li> </ul>			

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<ul style="list-style-type: none"> <li>Employers shall require all on-site service equipment (cargo handling, yard hostlers, forklifts, pallet jacks, etc.) to utilize zero-emissions technologies as feasible.</li> <li>Employers shall require fleets to use best practices (i.e., eliminating unnecessary idling).</li> </ul>			
<p><b>AIR-3.1:</b> Prior to the approval of any construction or building permits for new development proposed under the Specific Plan, the Director of the City of Madera Planning Department or designee shall ensure that when construction occurs within 500 feet of existing residences, the project contractor(s) shall utilize construction equipment rated by the United States Environmental Protection Agency (USEPA) as having Tier 4 (model year 2008 or newer) emission limits. The construction equipment shall be properly serviced and maintained in accordance with manufacturer recommendations.</p>	Project Applicant and project contractor	Community Development Department	Prior to issuance of any construction or building permits, the City of Madera Community Development Director or designee shall confirm inclusion of construction specifications related to the use of Tier 4 emission limits as specified in the measure.
<p><b>AIR-5.1:</b> Implement Mitigation Measures AIR-2.1 and AIR-2.2.</p>	Project Applicant	Community Development Department	<p>Prior to issuance of grading permits, the City shall ensure that the listed controls identified in Mitigation Measure AIR-2.1 are included as project specifications.</p> <p>Prior to issuance of a building permit, the City of Madera Community Development Director or designee shall confirm inclusion of project design details and specifications related to the listed emission reduction measures, as identified in Mitigation Measure AIR-2.2.</p>

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<b>BIOLOGICAL RESOURCES</b>			
<p><b>BIO-1.1:</b> Prior to the issuance of grading permits, the following measures shall be implemented to reduce potential impacts to western burrowing owls:</p> <ul style="list-style-type: none"> <li>• Preconstruction surveys for western burrowing owls shall be conducted by a qualified biologist in accordance with the California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation, or the most current guidelines.</li> <li>• If burrowing owls are identified during the preconstruction survey, avoidance of occupied burrows during the breeding season shall be implemented or passive exclusion, per CDFW’s 2012 Staff Report on Burrowing Owl Mitigation, or the most current guidelines (installing one-way doors in burrow openings during the non-breeding season to temporarily exclude burrowing owls, or permanently exclude burrowing owls and close burrows after verifying burrows are empty by site monitoring and scoping) shall be implemented).</li> <li>• Following construction activities, all areas temporarily impacted during Project construction and not identified for future development, shall be restored to pre-construction contours and revegetated with native species as specified in Table 4.4.B.</li> </ul>	Project Applicant and qualified biologist	Community Development Department/ California Department of Fish and Wildlife (CDFW)	Pre-construction surveys for western burrowing owls to be completed prior to issuance of any grading permits. Temporarily disturbed areas to be restored to pre-construction conditions after cease of construction activities.
<p><b>BIO-1.2:</b> Prior to the issuance of grading permits, the following measures shall be implemented to reduce potential impacts to Swainson’s hawks:</p> <ul style="list-style-type: none"> <li>• If construction begins during the nesting season (February 1 through August 31), an early season preconstruction survey for nesting Swainson’s hawks shall be conducted between January and March in the Biological Study Area (BSA) for the Specific Plan Area and immediate vicinity (an approximately 0.25 mi radius) by a qualified biologist when tree foliage is relatively sparse and nests are easy to identify. A second preconstruction survey for nesting Swainson’s hawks shall be conducted in the BSA and immediate vicinity (an approximately 0.25 mile radius) by a qualified biologist no more than 14 days prior to initiation of earthmoving activities.</li> <li>• If nesting Swainson’s hawks are found within the survey area, a qualified biologist shall evaluate the potential for the project to disturb nesting activities. The California Department of Fish and Wildlife (CDFW) shall be contacted to review the evaluation and determine if the project can proceed without adversely affecting nesting activities. CDFW shall also be consulted to establish protection measures such as buffers.</li> <li>• Disturbance of active nests shall be avoided until it is determined by a qualified biologist that nesting is complete and the young have fledged, or that the nest has failed. If work is allowed to proceed, at a minimum, a qualified biologist shall be on-site during the start of construction activities during the nesting season to monitor nesting activity.</li> </ul>	Project Applicant and qualified biologist	Community Development Department/California Department of Fish and Wildlife (CDFW)	Pre-construction surveys for nesting Swainson’s hawks to be completed prior to issuance of any grading or construction permits. Temporarily disturbed areas to be restored to pre-construction conditions after cease of construction activities.

