



Community and Economic Development Planning Division

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Madera, CA 93637
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Jamie Bax
Deputy Director JB

PLANNING COMMISSION DATE: April 9, 2019

AGENDA ITEM: # 1

S	#2019-003	14 residential lots and 1 open space outlet
APN	051-220-030	Applicant: Hillside RM, Inc.
CEQA	EXEMPT	Section 15162

REQUEST:

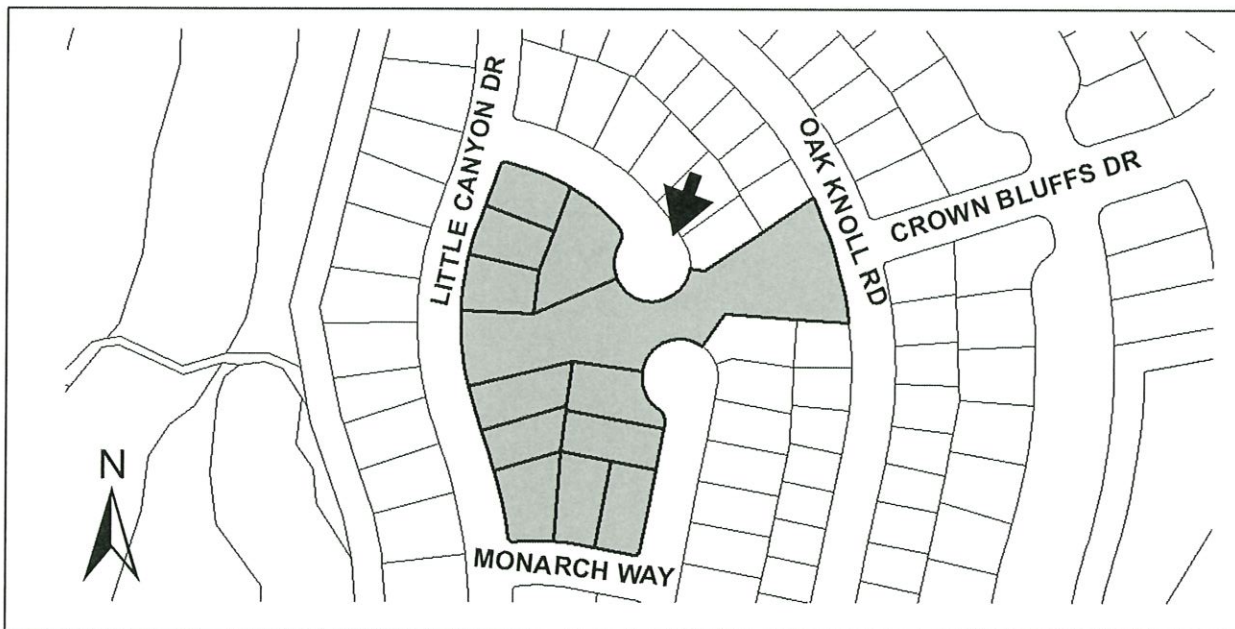
Hillside RM, Inc. is requesting approval of a tentative subdivision map to re-divide 2.81 acres of Tract 273, creating 14 residential lots and 1 open space outlet.

LOCATION:

On the south side of Gully Lane, approximately 58 feet south of its intersection with Little Canyon Drive, Madera.

ENVIRONMENTAL ASSESSMENT:

An Environmental Impact Report, Specific Plan, and other previously certified related documents in which this project is consistent with was adopted by the Board of Supervisors on November 5, 2012.



RECOMMENDATION: Approval of the Tentative Subdivision Map subject to conditions and compliance with the previously certified Environmental Impact Report.

GENERAL PLAN DESIGNATION (EXHIBIT A):

SITE: LDR (Low Density Residential)

SURROUNDING: LDR (Low Density Residential) Designation

ZONING (EXHIBIT B)

SITE: TV-LDR (Tesoro Viejo-Low Density Residential) District
TV-OS (Tesoro Viejo-Open Space) Districts

SURROUNDING: TV-LDR (Tesoro Viejo-Low Density Residential) District

LAND USE:

SITE: The Project site is currently vacant lots created by Tract 273

SURROUNDING: All surrounding parcels are currently residential and open space lots.

SIZE OF PROPERTY (EXHIBIT C): Approximately 2.81 acres

ACCESS (EXHIBIT C):

The subdivision is proposed to be accessed from Gully Lane

WILLIAMSON ACT:

The subject property is not subject to a Williamson Act (Agricultural Preserve) contract.

BACKGROUND AND PRIOR ACTIONS:

The Tesoro Viejo Specific Plan and corresponding Environmental Impact Report were approved on November 5, 2012. On September 9, 2014, the Planning Commission approved S#2014-002 which consisted of 5,190 residential units, approximately three million square feet of commercial space, 346 acres of open space, and 60 acres for schools. These lots were created via recordation of Tract 273 in 2018. This map is a re-division of a portion of lots within Tract 273.

PROJECT DESCRIPTION:

Hillside RM. is requesting approval of a tentative subdivision map to re-divide 2.81 acres of Tract 273, creating 14 residential lots and 1 open space outlot.

ORDINANCES/POLICIES:

Low Density Residential (TV-LDR) Zone: This Zoning District designation provides for single-family detached and attached homes, secondary residential units, and similar and compatible uses, including home occupations.

Madera County Code (Chapter 17.20 regulates tentative subdivision maps).

California Government Code Title 7 (Subdivision Map Act).

ANALYSIS:

Hillside RM. is requesting approval of a tentative subdivision map to re-divide 2.81 acres of Tract 273, creating 14 residential lots and 1 open space outlot. One of the current lots in Tract 273 is designated for open space; however, section 5.2 of the Tesoro Viejo Specific Plan permits for boundary and acreage adjustments. The adjustment, transfer, and conversion regulations are intended to provide flexibility in the implementation of the Specific Plan. Flexibility is needed because of the size of the Specific Plan planning area boundaries and acreages are necessarily generalized. (Refinements of the planning area boundaries and acreages will occur with future specific project design and more detailed subdivision mapping and engineering. Precise planning area boundaries will be established by the recordation of final subdivision maps). Furthermore, over the anticipated build out of the Specific Plan there will be many economic and social changes to which the Specific Plan should properly respond. This could result in the need for changes in size and location of commercial uses and amount and amount and/or type of residential units, without amendment.

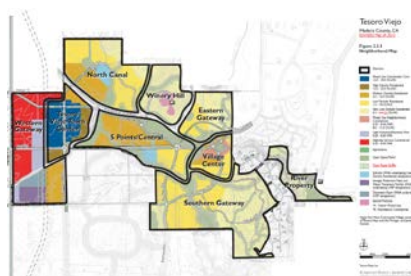
Tesoro Viejo is located within the Rio Mesa Area Plan (RMAP), a planned mixed-use development of approximately 15,000 acres in southern Madera County along the San Joaquin River. Tesoro Viejo comprises approximately 1,585 acres in two separate areas, comprising almost all of the Rio Mesa Community Village planning area. The landscape of Tesoro Viejo is characterized by gently rolling topography with pronounced hills. The current primary land use of the plan area is agriculture, specifically vineyards, blueberry cultivation and tree nurseries.

The Tesoro Viejo Specific Plan incorporates elements of community design, land use, parks and open space, traffic and circulation, public facilities and services into a comprehensive plan that implements the project vision. This community will provide a healthy mix of housing and recreational opportunities in order to create a place that is both home and destination.

The area within the tentative map boundaries, also known as the Hillside, is approved for low density residential along the southern edge and transitions to lower density further north. The Low Density zone district provides for single-family detached and attached homes, secondary residential units, and similar and compatible uses, including home occupations.

A certified Environmental Impact Report, Specific Plan, Area Plan, and other related documents in which this project is consistent with was adopted by the Board of Supervisors on November 5, 2012. In review of the proposed Tentative Map for development of the Hillside Area there are no significant changes that would cause one or more impacts to the environment.

The certified EIR analyzed a maximum of 5,190 dwelling units within the Specific Plan. The California Environmental Quality Act (CEQA) Guidelines Section 15162 set forth the criteria for determining the appropriate level of additional environmental documentation, if any, to be completed when there is a previously certified Environmental Impact Report covering the project for which a subsequent discretionary action is required, in this case the tentative subdivision map. This environmental analysis (Exhibit G) has



been prepared to assist the County of Madera in determining whether any additional environmental documentation is needed for the subject discretionary action. As per Section 15182 of CEQA, where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to an in conformity to that specific plan if the project meets the requirements of this section. Also, as per Section 15183 of the Government Code, CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. There are no circumstances that have occurred that would result in environmental impacts since the certification of the EIR.

The tentative map was prepared and submitted on February 12, 2019. This tentative subdivision map is within the Hillside neighborhood district. The lots range from approximately 5,689 to 25,680 square feet in size.

Water supply will be delivered via a mutual water company as indicated in the certified Water Supply Assessment. The proposed tentative subdivision map requesting 14 residential lots and 1 open space outlot, will have less of an impact than the previously approved Tesoro Viejo subdivision map. The project site is within the boundaries of County Service Area 22A, which will be the mechanism for providing services such as road maintenance, Sheriff and Fire protection, lighting, etc in addition to maintenance by a home owner's association. The proposed road system includes traffic calming devices to allow for a walkable and safe community. A trail system is proposed to encompass the entire perimeter of the project site.

Wastewater will be treated onsite, the discharge, or treated wastewater effluent, will be re-used for non-potable water demands such as toilet flushing and irrigation. Solid waste services will be provided by Red Rock Environmental Group with a three can system requiring green waste and recyclables be collected along with regular waste.

Parks, paseos, and trails will be constructed to accommodate the communities' recreational needs. Fire and Sheriff protection will be facilitated through the construction of a fire station and Sherriff's staffing within the Specific Plan area.

The tentative map was circulated to internal departments. Comments were received from the Public Works Department and Environmental Health Department.

FINDINGS OF FACT:

1. *The proposed subdivision and its design or improvements are consistent with the policies, goals, and objectives of the applicable land use plan. The proposed tentative map is consistent with the approved Tesoro Viejo Specific Plan and Rio Mesa Area Plan. The LDR Designation allows for 1.0-10 dwelling units per acre. The tentative map meets this density.*
2. *The tentative subdivision map meets all of the requirements or conditions imposed by the Subdivision Map Act and Title 17 of the Madera County Code. All requirements and proposed conditions are consistent with the Subdivision Map Act and Title 17 of the Madera County Code including water and wastewater design, road standards, and lot design.*

3. *The site is physically suitable for the type and density of development.* The project site is located in a New Growth area of Madera County allowing for residential, commercial, institutional, and industrial uses. The Tesoro Viejo Specific Plan incorporates elements of community design, land use, parks and open space, traffic and circulation, and public facilities and services into a comprehensive plan that implements the project vision.
4. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.* In accordance with CEQA Section 15162 a certified Environmental Impact Report for the Tesoro Viejo Specific Plan includes mitigation measures which would alleviate impacts to the environment. Mitigation measures applicable to this tentative map will be enforced.
5. *The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.* Mitigation measures have been adopted to regulate lighting, noise levels, and creating environmentally sound storm drainage facilities, to ensure a safe and peaceful community.
6. *The land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (and the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use).* The subject property is not subject to Williamson Act Contract.

GENERAL PLAN CONSISTENCY STATEMENT:

The project is consistent with the land use policies in the Rio Mesa Area Plan and the General Plan.

In accordance with Goal 1.B of the General Plan, New Growth Areas are comprehensively planned and developed as well-balanced, independent communities. The Rio Mesa Area Plan is considered a New Growth Area with higher-density residential uses as per Policy 1.B.2 b. Also, this tentative map supports Policy 1.B.2 c of integrating residential and open space and making it possible to travel by bicycle, foot, and automobile.

RECOMMENDATION:

The analysis contained in this report supports approval of the Tentative Subdivision Map subject to compliance with the conditions and the previously adopted environmental impact report.

CONDITIONS:

See attached conditions of approval.

ATTACHMENTS:

1. Exhibit A, General Plan Map
2. Exhibit A-1, Area Plan Map
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor Map
5. Exhibit D, Tentative Map
6. Exhibit E, Aerial Map
7. Exhibit F, Topographical Map

KB

8. Exhibit G, CEQA Guideline Section 15162 Analysis
9. Exhibit H, Environmental Health Department Comments
10. Exhibit I, Public Works Department Comments
11. Exhibit J, Adopted Mitigation Monitoring and Reporting Program

CONDITIONS OF APPROVAL

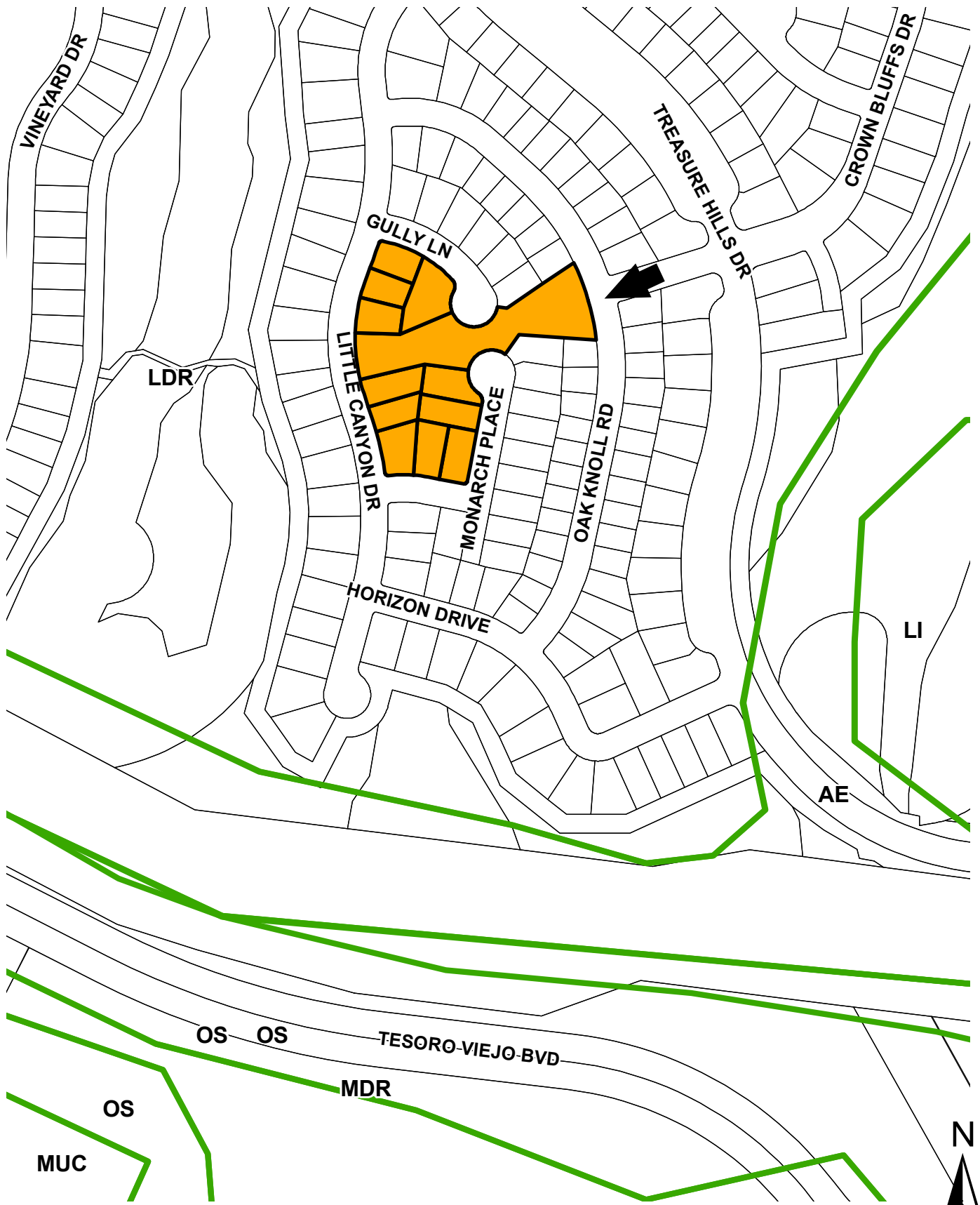
PROJECT NAME:	S #2019-003 Hillside RM, Inc
PROJECT LOCATION:	The property is located on the south side of Gully Lane, approximately 58 feet south of its intersection with Little Canyon Drive, Madera.
PROJECT DESCRIPTION:	Hillside RM, Inc. is requesting approval of a tentative subdivision map of 2.81 acres for 14 residential lots and 1 open space outlot.
APPLICANT:	Hillside RM, Inc
CONTACT PERSON/TELEPHONE NUMBER:	Hillside RM, Inc / (559)-256-7000