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<p>The monitor shall have the authority to stop work if it is determined the project is adversely affecting nesting activities.</p> <ul style="list-style-type: none"> <li>Following construction, all fill slopes, temporary impact and/or otherwise disturbed areas not identified for future development shall be restored to preconstruction contours and revegetated with the native seed mix specified in Table 4.4.C.</li> </ul>			
<p><b>BIO-1.3:</b> Prior to the issuance of grading permits, the following measures shall be implemented to reduce potential impacts to northern harrier, California horned lark, and other nesting birds:</p> <ul style="list-style-type: none"> <li>If construction begins during the nesting season (February 1 through August 31), a qualified biologist shall survey all suitable nesting habitat in the Biological Survey Area (BSA) of the Specific Plan Area for presence of nesting birds. This survey shall occur no more than 10 days prior to the start of construction. If no nesting activity is observed, work may proceed as planned. If an active nest is discovered, a qualified biologist shall evaluate the potential for the proposed project to disturb nesting activities. The evaluation criteria shall include, but are not limited to, the location/orientation of the nest in the nest tree, the distance of the nest from the BSA, the line of sight between the nest and the BSA, and the feasibility of establishing no-disturbance buffers.</li> <li>If work is allowed to proceed, a qualified biologist shall be on-site weekly during construction activities to monitor nesting activity. The biologist shall have the authority to stop work if it is determined the project is adversely affecting nesting activities. Weekly monitoring shall continue until any young have fledged or the nest fails (as determined by the qualified biologist).</li> </ul>	Project Applicant and qualified biologist	Community Development Department/ California Department of Fish and Wildlife (CDFW)	Pre-construction surveys for northern harrier, California horned lark, and other nesting birds to be completed prior to issuance of any grading permits.
<p><b>BIO-3:</b> The following measures shall be implemented once specific development plans are submitted and prior to the issuance of grading permits to mitigate potential impacts to aquatic resources:</p> <ul style="list-style-type: none"> <li>A jurisdictional delineation shall be performed to determine if any or all of the aquatic features in the Biological Survey Area (BSA) of the Specific Plan Area should be considered jurisdictional by the Army Corps of Engineers (ACOE). The jurisdictional delineation shall be submitted to the ACOE for verification or concurrence.</li> <li>If the results of the jurisdiction delineation determine that any of the aquatic features in the BSA are jurisdictional waters, and the Project would result in permanent or temporary impacts to those waters, the project proponent shall obtain any necessary regulatory permits prior to the commencement of ground disturbing activities.</li> </ul>	Project Applicant and qualified biologist	Planning and Development Department/ Army Corps of Engineers (ACOE)	Wetland delineation to be completed after submission of development plans and prior issuance of any grading or construction permits. The City shall ensure that project-specific mitigation is incorporated into project plans if project would result in loss of wetlands and/or non-wetland waters



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<ul style="list-style-type: none"> <li>If the project would result in the loss of wetlands and/or non-wetland waters, mitigation shall be accomplished by purchasing credits at an approved mitigation bank, payment of in-lieu fees, or a combination of these methods, as determined by the City of Madera. Mitigation ratios shall be at least 1:1.</li> </ul>			
<p><b>BIO-7:</b> Refer to Mitigation Measures BIO-1.1 through BIO-1.3 and Mitigation Measure BIO-3.</p>	Project Applicant and qualified biologist	Community Development Department/ California Department of Fish and Wildlife (CDFW)	Pre-construction surveys to be completed prior to issuance of any grading permits.
<b>CULTURAL RESOURCES</b>			
<p><b>CUL-1:</b> Prior to the issuance of grading permits for development occurring within APN 030-170-009 and APN 0303-070-004, formal evaluations of the existing canal segments and buildings shall be completed by a qualified historic resources consultant for eligibility for inclusion in the California Register of Historical Resources (CRHR) to assess whether or not they qualify as historic resources under Public Resources Code Section 21084.1. If the resources are determined to be unique historical resources, measures shall be identified by the qualified historic resources consultant monitor and recommended to the City. Appropriate measures for significant resources could include, but are not limited to, avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.</p>	Project Applicant and qualified historical resources specialist	Community Development Department	<p>Evaluation by qualified historical resources specialist to be completed prior issuance of grading permits.</p> <p>Following discovery of previously unknown resource throughout the construction period, a qualified historical resources specialist shall prepare recommendations and submit to the Community Development Department. Timing for recommendations shall be established by project-specific mitigation measure.</p>
<p><b>CUL-2.1:</b> To identify if an archaeological resource is present and if it meets the definition of a historical resource under the California Environmental Quality Act (CEQA), or a unique archaeological resource under Public Resources Code Section 21083.2 located in the southeastern portion of the Specific Plan Area, additional investigation including a field survey and an archaeological sensitivity analysis shall be conducted prior to the initiation of ground-disturbing activities. For projects associated with the Specific Plan that are located in areas with moderate or higher sensitivity for buried archaeological resources as identified by the archaeological sensitivity analysis, subsurface testing shall be conducted to minimize possible disturbance to or inadvertent discoveries of archaeological deposits.</p>	Project Applicant and qualified archeologist	Community Development Department	<p>Archeological resources study to be completed prior to initiation of ground-disturbing activities. Community Development Department to review construction specifications to ensure inclusion of provisions included in mitigation measure.</p>

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<p>A qualified archaeologist shall develop a monitoring plan based on depth of the excavation and data from subsurface testing to be submitted to the City of Madera Community Development Director or designee. The monitoring plan shall include observation of ground disturbing activities (such as grading, trenching and boring) to be focused in areas that are most likely to contain buried resources. The archaeologist shall limit on-site monitoring to only areas where depth of excavation and information from subsurface testing suggests that sensitive resources may be encountered.</p>			
<p><b>CUL-2.2:</b> If deposits of precontact or historic-period archaeological materials are encountered during construction activities, all work within 25 feet of the discovery shall be redirected and a qualified archaeologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any archaeological materials. Archaeological materials can include flaked-stone tools (e.g., projectile points, knives, and choppers) or obsidian, chert, basalt, or quartzite toolmaking debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, bones, and other cultural materials); and stone-milling equipment (e.g., mortars, pestles, and handstones). Precontact archaeological sites often contain human remains. Historic-period materials can include wood, stone, concrete, or adobe footings, walls, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse.</p> <p>If deposits of precontact or historic-period archaeological materials are encountered and cannot be avoided, they shall be evaluated in consultation with the City and a qualified archaeologist. If the discovery is precontact in nature, geographically affiliated tribal representatives shall be consulted as part of this process. If the deposit meets the definition of a historical resource, unique archaeological resource, or tribal cultural resource under the California Environmental Quality Act (CEQA), significant impacts to the deposit will need to be avoided or appropriate treatment established. If treatment is required, a plan shall be developed in consultation with applicable parties to mitigate, avoid, or minimize significant impacts to these types of resources. Treatment may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; accessioning recovered archaeological materials at an appropriate curation facility; and community outreach. All reports produced as part of the evaluation and treatment of cultural resources identified during the project shall be submitted to the City and the Southern San Joaquin Valley Information Center (SSJVIC).</p>	<p>Project Applicant and qualified archeologist</p>	<p>Community Development Department</p>	<p>Community Development Department to review construction specifications to ensure inclusion of provisions included in mitigation measure.</p> <p>Following discovery of previously unknown precontact or historic-period archaeological materials throughout the construction period, a qualified archaeologist shall prepare recommendations and submit to the Community Development Department. Timing for recommendations shall be established by project-specific mitigation measure.</p>

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Mitigation Measures	Mitigation Responsibility	Monitoring/ Reporting Agency	Monitoring Timing/Schedule
<p><b>CUL-3:</b> The following procedures shall be implemented in the event that human remains are identified during project activities:</p> <ul style="list-style-type: none"> <li>• If human remains are encountered during project activities, work within 25 feet of the discovery shall be redirected and the Madera County Coroner notified immediately. At the same time, an archaeologist shall be contacted to assess the situation and consult with agencies as appropriate. Project personnel shall not collect or move any human remains and associated materials. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission (NAHC) will identify a Most Likely Descendant (MLD) to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods.</li> <li>• The archaeologist shall prepare a report that provides recommendations for the treatment of the human remains and any associated cultural materials as well as proposed or implemented methods and results from excavation and analysis. Treatment of the remains and associated cultural materials shall be done in coordination with the recommendations of the MLD and City. The final report shall be submitted to the Southern San Joaquin Valley Information Center (SSJVIC).</li> </ul>	<p>Project Applicant and qualified archeologist</p>	<p>Community Development Department</p>	<p>Community Development Department to review construction specifications to ensure inclusion of provisions included in mitigation measure.</p> <p>Following discovery of previously unknown human remains throughout the construction period, a qualified archaeologist shall prepare recommendations and submit to the Community Development Department. Timing for recommendations shall be established by project-specific mitigation measure.</p>
<p><b>CUL-4:</b> Refer to Mitigation Measures CUL-2.1 and CUL-2.2.</p>	<p>Project Applicant and qualified archeologist</p>	<p>Community Development Department</p>	<p>Community Development Department to review construction specifications to ensure inclusion of provisions included in mitigation measures.</p> <p>Following discovery of previously unknown resources throughout the construction period, a qualified specialist shall prepare recommendations and submit to the Community Development Department. Timing for recommendations shall be established by project-specific mitigation measure.</p>