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Environmental Health					
1	This proposed development shall be served by a community water system and a community sewer system [MCC Title 17.48]. Water and sewer services for any structures, on any parcels, within this development must be connected to an approved community water system and community sewer system that is approved by the Regional Water Quality Control Board (RWQCB) and State Water Resource Control Board Drinking Water Program (DWP)	EH			
2	Solid Waste collection with sorting for green waste, recyclable materials and garbage is required.	EH			
3	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.	EH			
4	During the application process for any required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this Division.	EH			
Public Works					
1	Prior to any construction where such construction is proposed within the County right of way, the applicant is required to apply for an Encroachment Permit from the Public Works Department. Said permit must be approved and obtained prior to commencing the work..	Public Works			

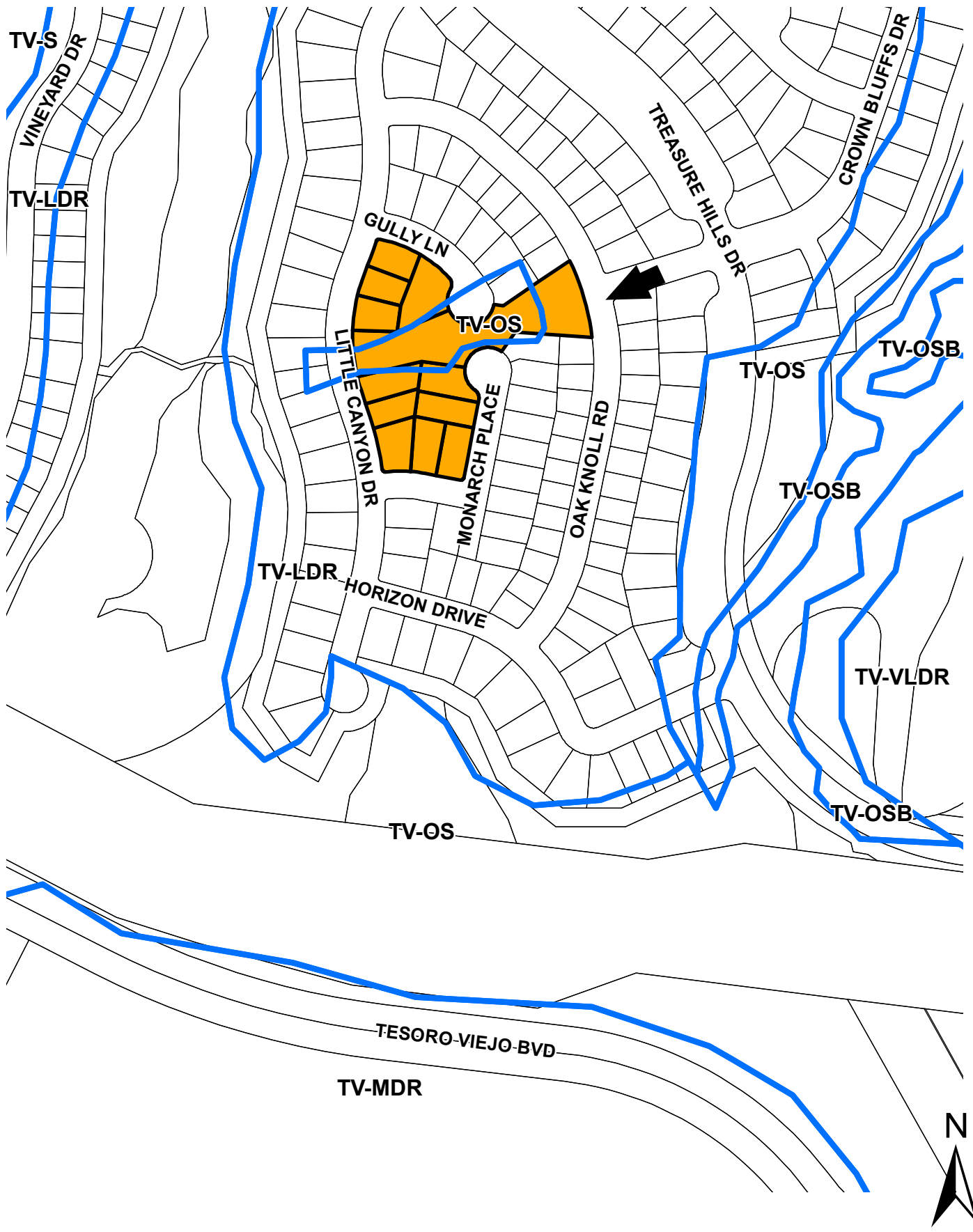
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
2	The developer shall provide flood control or drainage systems within the proposed development to carry storm runoff both tributary to and originating within the land division in accordance with the flood control practices established by the county. Post development drainage flow shall be limited to the predevelopment rate.	Public Works			
3	The developer shall submit a grading and drainage plan, onsite storm runoff storage calculation, to the Public Works Department for review and approval or provide a copy of the overall approved master drainage plan for reference. This plan shall identify onsite retention for any increase in storm water runoff generated by the proposed development.	Public Works			
4	All required road improvement shall be constructed in accordance with the approved plans and specifications, subject to inspection and acceptance by the Public Works Department.	Public Works			
5	Any work shall be done in accordance with the approved Tesoro Viejo Specific Plan, Mitigation Monitoring and Report Program (MMRP), County of Madera standards drawings and specification and/or any reference applicable sections of the California Building Codes standard specifications and standard plans or latest publication thereof.	Public Works			
6	The developer/contractor is responsible for determining the locations of all existing, possibly unknown or undocumented utilities located within the remainder of the proposed development. Should it become necessary to change positions, or permanently or temporarily remove/relocate any existing electrical conduits, power poles, or wires in order to clear the structures being built or to stay outside of County road right-of-way during the construction of these phases, the developer/contractor is responsible accommodate such tasks and work with appropriate parties to determine how the existing service will be maintained during the construction phases of the developments.	Public Works			
7	Any grading in excess of 500 cubic yards, and/or grading performed within two feet (2') of a property line is considered "Engineering Grading" and shall be performed in accordance with the approved grading plan prepared by a licensed professional. Grading shall conform to Chapter 14 of the Madera County Ordinances Code and the California Building Code, except as modified by these Improvement Standards. Preliminary and final soil reports are required with all "Engineering Grading" development, along with any recommendations for correction of any soil or geologic hazards reports and mitigation measures. If there is an existing drainage storage pond on site and/or calculation available for this development, the developer is required to verify that the drainage system and its storage are still have the adequate capacity and fully functional.	Public Works			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
8	Provide any proposed street, storm drain pipeline layouts and capacities, onsite basins/ponds, and inlet boundary and capacity calculations to Public Works Department for review. If any of the existing infrastructures are still adequate and/or have the extra capacity to accommodate the proposed development, provide the support documentation to Department of Public Works for review.	Public Works			
9	Provide methods of erosion & sediment controls within the limits of construction.	Public Works			
10	The design and construction of all roads and road appurtenances will be the responsibility of the developer, who will employ a California registered civil engineer and/or land surveyor to do all survey work, and a California registered civil engineer to do all road and road appurtenance design, testing, construction supervision, and inspection. .	Public Works			
11	All National Pollution Discharge Elimination System (NPDES) storm water regulations and standards shall be met. It is possible that the quality of storm water may be affected by pollutants. The applicant shall mitigate any impacts associated with storm water contamination caused by this project. A Storm Water Pollution Prevention Plan (SWPPP) is required for all projects 1-acre or more of site disturbance.	Public Works			
12	All stabilized construction on and off site access locations shall be constructed per the latest edition of the California Stormwater Quality Association (CASQA) details to effectively prevent tracking of sediment onto paved areas. All BMPS to be inspected weekly and before and after each rain event. Repair or replace as necessary. The contractor shall abide all of the laws, ordinances, and regulations associated with the NPDES and the Clean Water Act.	Public Works			
13	Contractor shall be responsible for locating all underground utilities prior to the start of any work by contacting Underground Service Alert (USA) 48 hours prior to any excavations; Contractor shall be responsible for contacting the appropriate party in advance of any work for necessary inspections in compliance to these plans, standard plans and standard specifications.	Public Works			
Planning					
1	All mitigation measures outlined in the certified EIR for the Tesoro Viejo Specific Plan shall be implemented in development of this project unless added to, deleted from, and/or otherwise modified.	Planning			
2	The developer shall submit written certification of implementation of all mitigation measures to the Planning Department prior to recordation of the final map(s).	Planning			
3	The tentative and final maps shall be prepared and processed in accordance with Title 7 of the California Government Code and Title 17 of the Madera County Code.	Planning			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
4	The applicant's engineer shall submit the construction plans for all improvements (i.e., water, sewer, drainage, roads, etc.) required for this subdivision to the Planning Department simultaneously with the final subdivision map filing.	Planning			
5	All construction plans shall be reviewed and approved by all Subdivision Committee members (Planning, Road, Fire, Environmental Health, and Engineering Departments) prior to issuance of any or all construction permits from a department or departments	Planning			
6	The applicant's engineer after Subdivision Committee approval of all construction plans shall submit a reproducible copy of said construction plans to the Planning Department for signature by all Subdivision Committee members authorized agent prior to issuance of any or all construction permits	Planning			
7	Relocation of all existing utility lines, if any, shall not be at the County's expense. The relocation shall be completed prior to final map approval. If bonding is utilized, inclusion of the relocation cost(s) shall be included in the cost estimate and certified as acceptable by the appropriate public utility(s).	Planning			
8	All improvements (water, sewer, roads, street signs, hydrants, utilities, vegetation clearing, etc.), including any necessary easements, required by the appropriate governmental agencies and/or public utilities shall be installed to each lot, unless bonded, prior to final map approval. Written certification that each improvement has been installed or will be bonded shall be submitted to the Planning Department by the responsible permitting agency/utility.	Planning			
9	Use of the outlot(s) is restricted to the specific use(s) indicated on the final map. Any deviation will require the approval of the County of Madera.	Planning			
10	On-street parking shall be in accordance with Specific Plan standards.	Planning			
11	Pursuant to the California Government Code (Subdivision Map Act), public utilities or public entities whose easements are affected by the map have thirty (30) days to determine if the map will unreasonably interfere with the free and complete exercise of the easements. A copy of the map and the easement(s) must be sent by certified mail to the affected public utility or entity by your project surveyor/engineer. Either a copy of the surveyor/engineer's notice to the utility/entity with a copy of the dated certified return receipt of a letter of consent to the recording of the map from the utility/entity must be provided to the Planning Department prior to final map approval.	Planning			

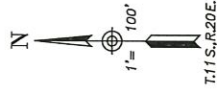


GENERAL PLAN MAP

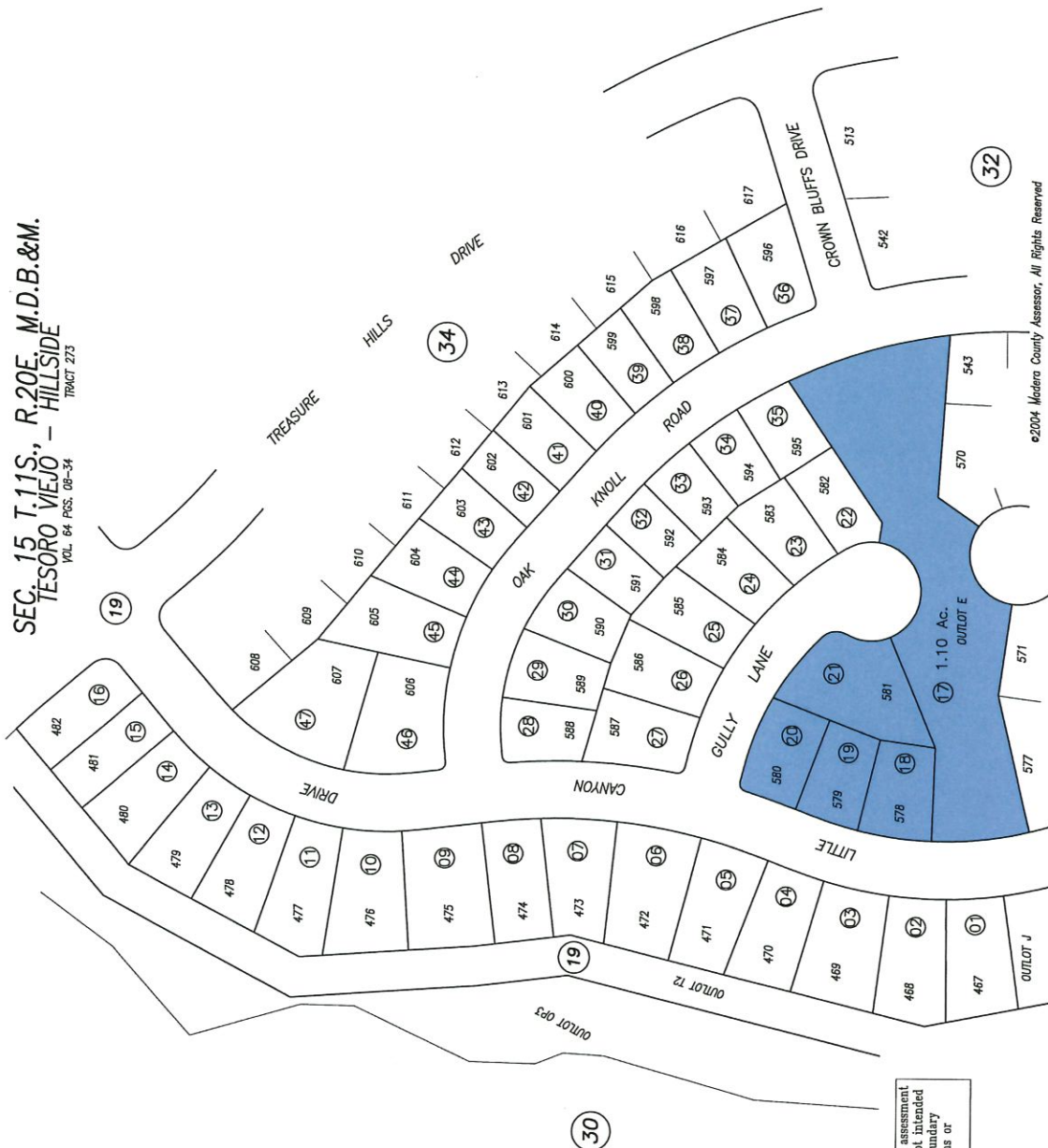


ZONING MAP

Tax Area Code
83-045
81-33



SEC. 15 T.11S., R.20E., M.D.B.&M.
TESORO VIEJO - HILLSIDE
VOL. 64 P.S.S. 08-34
TRACT 273



NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

10066-17 BF

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Assessor's Map No. 81-33
Chawanakee
County of Madera, Calif.
2017

SECS. 15 & 22 T.11S., R.20E. M.D.B.&M.
TESORO VIEJO - HILLSIDE
VOL. 64 PAGES 08-34
TRACT 273

Tax Area Code
83-045
81-32



ORIGINAL

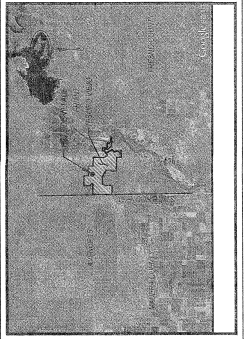


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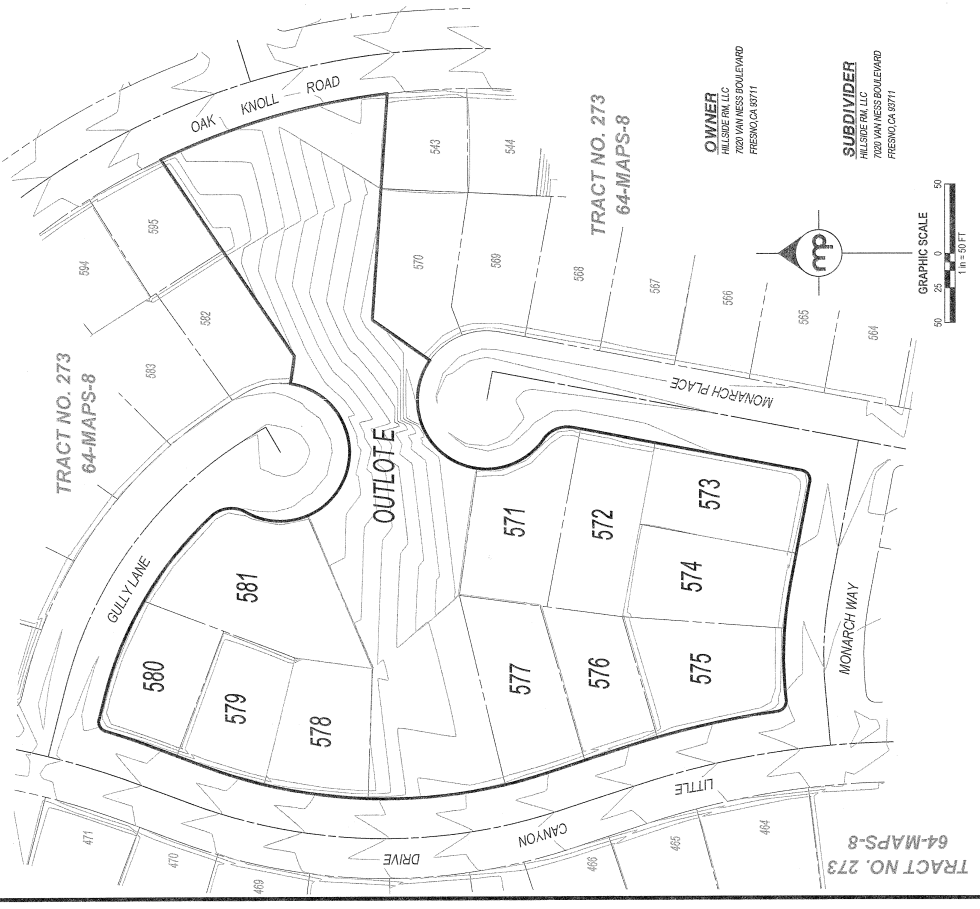
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Assessor's Map No. 81-32
Chawanakee
County of Madera, Calif.
2017