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<p><b>CUL-5:</b> Refer to Mitigation Measures CUL-1, CUL-2.1, CUL-2.2, and CUL-3.</p>	<p>Project Applicant and qualified archeologist</p>	<p>Community Development Department</p>	<p>Community Development Department to review construction specifications to ensure inclusion of provisions included in mitigation measures. Following discovery of previously unknown resources throughout the construction period, a qualified specialist shall prepare recommendations and submit to the Community Development Department. Timing for recommendations shall be established by project-specific mitigation measure.</p>
<p><b>ENERGY</b></p>			
<p><b>Mitigation Measure EN-1.1:</b> Prior to approval of building permits, the Community Development Director or designee shall ensure that the energy efficiency strategies identified in the Specific Plan are incorporated project construction documents. These energy efficient strategies include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Provide natural lighting, where feasible, to reduce reliance on artificial lighting.</li> <li>• Use Low-E or EnergyStar windows.</li> <li>• Use high-efficiency lighting systems with advanced lighting controls. For nonresidential buildings, consider providing motion sensors tied to dimmable lighting controls. Task lighting may be used to reduce general overhead light levels.</li> <li>• Use a properly sized and energy-efficient heat/ cooling system in conjunction with a thermally efficient building shell. Consider using light colors for roofing and wall finish materials, and installing high R-value wall and ceiling insulation.</li> <li>• Implement some of the strategies of the EnergyStar program.</li> <li>• For retail, commercial and office uses, use light colored roofing with a high solar reflectance to reduce the heat island effect from roofs.</li> <li>• In retail, commercial and office development, encourage the provision of preferred parking spaces for hybrid, fuel cell, electric and/or other fuel efficient vehicles.</li> </ul>	<p>Project Applicant and project architect</p>	<p>Community Development Department</p>	<p>Energy efficiency strategies incorporated into construction plans prior to issuance of building permits. Community Development Department to confirm inclusion of energy efficiency strategies.</p>

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<b>GEOLOGY AND SOILS</b>			
<p><b>GEO-1.1:</b> Consistent with Section 1803 of the California Building Code and Section 10-2.402.3 of the City of Madera Municipal Code, prior to approval of a tentative subdivision map and for other types of structures, a preliminary soils report shall be reviewed and approved by the City of Madera Community Development Director and City Engineer or their designees. As a part of the geotechnical investigations, testing of samples from subsurface investigations is required, such as from borings or test pits. Investigations shall be conducted by a registered design professional and involve in situ-testing, laboratory testing, or engineering calculations. Studies shall be done as needed to evaluate slope stability, soil strength, position, and adequacy of load-bearing soils, the effect of moisture variation on load-bearing capacity, compressibility, liquefaction, differential settlement, and expansiveness. The geotechnical investigation shall provide recommendations to be incorporated into final plans and/or improvement plans, if required, to ensure compliance with the UBC and CBC.</p>	Project Applicant	Community Development Department	Community Development Department to review preliminary soils report prior to approval of tentative subdivision maps and ensure inclusion of recommendations of geotechnical investigation into construction specifications.
<p><b>GEO-2:</b> Refer to Mitigation Measures GEO-1.1</p>	Project Applicant	Community Development Department	Community Development Department to review preliminary soils report prior to approval of tentative subdivision maps and ensure inclusion of recommendations of geotechnical investigation into construction specifications.
<p><b>GEO-3:</b> Refer to Mitigation Measures GEO-1.1</p>	Project Applicant	Community Development Department	Community Development Department to review preliminary soils report prior to approval of tentative subdivision maps and ensure inclusion of recommendations of geotechnical investigation into construction specifications.

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<p><b>Mitigation Measure GEO-6.1:</b> The following measures shall be implemented to reduce potential impacts to paleontological resources:</p> <ul style="list-style-type: none"> <li>In the event that unique paleontological/geological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified paleontologist shall be consulted to determine whether the resource requires further study. The qualified paleontologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to, excavation of the finds and evaluation of the finds. If the resources are determined to be significant, mitigation measures shall be identified by the monitor and recommended to the City. Appropriate mitigation measures for significant resources could include avoidance or capping or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the City approves the measures to protect the identified resources.</li> <li>If unique paleontological/geological resources are found during the field survey, the resources shall be inventoried and evaluated for significance. If the resources are found to be significant, mitigation measures shall be identified by the qualified paleontologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the resources found during the field survey or literature review shall include a paleontological monitor. The monitoring period shall be determined by the qualified paleontologist. If additional paleontological/geological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed.</li> </ul>	<p>Community Development Department</p>	<p>Community Development Department</p>	<p>Community Development Department to ensure inclusion of provisions included in mitigation measure in construction specifications.</p> <p>Following discovery of previously unknown paleontological resources throughout the construction period, a qualified paleontologist shall prepare recommendations and submit to the Community Development Department. Timing for recommendations shall be established by project-specific mitigation measure</p>