HILLSIDE VILLAGE- OAK KNOLL TENTATIVE MAP

MADERA COUNTY, CALIFORNIA
SUBDIVISION FILE - S#20719-
TTM # (PROVIDED LATER BY COUNTY)
BEING A SUBDIVISION OF LOTS 571 THROUGH 581
AND OUTLOT E OF HILLSIDE VILLAGE TRACT NO. 273
SHEET 1 OF 3
FEBRUARY 2019



VICINITY MAP
1:25,000

SHEET INDEX:
SHEET DESCRIPTION
1 COVER SHEET, LEGAL DESCRIPTION & TOPOGRAPHY
2 STREET SECTION AND DRAINAGE PLAN
3 SUBDIVISION LAYOUT

LEGAL DESCRIPTION
THE UNINCORPORATED AREA OF THE COUNTY OF MADERA, STATE OF CALIFORNIA, AND PART OF E. OF THE FINAL MAP OF TESORO VIEJO - HILLSIDE VILLAGE - OAK KNOLL, F64-MAPS-8, FOR RECORD, DECEMBER 28, 2017 IN BOOK 64 OF MAPS AT PAGES 1 THROUGH 4, INCLUSIVE, MADERA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM AN UNDIVIDED AN INTEREST IN AND TO ALL OIL, GAS AND MINERALS IN AND UNDER LANDS CONVEYED BY OCCIDENTAL LIFE INSURANCE COMPANY, A CORPORATION, BY DEED DATED JULY 16, 1938, AND RECORDED, SEPTEMBER 6, 1938, IN BOOK 249 OF OFFICIAL RECORDS, PAGE 28, MADERA COUNTY RECORDS.

GENERAL NOTES

- THE RECORD DATA SHOWN HEREON IS AS SHOWN IN THE OLD REPUBLIC PRELIMINARY TITLE REPORT NUMBER _____ DATED AS OF _____.
- ASSESSOR PARCEL NUMBERS: 081-320-041 THROUGH 041 AND 081-320-041 THROUGH 041.
- THE SURVEY DOES NOT IDENTIFY SPRINGS, WATERS OF THE STATE, WATERS OF THE UNITED STATES OR JURISDICTIONAL WETLANDS.
- PROPERTY IS SUBJECT TO EASEMENTS GRANTED TO POWERBROS. TELEPHONE COMPANY (EACT) LOCATION IS UNKNOWN, 1579 OR 74.

PROJECT DATA
TOTAL NUMBER OF LOTS: 14 UNNUMBERED AND 1 LETTERED OUTLOT
PROJECT AREA: 2.81 AC ±
SANITARY SEWER
REFER TO SEWER STUDY, SERVICED BY TMMWC.

STORM DRAINAGE
REFER TO STORM DRAINAGE STUDY, SERVICED BY TMMWC.

WATER
REFER TO WATER STUDY, SERVICED BY TMMWC.

IMPROVEMENTS
REFER TO PAVING PLAN FOR IMPROVEMENT PLANS.

CONTACT INFORMATION
OWNER AND SUBMITTER
ATTORNEY: MCCAFFREY
EMAIL: MCCAFFREY@MCCAFFREYGROUP.COM

ATT: GOLDIE LEWIS
EMAIL: GLEWIS@TESOROVIEWO.COM

ENGINEER/SURVEYOR
MORTON & PITALO, INC.
7943 N. INGRAM AVENUE, SUITE 105
FRESNO, CA 93711
PHONE: 559-853-6595 EXT. 202
ATT: KATHY JOLLY, P.E.
EMAIL: KJOLLY@MPINC.COM

OWNER
HILLSIDE RAIL LLC
1400 GULLEY BOULEVARD
FRESNO, CA 93711

SUBDIVIDER
HILLSIDE RAIL LLC
7020 MANNESS BOULEVARD
FRESNO, CA 93711

**TRACT NO. 273
64-MAPS-8**

**TRACT NO. 273
64-MAPS-8**

**TRACT NO. 273
64-MAPS-8**

TESORO VIEJO - HILLSIDE VILLAGE TRACTS 571 THROUGH 581 AND OUTLOT E TENTATIVE MAP

DATE: 02.11.2019
SHEET 1 OF 3

SCALE:
HORIZ. 1" = 50'
VERT. 1" = N/A

COMPUTED: _____
DESIGNED: _____
DRAWN: _____
PROJ. ENGR.: _____

MORTON & PITALO, INC.
CIVIL ENGINEERING AND PLANNING
1400 GULLEY BOULEVARD
FOLLOM, CA 95430
PHONE: 559-853-6595
survey email: spokane@mpengr.com @websites: www.mpengr.com

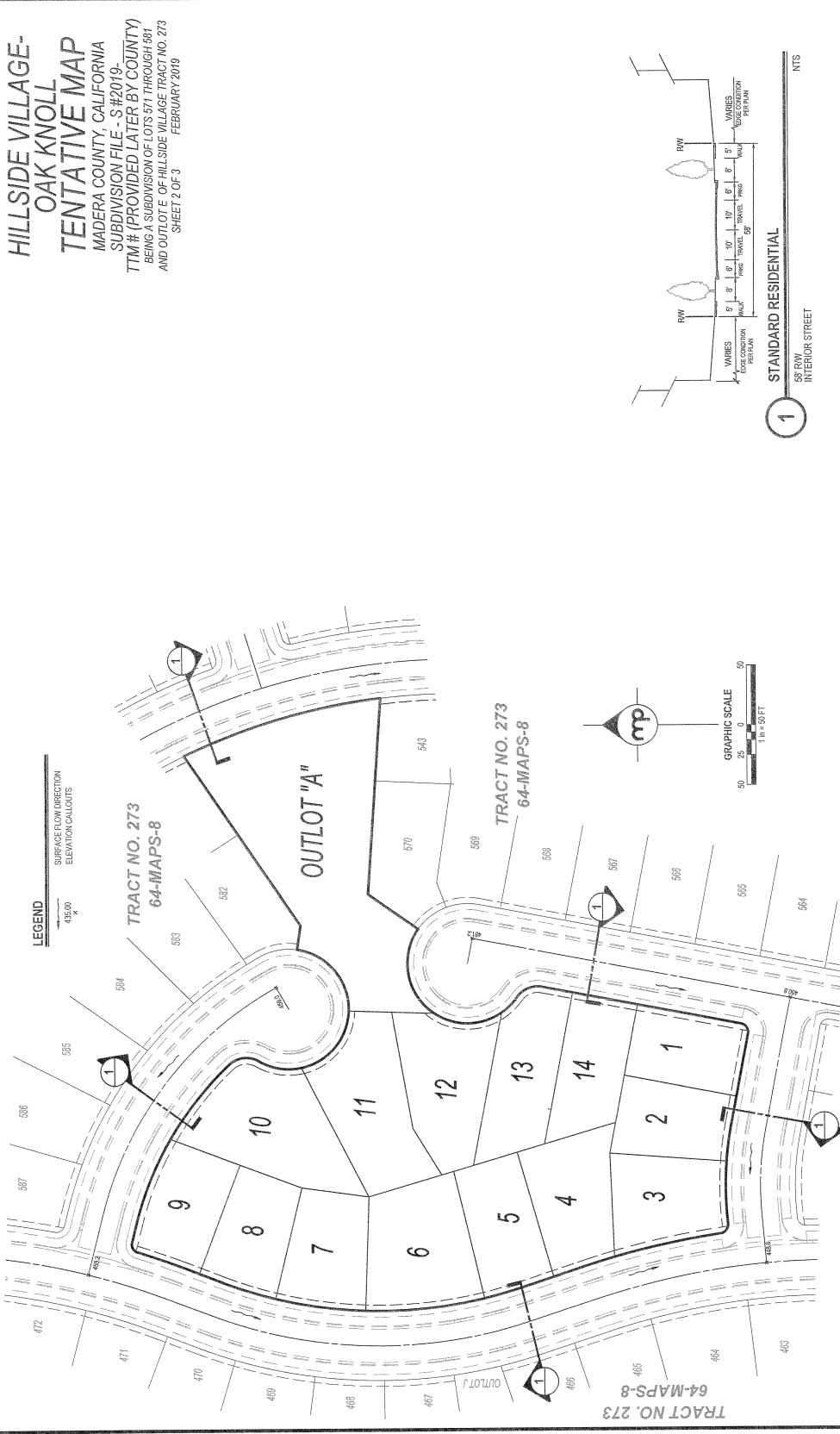
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**TESORO VIEJO - HILLSIDE
LOTS 571 THROUGH 581 AND OUTLOT E
TENTATIVE MAP
COVER SHEET, LEGAL DESCRIPTION & TOPOGRAPHY**

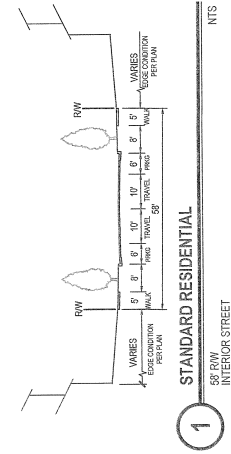
MADERA COUNTY, CALIFORNIA

JOB NO. 12-0024-00

TESORO VILLO - HILLSIDE LOTS 571 THROUGH 584 AND OUTLOT E TENTATIVE MAP NOT FOR CONSTRUCTION



**HILLSIDE VILLAGE-
OAK KNOLL
TENTATIVE MAP**
MADERA COUNTY, CALIFORNIA
SUBDIVISION FILE - S #2019-
TTM # (PROVIDED LATER BY COUNTY)
BEING A SUBDIVISION OF LOTS 571 THROUGH 584
AND OUTLOT E OF HILLSIDE VILLAGE TRACT NO. 273
SHEET 2 OF 3
FEBRUARY 2019

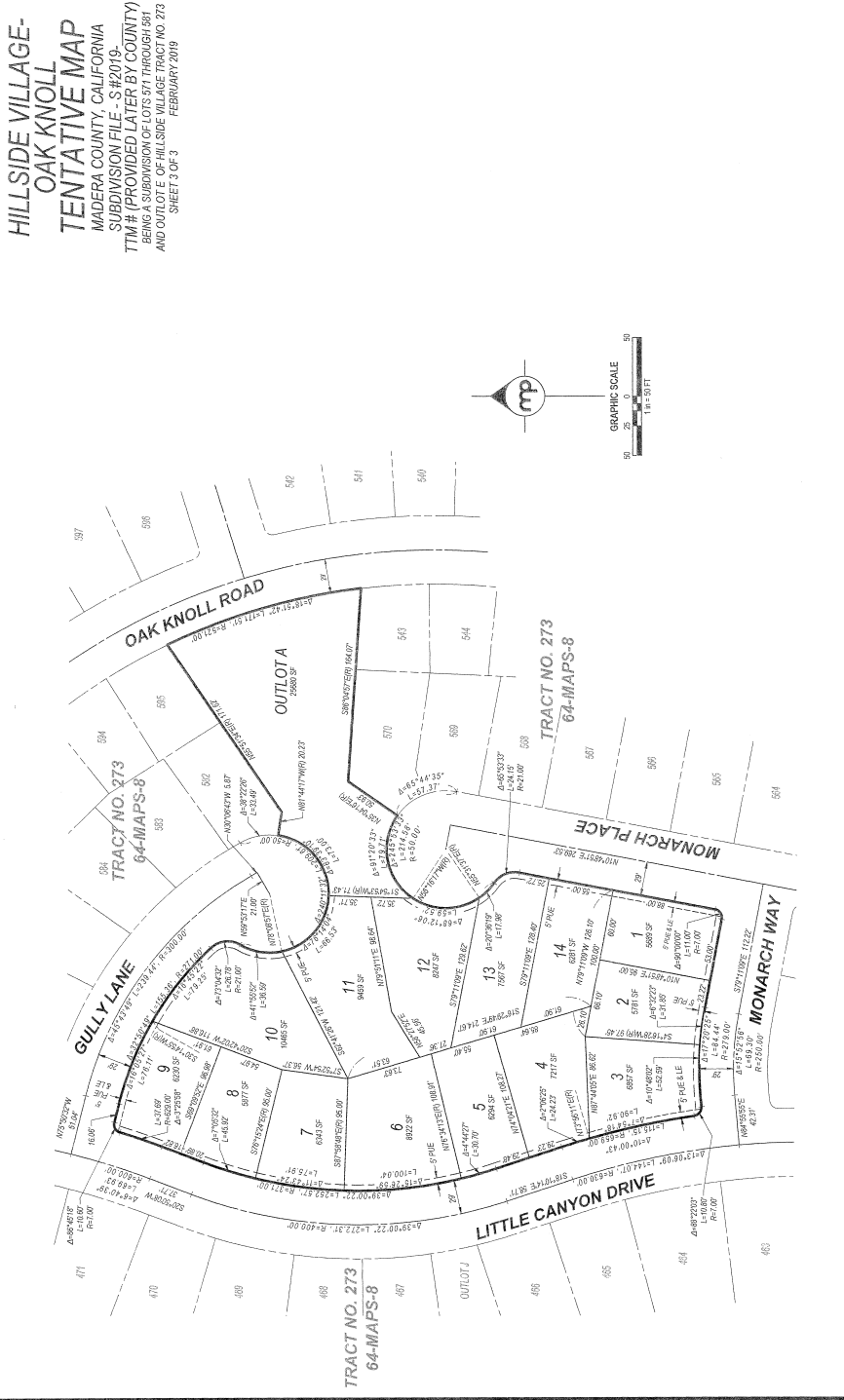


SCALE:	COMPUTED	IMB	DATE	02.11.2019
HORIZ. 1" = 50'	DESIGNED	IMB	SHEET	2
VERT. 1" = N/A	DRAWN	IMB	OF	3
PROJ. ENGR.	KJ			

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Northern California Office
75 Iron Point Circle, Suite 105
San Francisco, CA 94131
phone: 510.981.7321
survey email: stoking@mpengr.com www.mpengr.com



TESORO VILLO - HILLSIDE
**LOTS 571 THROUGH 584 AND OUTLOT E
TENTATIVE MAP**
STREET SECTIONS AND DRAINAGE PLAN
MADERA COUNTY, CALIFORNIA
JOB NO. 12-0024-00



**HILLSIDE VILLAGE-
OAK KNOLL
TENTATIVE MAP**
MADERA COUNTY, CALIFORNIA
SUBDIVISION FILE - S#2019-
TTM# (PROVIDED LATER BY COUNTY)
BEING A SUBDIVISION OF LOTS 571 THROUGH 581
AND OUTLOT E OF HILLSIDE VILLAGE MAP NO. 273
SHEET 3 OF 3 FEBRUARY 2019

TESORO VIEJO - HILLSIDE LOTS 571 THROUGH 581 AND OUTLOT E TENTATIVE MAP NOT FOR CONSTRUCTION

SCALE:	COMPILED	IMB	TESORO VIEJO - HILLSIDE	DATE	02.11.2019
HORIZ. 1" = 50'	DESIGNED	IMB	LOTS 571 THROUGH 581 AND OUTLOT E	SHEET	3
VERT. 1" = 10'	DRAWN	IMB	TENTATIVE MAP	OF	3
	PROJ. ENGR.	KJ	SUBDIVISION LAYOUT		
			MADERA COUNTY, CALIFORNIA		
			MORTON & PITALO, INC.		
			CIVIL ENGINEERING - LAND PLANNING AND SURVEYING		
			75 North Point Circle, Suite 100, 7643 North Ingleton Avenue, Suite 105		
			Merced, CA 95348-4505		
			phone: 527.833.4505		
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				JOB NO.	12-0024-00



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AERIAL MAP



TOPOGRAPHICAL MAP

EXHIBIT G

Environmental Checklist for Determination Under CEQA Guidelines Section 15162

The California Environmental Quality Act (CEQA) Guidelines Section 15162 set forth the criteria for determining the appropriate level of additional environmental documentation, if any, to be completed when there is a previously certified Environmental Impact Report covering the project for which a subsequent discretionary action is required. This environmental analysis has been prepared to assist the County of Madera in determining whether any additional environmental documentation is needed for the subject discretionary action. ff

1. Background on the previously adopted Final Revised Environmental Impact Report(FREIR):

The FREIR was prepared for the Tesoro Viejo Specific Plan, which proposes the development of a comprehensively planned conversion of 1,585 acre site to urban uses. The master planned community consists of 5,190 residential units, approximately three million square feet of commercial space, 346 acres of open space, and 60 acres for schools. Tesoro Viejo is located within the area of the Rio Mesa Area Plan (RMAP), a planned mixed-use development of approximately 15,000 acres in southern Madera County along the San Joaquin River. The primary town area is east of State Route 41, west of lots 1-49 of the Sumner Hill subdivision, south and west of the North Fork Village planning area, and north of the Avenue 12 Village planning area. Land to the north (west of North Fork), which includes Little Table Mountain, is designated entirely open space and agriculture in the RMAP. The second, smaller area is east of Lots 1-49 of the Sumner Hill subdivision along the San Joaquin River. Rio Mesa Community Village is the Community Core for the entire RMAP area, with the greatest amount of assigned employment and high density housing.