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<p><b>GEO-7:</b> Refer to Mitigation Measures GEO-6.1</p>	<p>Community Development Department</p>	<p>Community Development Department</p>	<p>Community Development Department to ensure inclusion of provisions included in mitigation measure in construction specifications.</p> <p>Following discovery of previously unknown paleontological resources throughout the construction period, a qualified paleontologist shall prepare recommendations and submit to the Community Development Department. Timing for recommendations shall be established by project-specific mitigation measure.</p>
<p><b>GREENHOUSE GAS EMISSIONS</b></p>			
<p><b>GHG-1.1:</b> Prior to issuance of grading permits, applicants shall submit to the City of Madera Planning Department a Greenhouse Gas Reduction Plan, or proof of compliance with the City’s Climate Action Plan (CAP), referencing construction plans details and specifications to document implementation and compliance with the following applicable CAP measures. Implementation of the following CAP measures is considered to be applicable, feasible, and effective in reducing greenhouse gas emissions generated by the project:</p> <ul style="list-style-type: none"> <li>• Exceed Title 24 Energy Efficiency Building Standards, meet State Green Building Standards voluntary tier levels, become Leadership in Energy and Environmental Design (LEED) Greenpoint rated, or ENERGY STAR rated.</li> <li>• Install solar photovoltaic (PV) systems or solar hot water heaters.</li> <li>• Provide safe routes to adjacent transit stops.</li> <li>• Finance and/or construct bus turnouts and shelters where transit demand warrants such improvements.</li> <li>• Provide public transit vouchers to employees.</li> <li>• Include alternative fueling stations or electric vehicle (EV) charging stations.</li> </ul>	<p>Project Applicant</p>	<p>Community Development Department</p>	<p>Proof of compliance with City’s Climate Action Plan (CAP) to be submitted to Planning Department prior to issuance of grading permits.</p>

**Table A: EIR Mitigation Monitoring and Reporting Program**

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<ul style="list-style-type: none"> <li>By 2020, ensure construction contractors employ five percent of construction vehicles/equipment that utilize new technologies (i.e., repowered engines, electric drive trains), California Air Resources Board (CARB)-approved low carbon fuel, or are electrically-powered. By 2030, ensure construction contractors employ 10 percent of construction vehicles/equipment that utilize new technologies, CARB-approved low carbon fuel, or are electrically-powered.</li> <li>Include low-maintenance native landscaping or xeriscaping</li> </ul>			
<p><b>GHG-2:</b> Refer to Mitigation Measure GHG-1.1.</p>	Project Applicant	Community Development Department	Proof of compliance with City’s Climate Action Plan (CAP) to be submitted to Planning Department prior to issuance of grading permits.
<p><b>GHG-3:</b> Refer to Mitigation Measure GHG-1.1.</p>	Project Applicant	Community Development Department	Proof of compliance with City’s Climate Action Plan (CAP) to be submitted to Planning Department prior to issuance of grading permits.
<b>HAZARDS AND HAZARDOUS MATERIALS</b>			
<p><b>HAZ-1:</b> Prior to the issuance of demolition permits related to new development proposed under the Specific Plan, asbestos and lead based paint (LBP) surveys shall be conducted in order to determine the presence or absence of asbestos-containing materials (ACMs) and/or LBP within existing structures to be removed. Removal by property owners and/or future developers of LBP, friable ACMs, and non-friable ACMs that have the potential to become friable during demolition, shall be outlined in an inspection report to be submitted for approval by the City of Madera Community Development Director or designee, to conform to the standards set forth by the National Emissions Standards for Hazardous Air Pollutants (NESHAPs). The San Joaquin Valley Air Pollution Control District (SJVAPCD) shall be notified by the property owners and/or future developers of properties (or their designee(s)) prior to any demolition and/or renovation activities.</p>	Project Applicant	Community Development Department, San Joaquin Valley Air Pollution Control District (SJVAPCD)	Asbestos and lead based paint (LBP) surveys to be completed prior to issuance of demolition permits.



**Table A: EIR Mitigation Monitoring and Reporting Program**

Mitigation Measures	Mitigation Responsibility	Monitoring/ Reporting Agency	Monitoring Timing/Schedule
<b>HYDROLOGY AND WATER QUALITY</b>			
No mitigation is required. Regulatory Compliance Measure would be implemented: <b>Regulatory Compliance Measure HYD-1:</b> Prior to approval of each subsequent Specific Plan grading permit, grading plans must be prepared for and approved by the City of Madera Engineering Department and must be in compliance with the General Construction Permit including implementation of SWPPPs with specific BMPs to minimize pollution of stormwater. BMPs shall follow City of Madera Storm drainage BMPs and Storm Drainage Management Plan. The City shall also review and confirm compliance with Statewide National Pollutant Discharge Elimination System (NPDES) permits for construction runoff and municipal storm drain systems (MS4) provisions of water quality control measures.	N/A	N/A	N/A
<b>LAND USE AND PLANNING</b>			
<b>Mitigation Measure LU-2.1:</b> Prior to adoption of the Specific Plan by the City, a Public Facilities Financing Plan (PFFP) shall be completed by the project applicant and approved by the Community Development Director or designee. The PFFP shall identify all infrastructure and public facilities required to support the Specific Plan area and shall identify associated costs and financing mechanisms to fund these facilities.	Project Applicant	Community Development Department	Public Facilities Financing Plan (PFFP) to be completed prior to adoption of Specific Plan.
<b>NOISE</b>			
<b>NOI-1.1:</b> The project contractor shall implement the following measures during construction of the proposed project:  <ul style="list-style-type: none"> <li>Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.</li> <li>Place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the active project site.</li> <li>Locate equipment staging in areas that would create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the active project site during all construction activities.</li> <li>Ensure that all general construction related activities are restricted to between the hours of 6:00 a.m. and 8:00 p.m., consistent with the City's Noise Ordinance.</li> <li>Designate a "disturbance coordinator" at the City, at the expense of the project contractor, who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler) and would determine and implement reasonable measures warranted to correct the problem.</li> </ul>	Project Applicant and project contractor	Community Development Department	Noise-abatement measures to be implemented during project construction. Community Development Department shall ensure that project construction specifications comply with applicable noise standards.

**Table A: EIR Mitigation Monitoring and Reporting Program**

Mitigation Measures	Mitigation Responsibility	Monitoring/ Reporting Agency	Monitoring Timing/Schedule
<p><b>Mitigation Measure NOI-1.2:</b> In order to comply with the City’s noise compatibility guidelines, prior to the issuance of grading permits, new development proposed under the Specific Plan shall require an acoustic study for approval by the Community Development Director or designee for all noise-sensitive projects located within the following traffic noise contours with noise levels greater than 60 dBA CNEL:</p> <ul style="list-style-type: none"> <li>• Within 572 feet of Road 23 between Avenue 17 and Project Driveway 3;</li> <li>• Within 507 feet of Road 23 between Project Driveway 3 and Avenue 16;</li> <li>• Within 517 feet of Road 23 between Avenue 16 and Cleveland Avenue;</li> <li>• Within 533 feet of Road 23 between Cleveland Avenue and Project Driveway 4;</li> <li>• Within 501 feet of Road 23 between Project Driveway 4 and Project Driveway 5;</li> <li>• Within 504 feet of Road 23 between Project Driveway 5 and Avenue 14 ½;</li> <li>• Within 84 feet of Avenue 17 between Road 22 and Project Driveway 1;</li> <li>• Within 246 feet of Avenue 17 between Project Driveway 1 and Road 23;</li> <li>• Within 50 feet of Avenue 16 between Road 22 and Project Driveway 2/Road 22 ½;</li> <li>• Within 263 feet of Avenue 16 between Project Driveway 2/Road 22 ½ and Road 23;</li> <li>• Within 449 feet of Cleveland Avenue between Road 23 and Project Driveway 6;</li> <li>• Within 452 feet of Cleveland Avenue between Project Driveway 6 and Westberry Boulevard;</li> <li>• Within 50 feet of Road 22 between Avenue 17 and Avenue 16;</li> <li>• Within 50 feet of Road 22 between Avenue 16 and Cleveland Avenue;</li> <li>• Within 50 feet of Road 22 south of Cleveland Avenue;</li> <li>• Within 50 feet of Cleveland Avenue between Road 22 and between Project Driveway 2/Road 22 ½;</li> <li>• Within 98 feet of Cleveland Avenue between Project Driveway 2/Road 22 ½ and Road 23;</li> <li>• Within 56 feet of Project Driveway 2/Road 22 ½ between Avenue 16 and Cleveland Avenue; Within 54 feet of Project Driveway 2/Road 22 ½ between Avenue 17 and Avenue 16;</li> <li>• Within 90 feet of Avenue 16 between Road 22 and Westberry Road;</li> <li>• Within 50 feet of Project Driveway 5 west of Project Driveway 2/Road 22½;</li> <li>• Within 50 feet of Project Driveway 5 east of Project Driveway 2/Road 22½;</li> <li>• Within 50 feet of Project Driveway 2/Road 22 ½ north of Project Driveway 5;</li> <li>• Within 119 feet of Project Driveway 4 east of Road 23;</li> <li>• Within 54 feet of Project Driveway 6 south of Cleveland Avenue;</li> <li>• Within 63 feet of Project Driveway 2/Road 22 ½ between Road 23 and Project Driveway 3; and</li> </ul>	<p>Project Applicant and qualified noise consultant</p>	<p>Community Development Department</p>	<p>Acoustic study to be completed for new developments prior to issuance of grading permits. Community Development Department shall ensure that project construction specifications comply with applicable noise standards.</p>