2. Lead Agency Name and Address:
Madera County Planning
2037 W. Cleveland Avenue
Madera CA 93637

3. Contact: Kamara Biawogi
Planner II
(559) 675-7821

4. Project Applicants Name and Address:
Hillside RM
7020 N. Van Ness Boulevard
Fresno CA 93711

5. Summary of the activities authorized by entitlement application:
The proposed project being analyzed is Tentative Subdivision Map (S#2019-003), which includes the creation of 14 residential lots and 1 open space outlot. This is a part of the development contemplated in the Tesoro Viejo Specific Plan Final Environmental Impact Report. The proposed tentative map includes 2.81 acres of residential and open space and is a re-division of lots within Tract 273.

The environmental factors identified below have been analyzed to determine the following:

- Are substantial changes proposed in the project which will require major revisions to the certified EIR due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Have substantial changes occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- Has new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified shows any of the following:
 1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The factors below are either checked yes to indicate that additional analysis under the California Environmental Quality Act is necessary, or no which indicates that the previously certified EIR needs no further amendments.

Yes	No		Yes	No		Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aesthetics	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Agriculture Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Air Quality
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Biological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geology /Soils
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hazards & Hazardous Materials
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Noise	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Population / Housing
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Recreation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Transportation/Traffic
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Greenhouse Gases	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

I. AESTHETICS

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area as identified in the adopted Specific Plan there are no significant changes that would cause one or more impacts to aesthetic resources. The Project Site is visually dramatic with varying terrain that is characterized by agricultural uses throughout. A majority of the site consists of rolling hills which are bounded to the west by relatively level topography which surround SR-41. The contours of the landscape vary to north which are capped by a prominent hill and mesa, to the south by two hills, and to the east by a ridge line and bluffs overlooking the San Joaquin River. The Sumner Hill Subdivision intersects the Project Site, with a discontinuous portion of land

fronting the River. The higher topographic features afford vistas into the site from three sides. Wide expanses of the site are also available to the west from SR-41. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1. The proposed development is for 14 residential lots and 1 open space outlot, thereby creating less of an impact than what was analyzed within the certified EIR.

Tesoro Viejo Specific Plan 2012				Density		Yield	
	% Area	Designation	Acres ¹	FAR ⁵	DU/ACRE	DU	SF
Mixed Use Community Core²							
		MUC					
	MDR/HDR 0.25		17.5		18.5	324	
	Common Community Commercial 0.5		35.6	0.5			775,368
	Professional Office 0.17		11.9	0.5			259,182
	Public Institutional 0.05		3.5	0.5			76,230
	Open Space 0.03		2.1				
	core acreage sub-total:		70.6			324	1,110,780
Mixed Use Neighborhood Commercial							
		NC					
	Medium Density Residential		10.0		9.0	90	
	Neighborhood Commercial		6.0	0.4			91,476
Residential							
		HDR	27.6		18.5	511	
	High Density Residential		203.1		9.0	1,828	
	Medium Density Residential		390.2		4.5	1,756	
	Low Density Residential ²		429.9		1.5	631	
	Very Low Density Residential				0.3		
	Rural Residential						
	residential acreage sub-total:		1,050.8				
Special Purpose Uses							
		SU "A"					
	Low Density Residential		11.0		4.5	50	
	Visitor Commercial		1.1	0.5			22,958
	Special Uses "B"	SU "B"					
	Recreation Commercial		0.5	0.3			5,445
Commercial/Industrial							
		LI	41.0	0.4			642,950
	Light Industrial		111.0	0.2			1,131,400
	Highway Service Commercial	HSC					
Other Uses							
		AG	0.0				
	Agriculture		217.9				
	Open Space	OS					
	Open Space Buffer		128.2 (Non-Add)				
	Schools (Reserve: Acreage zoned for other designations and yields. School area does not count toward total acreage)		60 (Non-Add)				
	Potential Future Freeway ROW (Reserve) ³		27.6				
	STP and other utilities		21.7				
	Stormwater Basins		15.6				
	Canals		71.6				
SUB-TOTAL			1,656.3			5,190	3,006,009

Figure 1 - Tesoro Viejo Program Summary

property or adjacent properties since the certification of the EIR. The circumstances are the same for this proposed tentative subdivision map as it was at the time the EIR was prepared and certified.

Have Substantial aesthetic changes occurred in the circumstances under which the project is being undertaken?

No. There has been no development of the

Has any new aesthetic information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?

No. The Certified EIR identified five potential impacts on aesthetics for the project; of those five identified only one required mitigation measures. That mitigation measure, as attached in Exhibit A (Mitigation Monitoring Reporting Program) adopted within the certified EIR remains applicable to this project, and will be required as part of the conditions of approval. Those items identified have not changed; there are no additional significant effects that were not discussed within the certified EIR. Those impacts identified in the EIR have not become more severe since its adoption in 2012, and as previously stated the proposed project has less of an impact than what was analyzed in the certified EIR. The mitigation measures certified in the EIR will result in a less than significant effect on the environment therefore no additional mitigation measures are required at this time, all feasible mitigation measures and alternatives were analyzed in the certified EIR and no changes are required as a result of aesthetic impacts.

II. AGRICULTURAL RESOURCES

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the Hillside area as identified in the adopted Specific Plan there are no significant changes that would cause one or more impacts to agricultural resources. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1. The North Canal area is currently planted in grapes and blueberries. The proposed development is for 14 residential lots and 1 open space lot, thereby creating less of an impact than what was analyzed within the certified EIR.

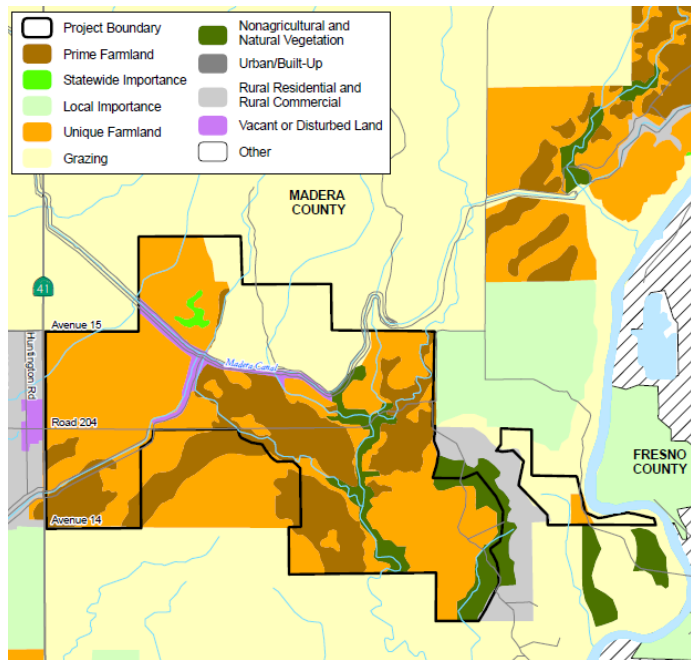


Figure 2 - Important Farmland Map

Have Substantial agricultural changes occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to agriculture. Figure 2 identifies the types of important farmland within the project boundary which has not changed from the certified EIR.

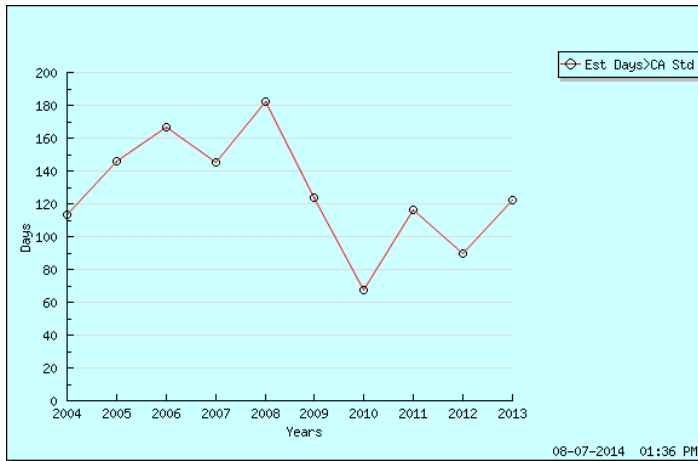
Has any new agricultural information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?

No. The Certified EIR identified four potential impacts on agriculture for the project. Three of the four impacts identified in the Certified EIR were a less than significant impact and did not require mitigation measures. One impact related to the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the buildout of the project was found to be significant and unavoidable and a statement of overriding considerations was adopted by the Board of Supervisors. There are no additional significant effects that were not discussed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having significantly fewer residential lots than what was analyzed within the certified EIR. There are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR.

III. AIR QUALITY

Are Substantial changes proposed in the project from the previously certified EIR?



No. In review of the proposed Tentative Map for development of the North Canal area there are no significant changes that would cause one or more impacts to air quality. The project site is currently being used for agriculture, and is under cultivation with grapes and blueberries. As a result, existing sources of air pollutant emissions include agricultural equipment, land preparation, fugitive wind-blown dust, crop harvesting, unpaved farm roads, and work areas. PM10 emissions from fugitive dust are

released into the atmosphere during land preparation prior to planting and after harvesting activities. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1. The proposed development includes the creation of 14 residential lots and 1 open space outlot thereby creating less of an impact than what was analyzed within the certified EIR.

Have Substantial air quality changes occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to air quality. The graphs shown as Figure 3 and 4 are ambient monitoring data from 2004-2013, these are similar to what was analyzed within the certified EIR. The certified EIR provided the same data but only for the years 2004-2006, and 2009-2011.

Has any new air quality information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?



Figure 4 - Ozone Data

No. The Certified EIR identified nine potential impacts related to air quality for the project. Seven impacts were considered less than significant with mitigation measures. There were two impacts identified within the certified EIR as significant and unavoidable. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots than what was analyzed within the certified EIR. There are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR. Those mitigation measures adopted within the certified EIR remain applicable to this project, and will be required as conditions of approval. In addition, the project proponent applied for and received a voluntary emission reduction agreement with the San Joaquin Valley Air Pollution Control District, to fully mitigate the projects impacts.

IV. BIOLOGICAL RESOURCES

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area there are no significant changes that would cause one or more impacts to biological resources. For the purpose of the determining potential biological impacts, the scope of the EIR analysis included transportation rights-of-way, well sites, and off-site areas for effluent storage, in addition to the habitable areas within the project boundary. The project area has been used primarily for agricultural purposes. Roughly 68 percent comprises vineyards, orchards, and various other agricultural crops. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan, as identified in Figure 1. The proposed development is for 14 residential lots and 1 outlot, thereby creating less of an impact than what was analyzed within the certified EIR.

Have Substantial biological changes occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to biological resources. The certified EIR had a biological report prepared and reviewed by Madera County prior to its adoption. There are no circumstances that have occurred that would result in biological resource impacts since the certification of the EIR.

Has any new biological resource information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- 1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;**
- 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;**
- 3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or**
- 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?**

No. The Certified EIR identified twelve potential impacts on biological resources for the project. All identified impacts were identified as less than significant with the incorporation of the adopted mitigation measures. The certified EIR did provide several mitigation measures as listed in attachment A to this report. There are no additional significant effects that were not discussed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots than what was analyzed within the certified EIR. There are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR. Those mitigation measure adopted within the certified EIR remain applicable to this project, and will be required as conditions of approval. Therefore, no further analysis is required for biological resources.

V. CULTURAL RESOURCES

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area there are no significant changes that would cause one or more impacts to cultural resources. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1. The proposed development is for 14 residential lots and 1 open space outlot, thereby creating less of an impact than what was analyzed within the certified EIR.

Have Substantial cultural resource changes occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to cultural resources. The certified EIR had a cultural resource report prepared and reviewed by Madera County prior to its adoption. There are no circumstances that have occurred which would result in cultural resource impacts since the certification of the EIR.

Has any new cultural resource information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- 1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;**
- 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;**
- 3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or**
- 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?**

No. The Certified EIR identified six potential impacts on cultural resources for the project. All impacts required mitigation measures to mitigate to a less than significant impact. There are no additional significant effects that were not discussed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots than what was analyzed within the certified EIR. There are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR. Those mitigation measure adopted within the certified EIR remain applicable to this project, and will be required as conditions of approval. Therefore, no further analysis is required for cultural resources.

VI. GEOLOGY AND SOILS

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area, there are no significant changes that would cause one or more impacts to geology and soils. The soil underlying the Project Site is mapped as Alluvial Fan Deposits: sediments that were deposited there by the action of rivers eroding sedimentary rocks. Soil groups are related to the substrate

on which they are developed. The Alluvial Fan Deposits soil group is subdivided into soil associations based on a variety of distinguishing characteristics, such as texture, slope, and agricultural capability. The Project Site consists of four different soil associations: San Joaquin-Madera, Hanford-Tujunga, Daulton-Whiterock, and Cometa-Whitney. The San Joaquin-Madera soil association, which makes up the majority of the Project Site, has the characteristics of slow permeable claypan and hardpan subsoil, low fertility, low water holding capacity, and gentle slopes. The Hanford-Tujunga soil association, on the east side of the Project Site, has the characteristics of good drainage, moderate coarse texture, non-calcareous, low fertility, low water holding capacity, and low organic matter. The Cometa-Whitney soil association is in the center and south of the Project Site, has the characteristics of claypan subsoil at a moderate depth, slight clay content in the soil, and strong irregular slopes. The Daulton-Whiterock soil association, in the north section of the Project Site, has the characteristics of medium to strong acidity, low fertility, low water holding capacity, low shallow bedrock, and gentle to steep slopes. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1. The proposed development includes the creation of 14 residential lots and 1 open space outlot, thereby creating less of an impact than what was analyzed within the certified EIR.

Have Substantial geology and soils changes occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to geology and soils. The certified EIR had a geotechnical report prepared and reviewed by Madera County prior to its adoption. There are no circumstances that have occurred which would result in geology and soil impacts since the certification of the EIR.

Has any new geology and soil information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- 1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;**
- 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;**
- 3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or**
- 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?**

No. The Certified EIR identified eight potential impacts on geology and soils for the project. One of the impacts required mitigation measures to mitigate to a less than significant impact. There is no significant effect on geology and soil that were not discussed and analyzed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots than what was analyzed within the certified EIR. There are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR.

VII. GREENHOUSE GAS EMISSIONS

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area, there are no significant changes that would cause one or more impacts to greenhouse gas emissions. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1. The proposed development is for 14 residential lots and 1 open space outlot, thereby creating less of an impact than what was analyzed within the certified EIR.

Have Substantial greenhouse gas emission changes occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to greenhouse gas emissions. The EIR contained a global climate change study prepared by WZI Incorporated. This study was undertaken following the adoption of Assembly Bill 32 which requires the State of California to reduce its greenhouse gas emissions level to 1990 levels by 2020. The study included provisions for the project to greatly reduce its greenhouse gas emissions by building residential and nonresidential buildings to exceed California Title 24 standards by a minimum of 15 percent, smart land use design, green building design and waste reduction, and water efficiency design in building and landscaping, will result in a reduction of greenhouse gases attributed to the project. Project greenhouse gas inventory for the various project sources is shown in Figure 5.

Source of Emissions	Annual CO ₂ e Emissions (tons)	Percent of Total
Electricity Use and Generation	27,376	25%
Natural Gas Use	12,494	11%
Vehicular CO ₂	59,162	54%
Vehicular N ₂ O and CH ₄	2,497	2%
Solid Waste (assuming 50% diversion)	7,445	7%
Total	108,974	100%

Figure 5 - Greenhouse Gas Inventory for Buildout of Project

Has any new greenhouse gas emission information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- 1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;**
- 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;**
- 3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or**
- 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?**

No. There are no significant effects on greenhouse gas emissions that were not discussed and analyzed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots than what was analyzed within the certified EIR. There were no mitigation measures required and no additional impacts of significance not identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area there are no significant changes that would cause one or more impacts to hazards and hazardous materials. The Project Site consists of a combination of gently rolling hills and relatively flat plains used primarily for agricultural purposes, such as vineyards, with some vacant land. A well-defined drainage network meanders through the Project Site. Any hazardous substances on the property would be from pesticide or chemical fertilizer use from farming activities.

The safety hazards related to current site operations include those resulting from operation of heavy equipment used for agricultural operations. There are no additional hazards known to occur, such as those related to being located within an airport land use plan or in the vicinity of a private airstrip. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1. The proposed development includes the creation of 14 residential lots and 1 open space outlot, thereby creating less of an impact than what was analyzed within the certified EIR.

Have Substantial hazards and hazardous material changes occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to hazards and hazardous materials. There are no circumstances that have occurred which would result in hazards and hazardous material impacts since the certification of the EIR.

Has any new hazard and hazardous material information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- 1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;**
- 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;**
- 3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or**
- 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?**

No. The Certified EIR identified six potential impacts on hazards and hazardous material for the project. Three of the impacts required mitigation measures to mitigate to a less than significant impact. There is no significant effect on hazards and hazardous materials that were not discussed and analyzed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots than what was analyzed within the certified EIR. There are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR. Those mitigation measure adopted within the certified EIR remain applicable to this project, and will be required as conditions of approval.

IX. HYDROLOGY AND WATER QUALITY

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area, there are no significant changes that would cause one or more impacts to hydrology and water quality. The Project Site is located within the San Joaquin River Basin, San Joaquin Valley Floor Hydrologic Unit. The San Joaquin River Basin is a 15,880-square-mile watershed that drains the entire San Joaquin watershed. The San Joaquin River Basin is an alluvial valley bounded by the Sierra Nevada Mountains to the east, the Tehachapi Mountains to the southeast, and the South Coast Ranges to the west. Other surface water bodies in the vicinity include the Chowchilla River, the Fresno River, irrigation canals, and small creeks. The Madera Canal, owned by the U.S. Bureau of Reclamation (USBR), transects the Project Site north of Road 204. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1. The proposed development is for 14 residential lots and 1 open space outlot, thereby creating less of an impact than what was analyzed within the certified EIR.

The Water Supply Assessment for the project prepared initially by Provost and Pritchard and supplemented by Ripley Pacific Company identifies the following water scenarios for the project in figures 6-10.

Water Source	Year 2010	Year 2015	Year 2020	Year 2025	Year 2030
Holding Contract #7	3,300	3,390	3,160	2,900	2,900
Recycled Water	0	170	520	1,160	1,160
Total	3,300	3,560	3,680	4,060	4,060

Figure 6 – Water Supply Scenario #1 – Holding Contract #7 (afy)

Water Source	Year 2010	Year 2015	Year 2020	Year 2025	Year 2030
Holding Contract #7	3,300	0	0	0	0
Groundwater – On-site	0	200	400	400	400
Groundwater – CWCR	0	380	930	2,500	2,500
Lateral 6.2 – Ag	0	2,810	1,830	0	0
Recycled Water	0	170	520	1,160	1,160
Total	3,300	3,560	3,680	4,060	4,060

Figure 7 – Water Supply Scenario #2 – with No Agriculture Remaining at Buildout (afy)

Water Source	Year 2010	Year 2015	Year 2020	Year 2025	Year 2030
Holding Contract #7	3,300	0	0	0	0
Groundwater – On-site	0	200	400	400	400
Groundwater - CWCR	0	380	930	1,900	1,900
Lateral 6.2 - Ag	0	2,810	1,830	600	600
Recycled Water	0	170	520	1,160	1,160
Total	3,300	3,560	3,680	4,060	4,060

Figure 8 – Water Supply Scenario #3 – with Agriculture Remaining at Buildout (afy)

Water Source	Year 2010	Year 2015	Year 2020	Year 2025	Year 2030
Holding Contract #7	3,300	0	0	0	0
Groundwater – On-site	0	200	400	400	400
MID Water - M&I	0	380	930	2,500	2,500
MID Water - Ag	0	2,810	1,830	0	0
Recycled Water	0	170	520	1,160	1,160
Total	3,300	3,560	3,680	4,060	4,060

Figure 9 – Water Supply Scenario #4 – with No Agriculture Remaining at Buildout (afy)

Water Source	Year 2010	Year 2015	Year 2020	Year 2025	Year 2030
Holding Contract #7	3,300	0	0	0	0
Groundwater – On-site	0	200	400	400	400
MID Water - M&I	0	380	930	1,900	1,900
MID Water - Ag	0	2,810	1,830	600	600
Recycled Water	0	170	520	1,160	1,160
Total	3,300	3,560	3,680	4,060	4,060

Figure 10 – Water Supply Scenario #5 – with Agriculture Remaining at Buildout (afy)

The project does contain a sixth water supply scenario which is identical to scenario #2 or #3 except that intentional recharge is proposed in lieu of land retirement for mitigating groundwater pumping at CWCR. Recharge could occur at any geologically favorable location overlying the Madera Sub-Basin on the Madera County valley floor such as the Madera Ranch Water Bank or Cottonwood Creek east of Highway 99 or the Project site or at CWCR or all in some combination. Recharge water could be purchased CVP Class 1 and/or Class 2 water and/or unused flood flows accounted for on a rolling 5-year average basis. This water could be delivered to recharge site(s) either from Lateral 6.2, the Friant-Madera Canal, or any other conveyance facility in the MID system. This scenario is only presented to make it clear that following of existing almond orchards and a return of a portion of that land to dry farming would be reduced in magnitude by the potential for recharging groundwater in the unlikely event that the Project were ever dependent on the use of groundwater from CWCR.

Intentional recharge of Class 1 and/or Class 2 water and/or unused flood flows could potentially offset all or part of the 1,470 or 1,120 acres of land retirement indicated in Scenarios #2 and #3 with and without residual agriculture.

These scenarios along with the water supply and quality for the project are discussed in great detail within the certified FREIR and the adopted Water Supply Assessment for the project.

Have Substantial hydrology and water quality changes occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to hydrology and water quality. The certified EIR had a water supply assessment completed by Provost and Pritchard and supplemented by Ripley Pacific Company and reviewed by Madera County prior to its adoption. There are no circumstances that have occurred which would result in hydrology and water quality impacts since the certification of the EIR.

Has any new hydrology and water quality information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- 1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;**

2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?

No. The Certified EIR identified twelve potential impacts on hydrology and water quality for the project. Six of the impacts required mitigation measures to mitigate to a less than significant impact. There is no significant effect on hydrology and water quality that was not discussed and analyzed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots than what was analyzed within the certified EIR. There are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR. Those mitigation measures adopted within the certified EIR remain applicable to this project, and will be required as conditions of approval.

X. LAND USE AND PLANNING

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area, there are no significant changes that would cause one or more impacts to land use and planning. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1.

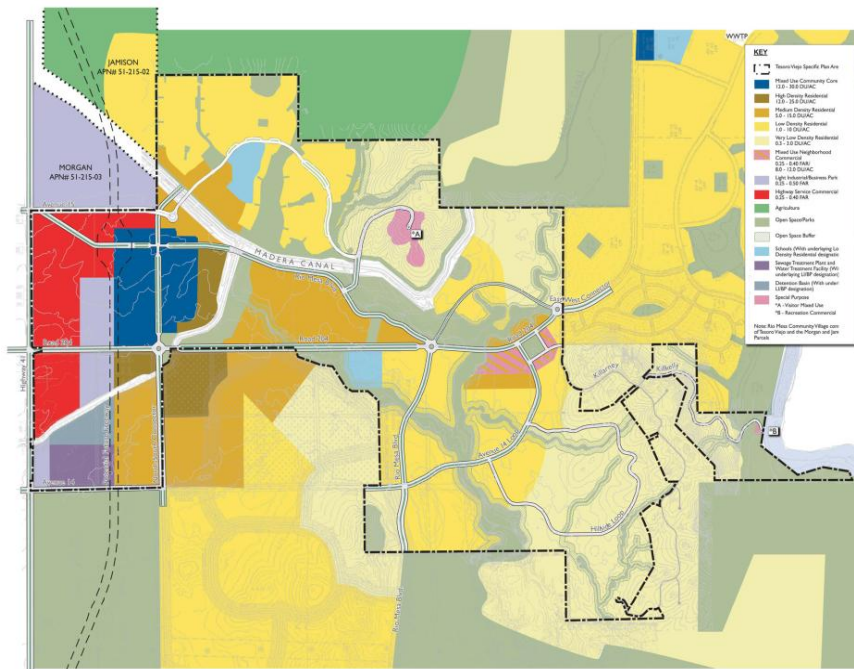


Figure 11 - Development Plan

The proposed development is for 14 residential lots and 1 open space outlot, thereby creating less of an impact than what was analyzed within the certified EIR.

Have Substantial land use and planning changes occurred in the circumstances under project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to land use and planning. There are no circumstances that

have occurred which would result in land use and planning impacts since the certification of the EIR.

Has any new land use and planning information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?

Tesoro Viejo Remaining Potential Development				Density		Yield	
	% Area	Designation	Acres ¹	FAR ²	DU/ACRE	DU	SF
Mixed Use Community Core²							
MUC				18.5		324	
MDR/HDR	0.25		17.5				775,368
Community Commercial	0.5		35.6	0.5			259,182
Professional Office	0.17		11.9	0.5			76,230
Public Institutional	0.05		3.5	0.5			
Open Space	0.03		2.1				
core acreage sub-total:						324	1,110,780
Mixed Use Neighborhood Commercial							
NIC				9.0		90	
Medium Density Residential				0.0			
Neighborhood Commercial				0.4			91,476
Residential							
HDR			27.6		18.5	511	
High Density Residential							
MDR			176.3		9.0	1,628	
Medium Density Residential							
LDR			239.7		4.5	1,104	
Low Density Residential ³							
VLDLDR			429.9		1.5	631	
Very Low Density Residential							
RR			0.0		0.3		
Rural Residential							
residential acreage sub-total:							
							873.5
Special Purpose Uses							
Special Uses "A"							
SU "A"							
Low Density Residential			11.0		4.5	50	
Visitor Commercial			1.1	0.5			22,958
Special Uses "B"							
SU "B"							
Recreation Commercial				0.3			5,445
Commercial/Industrial							
LI			41.0	0.4			642,950
Light Industrial							
HSC			111.0	0.2			1,131,400
Highway Service Commercial							
Other Uses							
AG			0.0				
Agriculture							
OS			158.3				
Open Space							
Open Space Buffer							128.2 (Non-Add)
Schools (Reserve: Acreage zoned for other designations and yields. School area does not count toward total acreage)							46.4 (non-add)
Potential Future Freeway ROW (Reserve) ¹							27.6
STP and other utilities							21.7
Stormwater Basins							15.6
Canals							71.6
SUB-TOTAL			1,429.4			4,335	3,006,009

Figure 12 - Remaining Potential Development

No. The Certified EIR identified three potential impacts on land use and planning for the project. None of the potential impacts required mitigation measures to mitigate to a less than significant impact. There is no significant effect on land use and planning that was not discussed and analyzed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots than what was analyzed within the certified EIR. There are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR.

XI. MINERAL RESOURCES

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area, there are no significant changes that would cause one or more impacts to mineral resources. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1. The proposed development is for 14 residential lots and 1 open space outlot, thereby creating less of an impact than what was analyzed within the certified EIR.

The large majority (1,551 acres) of the Specific Plan Area is classified as MRZ-3 according to the California Geological Survey. Areas zoned as MRZ-3 contain known or inferred aggregate mineral occurrences of undetermined mineral resource significance: further exploration within

these areas might result in the reclassification of specific localities as MRZ-2. Approximately 28 acres of Project Site are classified as MRZ-2 and are encompassed in Aggregate Resource Sector S-18a. Areas zoned as MRZ-2 contain aggregate mineral resources of known significance and/or areas where there is a high probability that such mineral resources exist. Aggregate Resource Sectors are MRZ-2 areas deemed by the State Mining and Geology Board (SMGB) to be available for mining.

Of the four Mineral Resources Zone classifications established by the California Surface Mining and Reclamation Act (MRZ-1 through MRZ-4), the MRZ-2 classification is recognized in land use planning because the likelihood for occurrence of significant mineral resources in these zones is high. The 28 acres of the Project Site that are zoned MRZ-2 and are designated by SMGB as available for mining contain about a ten-foot depth of aggregate material. While the Project Site is not mined, it may still contain about 0.5 million tons of viable resources. Because the land would remain as Open Space under the proposed Specific Plan, access to potentially underlying aggregate mineral resources would not be decreased and there would be no impact to potential mineral resources in Aggregate Resource Sector S-18a. Further, the Rio Mesa Area Plan indicates that while aggregates do underlie portions of the Plan area, these resources may not be able to be economically mined due to clay deposits and/or an unbalanced sand-to-gravel ratio (Madera County 1995a, 78).

In addition to Sector S-18a, there are more than 100 million tons of known aggregate mineral resources in approximately 31 square miles comprising 25 other Sectors in the vicinity of the Project Site that would remain accessible for the foreseeable future. These resources would provide the needed supply of resources for the area.

The 2.4 square miles of MRZ-3 land contained in the remainder of the Project Site represent about 0.1 percent of the nearly 1,950 square miles of MRZ-3 lands in the Fresno Production-Consumption Region. Implementation of the project would remove most of the 2.4 square miles from possible aggregate mineral extraction uses; however, given that there is no certainty of finding such resources beneath the Project Site, along with the fact that there exists approximately 100 million tons of known resources in the immediate vicinity of the Project Site and that there are nearly 1,950 other square miles of MRZ-3 lands in the region, the potential impact to MRZ-3 lands is considered negligible. Also, because the MRZ-2 land on the Project Site would remain accessible, which provides the higher probability of viable resources as compare to MRZ-3 lands, and there is an abundance of Aggregate Resources Sectors in the vicinity, there would be a less-than-significant impact to mineral resources of value to the region and/or residents of the State of California caused by implementation of the Specific Plan (CDMG 1988). No mitigation is required.

Have Substantial material changes to mineral resources occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to mineral resources. There are no circumstances that have occurred which would result in mineral resource impacts since the certification of the EIR.

Has any new mineral resource information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- 1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;**

2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?

No. The Certified EIR identified two potential impacts on mineral resources for the project. None of the impacts required mitigation measures to mitigate to a less than significant impact. There is no significant effect on mineral resources that were not discussed and analyzed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots than what was analyzed within the certified EIR. There are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR.

XIII. NOISE

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area, there are no significant changes that would cause one or more impacts to noise. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1. The proposed development is for 14 residential lots and 1 open space outlot, thereby creating less of an impact related to noise than what was analyzed within the certified EIR.

Have Substantial noise changes occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to noise. There are no circumstances that have occurred which would result in noise impacts since the certification of the EIR.

Has any new noise information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?

No. The Certified EIR identified nine potential impacts on noise for the project. Four of the impacts required mitigation measures to mitigate to a less than significant impact. There is one impact that is considered significant and unavoidable after mitigation, it is Impact 4.10.5, which deal with a substantial permanent increase in existing ambient noise levels. There are no additional significant effects that were not discussed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots than what was analyzed within the certified EIR. There are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR.

Industry	Mean Square Feet per Industry	Mean Square Feet per Worker	Yield
Commercial	916,938	400	2,292
Office	259,182	300	864
Public Institutional	76,230	450	169
Light Industrial	1,219,680	690	1,768
Highway Service	1,132,560	500	2,265
Total	3,604,590⁽¹⁾		7,358

SOURCE: Fehr & Peers 2007 (Assumptions in MCTC Rio Mesa Traffic Model V2.0)

Figure 13 - Tesoro Viejo Total Number of Jobs – Project Buildout

XIII. POPULATION, EMPLOYMENT, AND HOUSING

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area, there are no significant changes that would cause one or more impacts to population, employment, and housing. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1. The proposed development is for 14 residential lots and 1 open space outlot, thereby creating less of an impact than what was analyzed within the certified EIR.