**Table A: EIR Mitigation Monitoring and Reporting Program**

Mitigation Measures	Mitigation Responsibility	Monitoring/ Reporting Agency	Monitoring Timing/Schedule
<ul style="list-style-type: none"> <li>• Within 103 feet of Project Driveway 4 between Project Driveway 2/Road 22 ½ and Road 23.</li> </ul> <p>The acoustic study shall demonstrate that that interior noise levels in habitable rooms shall not exceed 45 dBA CNEL. Acoustical design features shall be incorporated into the proposed project design, which may include a combination of exterior features to reduce noise, such as berms/walls and/or architectural features such as Sound Transmission Class (STC) rated windows and doors. All STC ratings shall be shown on the building plans and incorporated into the construction of the proposed project. Once final architectural plans with the exterior-wall details and window types are available, a Final Acoustic Report shall be prepared by a qualified consultant to confirm that the interior living spaces of residential dwelling units will meet the City’s interior noise standard of 45 dBA CNEL (A weighted decibel Community Noise Equivalent Level) with windows and doors closed. If interior noise levels are still exceeded after the Final Acoustic Report is completed, additional design features shall be incorporated to meet the interior noise.</p>			
<p><b>Mitigation Measure NOI-1.3:</b> In order to comply with the City’s General Plan non-transportation related noise standards and Municipal Code standards, prior to the issuance of grading permits, an acoustical study shall be prepared for any stationary sources of noise proposed under the Specific Plan. The stationary source noise study shall demonstrate that noise levels would be consistent with the Noise Ordinance standards outlined in Title III: Public Safety, Chapter 11: Noise Control and shall be approved by the City of Madera Community Development Director or designee.</p>	Project Applicant	Community Development Department	Acoustical study to be completed prior to issuance of grading permits.
<p><b>Mitigation Measure NOI-2.1:</b> Prior to the approval of any construction or building permits for new development proposed under the Specific Plan, the City of Madera Community Development Director or designee shall ensure that construction plans include specifications that prohibit the use of heavy construction equipment within 15 feet of existing structures.</p>	Project Applicant, construction contractor	Community Development Department	Construction specifications to be confirmed prior to approval of construction or building permits.
<b>PUBLIC SERVICES AND RECREATION</b>			
<p><b>PSR-1:</b> Refer to Mitigation Measures AES-4, AIR-2.1, AIR-2.2, AIR-3.1, BIO-1.1, BIO-1.2, BIO-1.3, BIO-3, CUL-1, CUL-2.1, CUL-2.2, CUL-3, EN-1.1, GEO-1.1, GEO-6.1, GHG-1.1, HAZ-1, RCM HYD-1, LU-2.1, NOI-1.1, NOI-1.2, NOI-1.3, NOI-2.1, UTL-1.1, UTL-1.2, and UTL-2.</p>	-	-	-
<p><b>PSR-2:</b> Refer to Mitigation Measures AES-4, AIR-2.1, AIR-2.2, AIR-3.1, BIO-1.1, BIO-1.2, BIO-1.3, BIO-3, CUL-1, CUL-2.1, CUL-2.2, CUL-3, EN-1.1, GEO-1.1, GEO-6.1, GHG-1.1, HAZ-1, RCM HYD-1, LU-2.1, NOI-1.1, NOI-1.2, NOI-1.3, NOI-2.1, UTL-1.1, UTL-1.2, and UTL-2.</p>	-	-	-