Have Substantial population, employment, and housing changes occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to population, employment, and housing. There are no circumstances that have occurred which would result in population, employment, and housing impacts since the certification of the EIR.

Has any new population, employment, and housing information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?

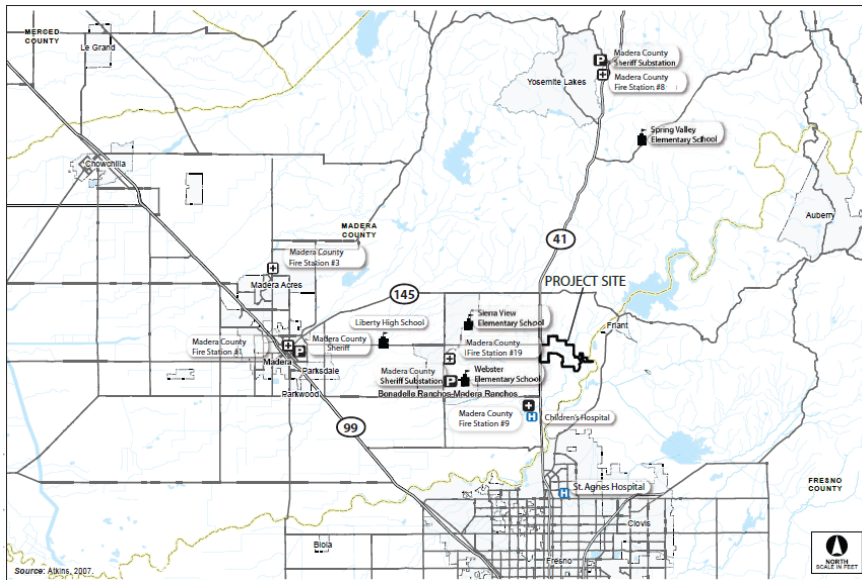
No. The Certified EIR identified three potential impacts on population, employment, and housing for the project. None of the impacts required mitigation measures to mitigate to a less

than significant impact. There is no significant effect on population, employment, and housing that was not discussed and analyzed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots than what was analyzed within the certified EIR. There are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR. Those mitigation measure adopted within the certified EIR remain applicable to this project, and will be required as conditions of approval.

XIV. PUBLIC SERVICES

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area, there are no significant changes that would cause one or more impacts to public services. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1. The proposed development is for 14 residential lots and 1 open space outlot, thereby creating less of an impact than what was analyzed within the certified EIR.



Have Substantial public service changes occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to public services. There are no circumstances that have occurred which would result in public service

Figure 14 - Existing Public Facilities
impacts since the certification of the EIR.

Has any new public service information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?

No. The Certified EIR identified one potential impact on public services for the project. The impact required no mitigation measures to mitigate to a less than significant impact. There is no significant effect on public services that was not discussed and analyzed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots than what was analyzed within the certified EIR. There are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR. Those mitigation measures adopted within the certified EIR remain applicable to this project, and will be required as conditions of approval.

XV. RECREATION

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area, there are no significant changes that would cause one or more impacts to recreation. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1.

The proposed development is for 14 residential lots and 1 open space outlot, thereby creating less of an impact than what was analyzed within the certified EIR.

Have Substantial recreation changes occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to recreation. There are no circumstances that have occurred which would result in recreation impacts since the certification of the EIR.

Has any new recreation information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?



Figure 16 - Tentative Map – Product Breakdown

No. The Certified EIR identified no potential impacts on recreation for the project. There is no significant effect on recreation that was not discussed and analyzed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots that what was analyzed within the certified EIR. There are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR.

XVI. TRANSPORTATION AND CIRCULATION

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area, there are no significant changes that would cause one or more impacts to transportation and circulation. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1. The proposed development is for 14 residential lots and 1 open space lot, thereby creating less of an impact than what was analyzed within the certified EIR.

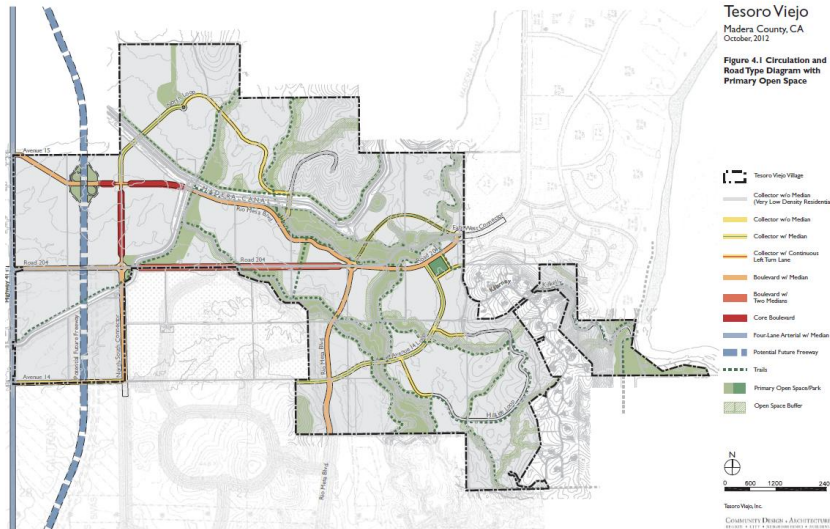


Figure 17 - Tesoro Viejo Circulation

Have Substantial transportation and circulation changes occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to transportation and circulation. There are no circumstances that have occurred which would result in transportation and circulation impacts since the certification of the EIR.

Has any new transportation and circulation information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- 1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;**
- 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;**
- 3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or**
- 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?**

No. The Certified EIR identified fifteen potential impacts on transportation and circulation for the project. There are six impacts that are considered significant and unavoidable after mitigation, they are, Impact 4.13.1, 4.13.4, 4.13.5, 4.13.6, 4.13.7, and 4.13.11. These impacts deal primarily in cumulative impacts and increases in congestion and levels of service and different intersections throughout the study area. There are 33 mitigation measures for those impacts however; since a number of them require construction on State Route 41 the County adopted a Statement of Overriding Considerations. There are no additional significant effects that were not discussed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots than what was analyzed within the certified EIR. There are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR. Those mitigation measure adopted within the certified EIR remain applicable to this project, and will be required as conditions of approval.

XVII. UTILITIES AND SERVICE SYSTEMS

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area, there are no significant changes that would cause one or more impacts to utilities and service systems. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1. The proposed development is for 14 residential lots and 1 open space lot, thereby creating less of an impact than what was analyzed within the certified EIR.

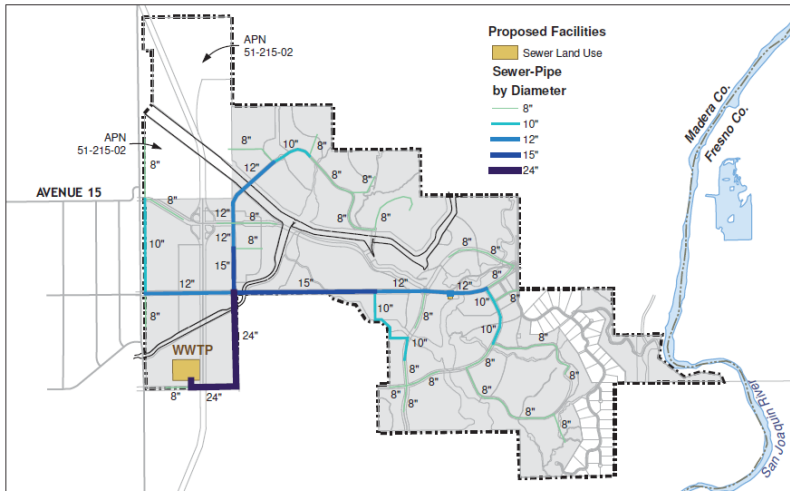


Figure 18 - Tesoro Viejo Water Facilities

Have Substantial utilities and service system changes occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to utility and service systems. There are no circumstances that have occurred which would result in utilities and service system impacts since the certification of the EIR.

Has any new utilities and service system information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

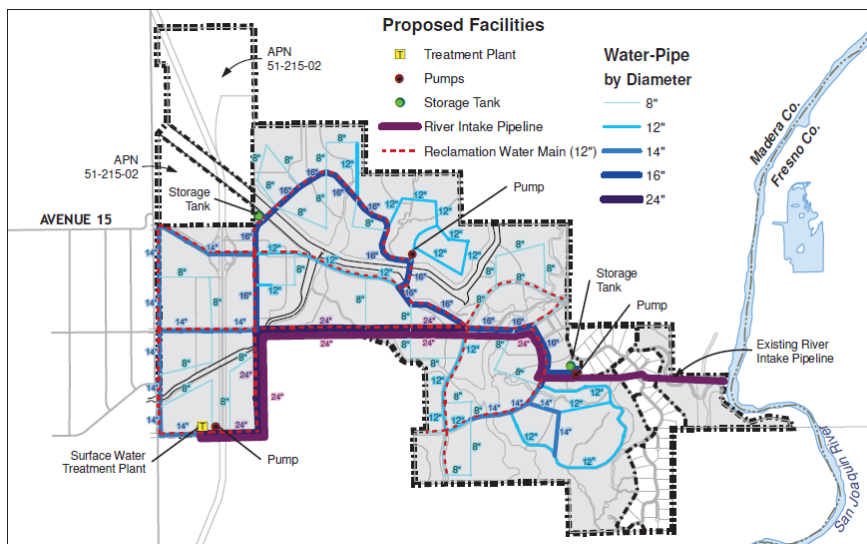


Figure 19 - Tesoro Viejo Sewer Facilities

3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

4. Mitigation measures or alternatives which are considerably different

from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?

No. The Certified EIR identified two potential impacts on utilities and service systems for the project. None of the impacts required mitigation measures to mitigate to a less than significant impact. There is no significant effect on utilities and service systems that were not discussed and analyzed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots than what was analyzed within the certified EIR. There are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Are Substantial changes proposed in the project from the previously certified EIR?

No. In review of the proposed Tentative Map for development of the North Canal area, there are no significant changes that would cause one or more impacts to the mandatory findings of significance in the California Environmental Quality Act, as it relates to the cumulative impacts of the project, substantial adverse effects on human beings, or the potential to degrade the quality of the environment. The certified EIR analyzed a maximum of 5,190 dwelling units within the Tesoro Viejo Specific Plan as identified in Figure 1. The proposed development is for 14 residential lots and 1 open space lot, thereby creating less of an impact than what was analyzed within the certified EIR.

Have Substantial changes occurred in the circumstances under which the project is being undertaken?

No. There have been no substantial changes that have occurred with the project related to the mandatory findings of significance. There are no circumstances that have occurred which would result in impacts since the certification of the EIR.

Has any new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- 1. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;**
- 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;**
- 3. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or**
- 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative?**

No. The project proponent is bound to the certified EIR and the adopted mitigation measures, which shall be included as conditions of approval of the project. There is no significant effect on the project that was not discussed and analyzed in the certified EIR. The significant effects examined within the certified EIR are potentially less significant due to the proposed tentative map having 5,176 fewer residential lots than what was analyzed within the certified EIR. There

are no additional mitigation measures than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR.

DETERMINATION:

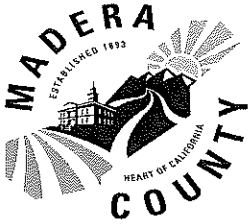
On the basis of this initial evaluation:

The proposed Tesoro Viejo Tentative Subdivision Map would NOT result in any additional significant effects or the need for new additional mitigation measures or alternatives that are not already discussed in the Tesoro Viejo Final Revised Environmental Impact Report. Therefore, the proposed Tentative Subdivision map will not cause any additional significant effects which were not analyzed in the Tesoro Viejo Final Revised Environmental Impact Report.

All feasible and appropriate mitigation measures and alternatives set forth in the Tesoro Viejo Final Revised Environmental Impact Report have been applied, verbatim as adopted by the Board of Supervisors on November 5, 2012, to the project or otherwise made conditions of approval of the project.

No substantial changes have occurred with respect to the circumstances under which the Tesoro Viejo Final Revised Environmental Impact Report was certified and there is no new available information which was not known and could not have been known at the time the Tesoro Viejo Final Revised Environmental Impact Report was certified.

Signature Matthew J Date 8/14/14



Community and Economic Development
Environmental Health Division

Dexter Marr
Deputy Director

- 200 W. Fourth St.
- Suite 3100
- Madera, CA 93637
- TEL (559) 661-5191
- FAX (559) 675-6573
- TDD (559) 675-8970

MEMORANDUM

TO: Kamara Biawogi
FROM: Dexter Marr, Environmental Health Division
DATE: March 21, 2019
RE: Tract No.273 - Hillside Village - Oak Knoll - Subdivision - Madera(081-330-017-000)

Comments

TO: Planning Division

FROM: Environmental Health Division

DATE: February 19, 2019

RE: Subdivision – S #2019-3, Hillside Village, Madera - APN: 081330017

Madera County Environmental Health Division (MCEHD) comments:

This proposed development shall be served by a community water system and a community sewer system [MCC Title 17.48]. Water and sewer services for any structures, on any parcels, within this development must be connected to an approved community water system and community sewer system that is approved by the Regional Water Quality Control Board (RWQCB) and State Water Resource Control Board Drinking Water Program (DWP)

Solid Waste collection with sorting for green waste, recyclable materials and garbage is required.

The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.

During the application process for any required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this Division.

If there are any questions or comments regarding these conditions/requirements or for copies of any Environmental Health Permit Application(s) please contact this Division at (559) 675-7823.



COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS

AHMAD M. ALKHAYYAT
 DIRECTOR

200 West 4th Street
 Madera, CA 93637-8720
 Main Line - (559) 675-7811
 Special districts - (559) 675-7820
 Fairmead Landfill - (559) 665-1310

MEMORANDUM

DATE: March 21, 2019
TO: Kamara Biawogi
FROM: Phu Duong, Public Works
SUBJECT: Tract No.273 - Hillside Village - Oak Knoll - Subdivision - Madera(081-330-017-000)

Comments

Public Works Department has the following general comments:

Prior to any construction where such construction is proposed within an existing public right-of-way, the developer is required to apply for an Encroachment Permit from the Public Works Department. Said permit must be approved prior to commencing the work.

The developer shall provide flood control or drainage systems within the proposed development to carry storm runoff both tributary to and originating within the land division in accordance with the flood control practices established by the county. Post development drainage flow shall be limited to the predevelopment rate.

The developer shall submit a grading and drainage plan, onsite storm runoff storage calculation, to the Public Works Department for review and approval or provide a copy of the overall approved master drainage plan for reference. This plan shall identify onsite retention for any increase in storm water runoff generated by the proposed development.

All required road improvement shall be constructed in accordance with the approved plans and specifications, subject to inspection and acceptance by the Public Works Department.

Any work shall be done in accordance with the approved Tesoro Viejo Specific Plan, Mitigation Monitoring and Report Program (MMRP), County of Madera standards drawings and specification and/or any reference applicable sections of the California Building Codes standard specifications and standard plans or latest publication thereof.

The developer/contractor is responsible for determining the locations of all existing, possibly unknown or undocumented utilities located within the remainder of the proposed development. Should it become necessary to change positions, or permanently or temporarily remove/relocate any existing electrical conduits, power poles, or wires in order to clear the structures being built or to stay outside of County road right-of-way during the construction of these phases, the developer/contractor is responsible accommodate such tasks and work with appropriate parties to determine how the existing service will be maintained during the construction phases of the developments.

Any grading in excess of 500 cubic yards, and/or grading performed within two feet (2') of a property line is considered "Engineering Grading" and shall be performed in accordance with the approved grading plan prepared by a licensed professional. Grading shall conform to Chapter 14 of the Madera County Ordinances Code and the California Building Code, except as modified by these Improvement Standards. Preliminary and final soil reports are required with all "Engineering Grading" development,

along with any recommendations for correction of any soil or geologic hazards reports and mitigation measures. If there is an existing drainage storage pond on site and/or calculation available for this development, the developer is required to verify that the drainage system and its storage are still have the adequate capacity and fully functional.

Provide any proposed street, storm drain pipeline layouts and capacities, onsite basins/ponds, and inlet boundary and capacity calculations to Public Works Department for review. If any of the existing infrastructures are still adequate and/or have the extra capacity to accommodate the proposed development, provide the support documentation to Department of Public Works for review.

Provide methods of erosion & sediment controls within the limits of construction.

The design and construction of all roads and road appurtenances will be the responsibility of the developer, who will employ a California registered civil engineer and/or land surveyor to do all survey work, and a California registered civil engineer to do all road and road appurtenance design, testing, construction supervision, and inspection. .

All National Pollution Discharge Elimination System (NPDES) storm water regulations and standards shall be met. It is possible that the quality of storm water may be affected by pollutants. The applicant shall mitigate any impacts associated with storm water contamination caused by this project. A Storm Water Pollution Prevention Plan (SWPPP) is required for all projects 1-acre or more of site disturbance.

All stabilized construction on and off site access locations shall be constructed per the latest edition of the California Stormwater Quality Association (CASQA) details to effectively prevent tracking of sediment onto paved areas. All BMPS to be inspected weekly and before and after each rain event. Repair or replace as necessary. The contractor shall abide all of the laws, ordinances, and regulations associated with the NPDES and the Clean Water Act.

Contractor shall be responsible for locating all underground utilities prior to the start of any work by contacting Underground Service Alert (USA) 48 hours prior to any excavations; Contractor shall be responsible for contacting the appropriate party in advance of any work for necessary inspections in compliance to these plans, standard plans and standard specifications.

A more detailed review and comments will be provided once additional information and improvements have been provided.

Chapter 13 Mitigation Monitoring and Reporting Program

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
AESTHETICS							
MM4.1-4 Design of the proposed structures shall primarily include the use of textured or other nonreflective exterior surfaces and nonreflective glass.	Pre-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits			
AIR QUALITY							
MM4.3-2(a) At the times required by Rule 9510, the Project Applicant shall file an Air Impact Assessment (AIA) with the SJVAPCD to reduce net NO _x and PM ₁₀ emissions impacts from construction of the Proposed Project. The construction related reduction measures shall include, but not be limited to the following: <ul style="list-style-type: none"> ■ Exhaust emissions for construction equipment greater than fifty (50) horsepower used or associated with the development project shall be reduced by the following amounts from the statewide average as estimated by the ARB: <ul style="list-style-type: none"> > 20 percent of the total NO_x emissions > 45 percent of the total PM₁₀ exhaust emissions ■ Construction emissions on-site may be reduced by using less polluting construction equipment, which can be achieved by utilizing add-on controls, cleaner fuels, or newer lower emitting equipment. ■ These requirements can be met through any combination of on-site emission reduction measures or off-site fees (see MM4.3-2(b) below), including, but not limited to, the replacement of old diesel engines within the Valley. 	Pre-Construction (for Agreement)/ Construction (for reduction measures)	SJVAPCD	Madera County Department of Planning/ SJVAPCD	Submittal of Air Impact Assessment; Issuance of Grading Permits; Periodic Compliance Reporting			
MM4.3-2(b) The Project Applicant shall pay to the SJVAPCD a monetary sum necessary to offset the required construction NO _x and PM ₁₀ emissions not reduced on-site and subject to the fee schedule specified in Section 7.2 of Rule 9510.	Pre-Construction/ Construction	SJVAPCD	Madera County Department of Planning/ SJVAPCD	Submittal of Air Impact Assessment; Issuance of grading permits; Periodic Compliance Reporting			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>MM4.3-3 At the times required by Rule 9510, the Project Applicant shall file an Air Impact Assessment (AIA) with the SJVAPCD to reduce net NO_x and PM₁₀ emissions impacts from operation of the Proposed Project. The Project Applicant shall propose reduction measures that would achieve the following emission reduction rates:</p> <ul style="list-style-type: none"> ■ NO_x Emissions: The project must provide a reduction of 33.3 percent of the project's operational baseline NO_x emissions over a period of ten years ■ PM₁₀ Emissions: The project must provide reduction of 50 percent of the project's operational baseline PM₁₀ emissions over a period of ten years ■ These requirements can be met through any combination of on-site emission reduction measures or off-site fees (see MM4.3-2(b)), including, but not limited to, the replacement of old diesel engines within the Valley. 	Ongoing during Operation	SJVAPCD	Madera County Department of Planning/SJVAPCD	Submittal of Air Impact Assessment; Periodic Compliance Reporting			
BIOLOGICAL RESOURCES							
<p>MM4.4-1(a) Loss of Nesting Habitat for the Swainson's Hawk</p> <p>(1) If construction occurs during the breeding season (February 1-August 31), the Project Applicant shall conduct CDFG-recommended protocol-level surveys prior to construction, as required by the <i>Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley</i> (Swainson's Hawk Technical Advisory Committee 2000), unless the CDFG indicates that no surveys or a less intensive survey methodology would be appropriate.</p> <p>(2) If active nests are found in the construction area, mitigation measures consistent with the CDFG's <i>Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California</i> (CDFG 1994) shall be incorporated in the following manner, unless the CDFG indicates that no mitigation or a less intensive mitigation program would be appropriate:</p> <ul style="list-style-type: none"> (i) If an active nest is found, no intensive new disturbances (e.g., heavy equipment operation associated with construction, use of cranes or draglines, new rock crushing activities) or other project-related activities that may cause nest abandonment or forced fledging, can be initiated within 0.5 mile or 2,640 feet (buffer zone) of an active nest between March 1 and September 15. The 	Pre-Construction	Madera County Department of Planning/CDFG	CDFG	Issuance of Grading Permit			

Table 13-2 Mitigation Monitoring and Reporting Program

<i>Mitigation Measure(s) and/or Project Requirements</i>	<i>Implementation</i>	<i>Enforcement Agency</i>	<i>Monitoring Agency</i>	<i>Action Indicating Compliance</i>	<i>Verification of Compliance</i>		
					<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>size of the buffer area may be adjusted if a qualified biologist and CDFG determine if it would not be likely to have adverse effects on the hawks. No project activity shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active.</p> <p>(ii) Nest trees shall not be removed unless there is no feasible way of avoiding removal of the tree. If a nest tree must be removed, the Project Applicant shall initiate consultation with the CDFG prior to taking any action to obtain a determination of “take” potential from CDFG under CESA or under California Fish and Game Code Sections 3503.5 and 3513.</p> <p>If determined necessary by CDFG as a result of consultation, a Management Authorization (including conditions to offset the loss of the nest tree) shall be obtained from CDFG with the tree removal period specified in the Management Authorization, generally between October 1 and February 1, or other period required by CDFG.</p> <p>If determined necessary by CDFG as a result of consultation, the Project Applicant shall prepare and submit an application for an Incidental Take Permit (ITP) to the CDFG pursuant to California Fish and Game Code Section 2081 for any activities that have the potential to constitute a “take” of the species.</p> <p>If determined necessary by CDFG as a result of ITP application submittal and consultation, the Project Applicant shall obtain an ITP that may include provisions, measures, and other requirements specific to the ITP authorization. The Project Applicant shall implement all provisions, measures, and other requirements specified in the ITP to the satisfaction of CDFG.</p> <p>(iii) If construction or other project-related activities that may cause nest abandonment or forced fledging are necessary within the buffer zone, monitoring of the nest site (funded by the Project Applicant) by a qualified biologist, as determined by the CDFG, will be required to determine if the nest is abandoned, as deemed necessary by CDFG as a result of consultation, Management Authorization, or ITP issuance.</p>							

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>MM4.4-1(b) Loss of Foraging Habitat for the Swainson’s Hawk</p> <p>If it is not possible to avoid impacts to foraging or nesting habitat of Swainson’s hawk, on or off site mitigation may be required. Mitigation for the loss of Swainson’s hawk foraging habitat (and by default other raptor foraging habitat) shall occur at the applicable ratio(s) set forth in the CDFG’s Staff Report Regarding Mitigation for Impacts to Swainson’s Hawks (<i>Buteo swainsoni</i>) in the Central Valley of California (CDFG 1994).</p>	Pre-Construction	Madera County Department of Planning/CDFG	CDFG	Issuance of Grading Permit			
<p>MM4.4-1(c) Burrowing Owl Nesting Habitat</p> <p>(1) Prior to construction activities associated with each phase of the project, as determined by the County, focused pre-construction surveys shall be conducted for burrowing owls where suitable habitat is present within the construction areas. Surveys shall be conducted no less than 14 days and no more than 30 days prior to commencement of construction activities and surveys shall be conducted in accordance with current CDFG burrowing owl survey protocol.</p> <p>(2) If unoccupied burrows are found during the nonbreeding season, the Project Applicant may collapse the unoccupied burrows, or otherwise obstruct their entrances to prevent owls from entering and nesting in the burrows. This measure would prevent inadvertent impacts during construction activities.</p> <p>(3) If no occupied burrows are found in the survey area, a letter report documenting survey methods and findings shall be submitted to the County and CDFG for approval, and no further mitigation is necessary.</p> <p>(4) If occupied burrows are found, impacts on the burrows shall be avoided by providing a buffer of 165 feet during the nonbreeding season (September 1 through January 31) or 250 feet during the breeding season (February 1 through August 31). The size of the buffer area may be adjusted if a qualified biologist approved by the County and the CDFG determine it would not be likely to have adverse effects on the owls. No project activity shall commence within the buffer area until the qualified biologist confirms that the burrow is no longer occupied. If the burrow is occupied by a nesting pair, a minimum of 7.5 acres of foraging habitat contiguous to the</p>	Pre-Construction	Madera County Department of Planning/CDFG	CDFG	Issuance of Grading Permit/ Preconstruction Surveys			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>burrow shall be maintained until the breeding season is over.</p> <p>(5) If impacts on occupied burrows are unavoidable, onsite passive relocation techniques currently approved by CDFG shall be used to encourage owls to move to alternative burrows outside of the impact area. No occupied burrows shall be disturbed during the nesting season unless the qualified biologist verifies through non-invasive methods that juveniles from the occupied burrows are foraging independently and are capable of independent survival. Mitigation for foraging habitat for relocated individuals or pairs shall follow guidelines provided in the CDFG's Staff Report on Burrowing Owl Mitigation (1995) and/or Burrowing Owl Consortium's <i>Burrowing Owl Survey Protocol and Mitigation Guidelines</i> (April 1993). This includes mitigation for loss of foraging habitat through the preservation of, a minimum of 6.5 acres of foraging habitat (calculated on a 100 m [approximately 300 feet] foraging radius around the burrow) per pair or unpaired resident bird.</p>							
<p>MM4.4-1(d) Nesting habitat for other <i>Migratory Bird Treaty Act</i> (MBTA) or otherwise protected or sensitive avian species:</p> <p>(1) When feasible, all tree removal shall occur between August 31 and February 1 to avoid the breeding season of any raptor species that could be using the area, and to discourage hawks from nesting in the vicinity of an upcoming construction area. This period may be modified with the authorization of the CDFG; or</p> <p>(2) Prior to the beginning of mass grading, including grading for major infrastructure improvements, during the period between February 1 and August 31, all areas supporting trees, shrubs, or structures capable of supporting bird nests within 350 feet of any grading or earthmoving activity shall be surveyed for active raptor nests or owl burrows by a qualified biologist no more than 21 days prior to disturbance. If active raptor nests are found within 350 feet of potential construction activity, a fence shall be erected around the tree at a distance of up to 350 feet, depending on the species, from the nest location to prevent construction disturbance and intrusions on the nest area. The appropriate buffer shall be determined by the County in consultation with qualified biologists and/or the CDFG.</p> <p>(3) Completion of the nesting cycle shall be determined by a qualified ornithologist or biologist, as determined by the County.</p>	Pre-Construction	Madera County Department of Planning/CDFG	CDFG	Issuance of Grading Permit			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>MM4.4-2 To mitigate for effects to the Valley Elderberry Longhorn Beetle (VELB), the Applicant shall provide compensatory mitigation in accordance with the mitigation guidelines set forth in the <i>Conservation Guidelines for the Valley Elderberry Longhorn Beetle</i> (USFWS 1999). The following measures shall be implemented to provide compensatory mitigation for effects to the VELB:</p> <p>Elderberry shrubs that would be removed as a result of the Proposed Project shall be removed and transplanted to a conservation area or USFWS-approved mitigation bank. Shrub removal and transplantation techniques shall be in accordance with the guidelines provided by the USFWS. A qualified biologist as determined by the County, shall be present on site for the duration of the transplanting activities. Elderberry plants shall only be transplanted when they are dormant and have lost their leaves, which is approximately November through the first two weeks of February.</p> <p>Each elderberry stem measuring 1-inch or greater in diameter at ground level that is transplanted or destroyed shall be compensated at the ratios shown in mitigation guidelines set forth in the <i>Conservation Guidelines for the Valley Elderberry Longhorn Beetle</i> (USFWS 1999).</p>	Pre-Construction/ Survey once a year (before April) for duration of construction	Madera County Department of Planning/USFWS	USFWS	Issuance of Grading Permit			
<p>MM4.4-3 Loss of Western Pond Turtle</p> <p>(1) Before any ground-disturbing construction activities begin within 150 feet of potential habitat, the Project Applicant shall retain a qualified biologist to conduct focused surveys for western pond turtle to determine the presence or absence of this species on the Project Site. Surveys shall meet the requirements of current CDFG protocols as appropriate and must be conducted every year in which construction activities would occur within potential habitat for this species and must comply with the following conditions. Surveys shall occur before April 1 to allow evaluation of the population before the turtle nesting season.</p> <p>(2) If western pond turtles are not found on the Project Site, a letter report documenting survey methods and findings shall be submitted to CDFG at least 5 days before construction.</p> <p>(3) If juvenile or adult turtles are found on the Project Site, the individuals shall be moved to suitable habitat out of the construction site with technical assistance from CDFG, as needed. All relocation shall</p>	Pre-Construction	Madera County Department of Planning/CDFG	CDFG	Issuance of Grading Permit			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
occur prior to April 1 unless otherwise allowed by CDFG. If a nest is found in the construction area, CDFG shall be notified immediately to determine appropriate measures to protect or relocate the nest.							
<p>MM4.4-4(a) Prior to the issuance of a grading permit, the Project Applicant shall perform protocol level surveys and assessment for the California Tiger Salamander (CTS) within the Project Site. The surveys and assessment shall be performed by a qualified biologist in accordance with the <i>Interim Guidance on Site Assessment and Field Surveys for Determining Presence or Negative Finding of the California Tiger Salamander</i> (CDFG 2003). The results shall be submitted to the USFWS and CDFG, and if needed, the Project Applicant shall initiate an informal consultation with the USFWS and CDFG to discuss measures to avoid potential take of CTS. Although details of these measures would be developed in consultation with the USFWS and CDFG, they are likely to include:</p> <ul style="list-style-type: none"> ■ Retaining a qualified biologist to conduct a preconstruction survey of the Project Site area to ensure that no potential upland retreat habitat has been created (i.e., through ground squirrel activity) since the 2005 habitat assessment ■ Seasonal restrictions on grading and construction to avoid the wet season dispersal period ■ Installation of drift fences around the perimeter of the construction area to prevent any CTS from moving into the area ■ Retaining qualified biologists to monitor the Project Site area during construction to ensure that no CTS are harmed 	Pre-Construction/ Construction	Madera County Department of Planning/USFWS	USFWS	Issuance of Grading Permit			