**Table A: EIR Mitigation Monitoring and Reporting Program**

Mitigation Measures	Mitigation Responsibility	Monitoring/ Reporting Agency	Monitoring Timing/Schedule
<b>PSR-5:</b> Refer to Mitigation Measures AES-4, AIR-2.1, AIR-2.2, AIR-3.1, BIO-1.1, BIO-1.2, BIO-1.3, BIO-3, CUL-1, CUL-2.1, CUL-2.2, CUL-3, EN-1.1, GEO-1.1, GEO-6.1, GHG-1.1, HAZ-1, RCM HYD-1, LU-2.1, NOI-1.1, NOI-1.2, NOI-1.3, NOI-2.1, UTL-1.1, UTL-1.2, and UTL-2.	-	-	-
<b>PSR-7:</b> Refer to Mitigation Measures AES-4, AIR-2.1, AIR-2.2, AIR-3.1, BIO-1.1, BIO-1.2, BIO-1.3, BIO-3, CUL-1, CUL-2.1, CUL-2.2, CUL-3, EN-1.1, GEO-1.1, GEO-6.1, GHG-1.1, HAZ-1, RCM HYD-1, LU-2.1, NOI-1.1, NOI-1.2, NOI-1.3, NOI-2.1, UTL-1.1, UTL-1.2, and UTL-2.	-	-	-
<b>PSR-8:</b> Refer to Mitigation Measures AES-4, AIR-2.1, AIR-2.2, AIR-3.1, BIO-1.1, BIO-1.2, BIO-1.3, BIO-3, CUL-1, CUL-2.1, CUL-2.2, CUL-3, EN-1.1, GEO-1.1, GEO-6.1, GHG-1.1, HAZ-1, RCM HYD-1, LU-2.1, NOI-1.1, NOI-1.2, NOI-1.3, NOI-2.1, UTL-1.1, UTL-1.2, and UTL-2.	-	-	-
<b>TRANSPORTATION</b>			
<b>TRA-1.1:</b> As a condition of future project entitlements approved for projects within the Specific Plan Area, improvements identified in Table 9-A of the Traffic Impact Analysis (TIA) shall be implemented by the City.	Project Applicant, Community Planning Department	Community Planning Department	Improvements identified in Specific Plan Traffic Impact analysis to be implemented by the City prior approval of project entitlements for projects within Specific Plan Area.
<b>UTILITIES</b>			
<b>UTL-1.1:</b> Prior to the issuance of each grading permit for projects within the Specific Plan Area, the City shall ensure that the Infrastructure Master Plan for the Specific Plan is implemented and that General Plan policies requiring capacity analyses of service systems are completed.	Community Planning Department, Engineering Department	Community Planning Department	City to ensure implementation of Infrastructure Master Plan and General Plan policies related to capacity of serviced systems prior to issuance of grading permits for discretionary projects within Specific Plan Area.
<b>UTL-1.2:</b> Prior to the issuance of each grading permit for projects within the Specific Plan Area, and consistent with policies of the General Plan, the City shall review the City’s wastewater facility capacity and shall prepare environmental review, consistent with the California Environmental Quality Act, and analysis for any future off-site wastewater facility expansions and improvements required to support development of the Specific Plan. The CEQA analysis shall be completed prior to approval of each development project.	Community Planning Department, Engineering Department	Community Planning Department	City to complete environmental analysis to ensure wastewater facility capacity prior to issuance of grading permits for discretionary projects within the Specific Plan Area.
<b>UTL-2:</b> Prior to issuance of each grading permit for projects within the Specific Plan Area, the City shall review water supplies available at the time and ensure that the required groundwater facilities, including replacing and increasing depth of groundwater wells, and the use of reclaimed water as identified in the City’s Water Master Plan are adequate to serve the project.	Community Planning Department, Engineering Department	Community Planning Department	City to ensure water availability for projects within Specific Plan Area prior to issuance of grading permits for discretionary projects within the Specific Plan Area.

**Table A: EIR Mitigation Monitoring and Reporting Program**

Mitigation Measures	Mitigation Responsibility	Monitoring/ Reporting Agency	Monitoring Timing/Schedule
<b>UTL-6:</b> Refer to Mitigation Measures AES-4, AIR-2.1, AIR-2.2, AIR-3.1, BIO-1.1, BIO-1.2, BIO-1.3, BIO-3, CUL-1, CUL-2.1, CUL-2.2, CUL-3, EN-1.1, GEO-1.1, GEO-6.1, GHG-1.1, HAZ-1, RCM HYD-1, LU-2.1, NOI-1.1, NOI-1.2, NOI-1.3, NOI-2.1, UTL-1.1, UTL-1.2, and UTL-2.	-	-	-

Source: LSA (2022).