Table 13-2 Mitigation Monitoring and Reporting Program

<i>Mitigation Measure(s) and/or Project Requirements</i>	<i>Implementation</i>	<i>Enforcement Agency</i>	<i>Monitoring Agency</i>	<i>Action Indicating Compliance</i>	<i>Verification of Compliance</i>		
					<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
<p>MM4.4-4(b) If CTS are found within an area that would be directly or indirectly impacted by the Proposed Project, the Project Applicant and/or their representatives shall initiate consultation with the USFWS pursuant to Section 7 or 10 of the FESA, and with the CDFG pursuant to California Fish and Game Code Section 2081(b) or 2080.1, to obtain an Incidental Take Statement (ITS), Incidental Take Permit (ITP), and/or Consistency Determination for loss of individual CTS. Detail of the processing and specific requirements of the ITS, ITP, and Consistency Determination would be developed during consultations between the U.S. Army Corps of Engineers (USACE), USFWS, and CDFG, but are likely to include (but not be limited to) the following:</p> <ul style="list-style-type: none"> ■ Preparation of a Biological Assessment pursuant to Section 7 of the FESA for submission to the USFWS and CDFG for their review ■ Conservation of designated critical habitat that meets the species habitat requirements, or payment of mitigation fees, and/or purchase of mitigation land to compensate for the loss of CTS habitat ■ Retaining a CTS permitted biologists to monitor for, and potentially move CTS outside of the Project Site area 	Pre-Construction	Madera County Department of Planning/USFWS	USFWS	Issuance of Grading Permit			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>MM4.4-4(c) If construction activities for the Off-Site Avenue 15 Pipeline would occur before July 1, including mobilization, staging, or ground disturbance activities (e.g., ripping, excavation, and grading), the Project Applicant shall retain a qualified biologist to perform a pre-construction survey of the alignment and immediate vicinity (i.e., within 50 feet of the planned activities in all areas adjacent to potential wetland and upland non-native grassland habitat which could support CTS) to confirm that all vernal pools and other seasonally wet habitats capable of supporting active CTS have completely dried. The survey shall verify the onset of the dry season in the region and that CTS potentially occurring in the alignment vicinity are positively aestivating in underground refugia and are not dispersing or migrating aboveground. The results of the pre-construction survey shall be documented in a report prepared by the qualified biologist and the report shall be submitted to the County, USFWS, and CDFG.</p> <p>Construction of the Off-Site Avenue 15 Pipeline shall not commence until it has been verified by the County, USFWS, and CDFG, in writing, that the activities would be restricted to the dry season and would not directly or indirectly impact CTS or its habitat, or other special-status vernal pool species and their habitat, as determined by the qualified biologist.</p> <p>In the unlikely event that CTS are found within an area that would be directly or indirectly impacted by the Off-Site Avenue 15 Pipeline, the Project Applicant shall implement mitigation measure MM4.4-4(b).</p>	Pre-Construction	Madera County Department of Planning/USFWS	USFWS	Issuance of Grading Permit			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>MM4.4-4(d) Prior to construction activities for the Off-Site Avenue 15 Pipeline, including mobilization, staging, or ground disturbance activities (e.g., ripping, excavation, and grading), the Project Applicant shall retain a qualified biologist to monitor the installation of temporary silt fencing along the south side of Avenue 15 and the proposed alignment, which occur within 25 feet of sensitive areas, including vernal pools, potential jurisdictional resources, and suitable aquatic habitat for CTS and western spadefoot toad. Upon completing the installation of the silt fencing, the qualified biologist shall inspect all fencing to verify it has been installed in the appropriate locations and it will be effective in serving as a protective barrier to construction-related activities. The temporary silt fencing shall be monitored and repaired by the Construction Contractor, as appropriate, throughout the duration of construction activities. The fencing shall be removed and properly disposed of by the Construction Contractor upon completion of construction activities.</p>	Pre-Construction	Madera County Department of Planning/USFWS	USFWS	Issuance of Grading Permit			
<p>MM4.4-5 The aquatic habitat that could potentially be occupied by western spadefoot shall be determined through surveys conducted during the appropriate season (generally February, but dependant on rainfall), by a qualified biologist, as determined by the County. Those areas that are found to support western spadefoot shall be avoided, if feasible. If avoidance is not feasible, the CDFG shall be consulted to approve a western spadefoot's adult, larval, or egg mass capture and relocation plan. While there are no set protocols for the capture and relocation of reptile and amphibian species (from areas that will be destroyed to areas of unoccupied suitable habitat), it is a standard measure employed by both the USFWS and CDFG for mitigating the loss of population. When done in combination with habitat restoration and preservation that is required through State and Federal no net loss of wetlands policy, the procedure is known to be successful in preserving displaced populations. This measure would mandate that, to the extent feasible, western spadefoots that are displaced from occupied aquatic habitat destroyed during construction, would be relocated to protected areas of suitable habitat, thereby reducing impacts on western spadefoots to less-than-significant levels.</p>	Pre-Construction	Madera County Department of Planning/CDFG	CDFG	Issuance of Grading Permit			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>MM4.4-9(a) Permanently impacted sensitive habitat that cannot be avoided shall be replaced or restored on site at a minimum 1:1 ratio for temporary and 2:1 for permanent impacts under a mitigation plan approved by the CDFG under Section 1600 of the California <i>Fish and Game Code</i>, (and/or other appropriate agencies such as the U.S. Army Corps of Engineers for 404 wetlands). A vegetation and mitigation monitoring plan shall be prepared and approved by the CDFG and/or U.S. Army Corps of Engineers prior habitat modification.</p> <p>The revegetation plan shall include the following:</p> <ol style="list-style-type: none"> The details and procedures required to prepare the restoration site for planting (i.e., grading, soil preparations, soil stocking, etc.) The methods and procedures for the installation of the native plant materials Guidelines for the maintenance of the mitigation site during the establishment phase of the native plantings; the maintenance program shall contain guidelines for the control of nonnative and invasive plant species and the replacement of plant species that have failed to recolonize The revegetation plan shall provide for monitoring to evaluate the growth of the developing habitat and/or vegetation; specific goals for the restored habitat shall be defined by quantitative and qualitative characteristics of similar habitats and plants (e.g., density, cover, species composition, structural development) Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan should the plantings fail to meet designated success criteria and planting goals <p>This measure may be implemented through a Streambed Alteration Agreement or other regulatory mechanism to the satisfaction of the County.</p>	Pre-Construction	Madera County Department of Planning/CDFG	CDFG	Issuance of Grading Permit/ Revegetation Plan/Streambed Alteration Agreement			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
MM4.4-9(b) The Project Applicant shall include adequate signage and appropriate fencing adjacent to any sensitive habitats that remain or are created through mitigation. A signage and fencing plan shall be developed with the CDFG, but at a minimum “Sensitive habitat” signs shall be installed along the sensitive habitat boundaries every 100 feet. The signs would inform the public of the sensitive habitat and species in the area and that unauthorized disturbance could be subject to penalties imposed by the CDFG and USFWS. Fencing shall be designed to allow free movement of wildlife, but restrict human movement.	Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits/ Installation of Signage			
MM4.4-11(a) As identified in Madera County General Plan Policy 5.E.1, a minimum 200-foot wildlife corridor buffer will be established and maintained in perpetuity along the undeveloped portions of the San Joaquin River’s riparian corridor. Policy 3.6.1 from the Tesoro Viejo Specific Plan states that all existing drainage channels shall be public open space from top-of-bank to top-of-bank. In addition, as required by Madera County General Plan Policy 5.D.4, on either side of the primary (main) drainage channel wildlife corridor buffer zones of 100 feet, as measured from the top of bank of un-vegetated portion of the channel, or 50 feet as measured from the outer edge of any riparian canopy shall be established. No lighting shall occur within the buffer area. If passive recreational trails limited to daytime use are proposed in the buffer area, the specific types of uses and/or the terms under which these uses could be developed in the buffer areas would be subject to review and approval by the County, with the input of a qualified biologist.	Pre-Construction	Madera County	Madera County	Issuance of Grading Permit			
MM4.4-11(b) To avoid degradation of habitat values for wildlife along the river and the primary drainage portion of the site, areas where automobile headlights could be directed at a 90 degree angle onto the vegetation shall be screened through the placement of a 3–4 foot tall vegetated hedge of native California species or other structural methods that would not additionally hinder wildlife movement through the aforementioned corridor.	Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County	Issuance of Building Permit			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>MM4.4-11(c) Any road crossings through the wildlife movement corridors on site shall incorporate measures to safely facilitate the movement of wildlife under the roadway. These measures shall include, but not be limited to, the use of either bridges or culverts that are large enough that wildlife have enough space to pass through these road crossings without having to travel over the road surface, the implementation of bank stabilization measures, and/or restoration and revegetation of stream corridor habitat that has been damaged by the project's construction. Furthermore, any recreational trails adjacent to the open space corridor shall be lined by post and rail fence and signage would be used to direct trail users and their pets to stay within the designated trail corridor.</p>	Pre-Construction/ Construction/ Post-Construction	Madera County	Madera County	Issuance of Grading Permit			
CULTURAL RESOURCES							
<p>MM4.5-2(a) A qualified archaeologist, hired by the Project Applicant, shall be retained to complete a Preservation Plan for the eligible resource (CA-MAD-2394, Locus B), which shall be reviewed and approved by the County prior to implementation. The Preservation Plan shall identify protective measures, including incorporation into open or undeveloped space (as proposed by the Project), as well as guidance on setbacks from any proposed trails in the vicinity to deter unwanted pedestrian traffic, methods to minimize the potential for looting or vandalism of exposed surface or subsurface resources, and provisions for semi-annual or annual monitoring by a qualified archaeologist and/or by the local Native American community with reports filed with the County and other agencies, such as the SSJVIC. Consistent with the Comprehensive Settlement Agreement, the Plan shall also identify signage to be placed along public trails to provide indicators of the previous activities of the ancestors of the Dumna Tribe as part of their migration, settlement, and life in the San Joaquin Valley. The Plan could additionally include any or all of the following: permanent fencing; planting; intervening earthworks; cautionary signage; funding for permanent maintenance of the fencing; and/or acquisition of the site by a group, such as the Archaeological Conservancy.</p>	Pre-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Grading Permit/ Submission of Preservation Plan			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>MM4.5-2(b) During construction, the site (CA-MAD-2394, Locus B) shall be protected from vandalism, illicit excavation or artifact collection, and inadvertent direct impact. Orange protective fencing shall be installed prior to the initiation of any construction activities within 100 feet of the site boundary. A qualified archeological monitor shall be retained by the Project Applicant to conduct construction monitoring. If appropriate and deemed necessary by the archaeological monitor, the County, and the local Native American community (as determined by establishing the Most Likely Descendent in consultation with the Native American Heritage Commission), a Native American monitor shall be retained by the Project Applicant to conduct construction monitoring to ensure that Native American resources are appropriately handled.</p>	Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division/ NAHC	Issuance of Building Permits/ Monitoring during Construction/ Periodic Compliance Reporting During Construction			
<p>MM4.5-2(c) The site (CA-MAD-2394, Locus B) must further be protected after development from vandalism, illicit excavation or artifact collection, after the completion of construction. The County shall discuss measures for long-term protection with the local Native American Community (as determined by establishing the Most Likely Descendent in consultation with the Native American Heritage Commission), and an appropriate plan shall be developed and included in the Preservation Plan described in mitigation measure MM4.5-2(a).</p>	Ongoing during buildout	Madera County Department of Planning	Madera County Department of Planning	Issuance of Building Permits/ Submission of Preservation Plan			
<p>MM4.5-3(a) Upon the final determination of the location for all Project-related components, a qualified archaeologist, hired by the Project Applicant, shall be retained to complete a Data Recovery Plan for the those portions of eligible resource CA-MAD-295/827, Locus A that cannot be preserved in open or undeveloped space. The Plan shall be reviewed and approved by the County prior to implementation and shall address the disposition of the materials recovered, depending on the significance of what is found, and could include curation, preservation in another place, or possession by the Dumna. A Native American monitor shall be retained by the Project Applicant to conduct monitoring during the approved Data Recovery Plan to ensure that Native American resources are appropriately handled.</p>	Pre-Construction and ongoing during buildout	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits/ Monitoring during Construction/ Periodic Compliance Reporting During Construction			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>MM4.5-3(b) Any excavation or grading activities associated with Project-related facilities shall be subject to monitoring by representatives of the Dumna Tribe consistent with the requirements of the Comprehensive Settlement Agreement, which would allow oversight during the recovery of artifacts, if discovered. Full analysis shall be completed for the artifacts and other cultural materials recovered. The results of the analysis shall be incorporated into a report meeting accepted professional standards and be submitted to the SSJVIC.</p>	Pre-Construction and ongoing during buildout	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Grading Permits			
<p>MM4.5-3(c) Upon the final determination of location for all Project-related components, a qualified archaeologist, hired by the Project Applicant, shall be retained to complete a Preservation Plan for the those portions of eligible resource CA-MAD-295/827, Locus A that can be preserved, which shall be reviewed and approved by the County prior to implementation. The Preservation Plan shall identify protective measures, including incorporation into open or undeveloped space (as proposed by the Project), avoidance, as well as guidance on setbacks from any proposed trails in the vicinity to deter unwanted pedestrian traffic, methods to minimize the potential for looting or vandalism of exposed or subsurface resources, and provisions for semi-annual or annual monitoring by a qualified archaeologist and/or by the local Native American community with reports filed with the County and other agencies, such as the SSJVIC. Consistent with the Comprehensive Settlement Agreement, the Plan shall also identify signage to be placed along public trails to provide indicators of the previous activities of the ancestors of the Dumna Tribe as part of their migration, settlement, and life in the San Joaquin Valley. The Plan could additionally include any or all of the following: permanent fencing; planting; intervening earthworks; cautionary signage; funding for permanent maintenance of the fencing; and/or acquisition of the site by a group, such as the Archaeological Conservancy.</p>	Pre-Construction and ongoing during buildout	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Grading Permits/ Submission of Preservation Plan			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
MM4.5-3(d) During construction, the site (CA-MAD-295/827, Locus A) shall be protected from vandalism, illicit excavation or artifact collection, and inadvertent direct impacts. Orange protective fencing shall be installed prior to the initiation of any construction activities within 100 feet of areas proposed to be avoided or incorporated into open space. A qualified archeological monitor shall be retained by the Project Applicant to conduct construction monitoring. If appropriate and deemed necessary by the archaeological monitor, the County, and the local Native American community (as determined by establishing the Most Likely Descendent in consultation with the Native American Heritage Commission), a Native American monitor shall be retained by the Project Applicant to conduct construction monitoring to ensure that Native American resources are appropriately handled.	Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Grading Permits/ Monitoring during Construction/ Periodic Compliance Reporting During Construction			
MM4.5-3(e) The site (CA-MAD-295/827, Locus A) must further be protected after development from vandalism, illicit excavation or artifact collection, after the completion of construction. The County shall discuss measures for long-term protection with the local Native American Community (as determined by establishing the Most Likely Descendent in consultation with the Native American Heritage Commission), and an appropriate plan shall be developed and included in the Preservation Plan described in mitigation measure MM4.5-3(c).	Ongoing during buildout	Madera County Department of Planning	Madera County Department of Planning	Issuance of Building Permits/ Submission of Preservation Plan			
MM4.5-6 The Project Applicant shall initiate contact with the Bureau of Reclamation and shall complete all requested tasks with qualified cultural resource professionals as required by that agency for the Section 106 review process. As part of the review process, a professional historian may be required to prepare a Determination of Effect document. If the effect is found to be adverse, a Historic Properties Treatment Plan shall be prepared. Once the mitigation measures suggested in the Historic Properties Treatment Plan are approved by the Office of Historic Preservation, a Memorandum of Agreement shall be prepared and signed by the Project Applicant, agency, and the Office of Historic Preservation. All tasks required by the Bureau of Reclamation shall be completed by the Project Applicant prior to the commencement of any construction activities that could impact the Madera Canal.	Pre-Construction	Madera County Department of Planning and Department of Engineering Building Division/ Bureau of Reclamation	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Grading Permit/ Preparation of Determination of Effect Document			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>MM4.5-7 If unknown cultural resources are discovered during project construction, all work within 100 feet of the discovery shall cease, and a qualified archaeologist shall be retained by the Project Applicant, and approved by the County. A qualified archaeologist shall be retained by the Project Applicant to assess the significance of the find, make recommendations on its disposition, and prepare appropriate field documentation, including verification of the completion of required mitigation. If archaeological resources are discovered during earth moving activities, all construction activities within 100 feet of the find shall cease until the archaeologist evaluates the significance of the resource. If the resource is determined to be significant, the archaeologist shall prepare Data Recovery Plan that satisfies the requirements of <i>Public Resources Code</i> Section 21083.2. The archaeologist shall complete a report of the excavations and findings. Upon approval of the report, the Project Applicant shall submit the report to the regional office of the California Historic Resources Information System (CHRIS) and Madera County.</p>	Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Periodic Compliance Reporting During Construction/ Submission of Data Recovery Plan to California Historic Resources Information System and Madera County			
<p>MM4.5-8 Should paleontological resources be identified in a particular location within the Project Site, the Project Applicant shall cease operations within 100 feet of the potential resource until a qualified professional can complete the following actions:</p> <ol style="list-style-type: none"> 1. Identify and evaluate paleontological resources by intense field survey where impacts are considered high 2. Assess effects on identified sites 3. Consult with the institutional/academic paleontologists conducting research investigations within the geological formations that are slated to be impacted 4. Obtain comments from the researchers 5. Comply with researchers' recommendations to address any significant adverse effects where determined by the County to be feasible 	Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Periodic Compliance Reporting During Construction			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>MM4.5-9 If human remains are discovered during earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the County Coroner shall be notified immediately, according to Section 5097.98 of the California <i>Public Resources Code</i> and Section 7050.5 of California's <i>Health and Safety Code</i>. If the remains are determined by the County Coroner to be Native American, the NAHC shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. Madera County shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains before resuming ground-disturbing activities within 100 feet of where the remains were discovered.</p>	Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Periodic Compliance Reporting During Construction			
HAZARDS AND HAZARDOUS MATERIALS							
<p>MM4.7-4(a) In order to determine if contaminants may be present in the soil, a sampling program shall be conducted in areas proposed for sensitive land uses, such as residences and schools. Sampling protocol shall include, but not be limited to, sampling in random grid locations, sampling at various soil depths, and sampling in areas where known mixing of pesticides has occurred. Soil samples shall be analyzed for elevated levels of agricultural chemicals.</p> <p>Remediation activities shall be required if testing reveals levels of contaminants that exceed regulatory requirements and/or pose a threat to the public health and the environment. Remediation may be required for both soils and groundwater, if regulatory requirements are exceeded. The remediation plan shall require approvals from the appropriate agencies. Remediation activities could include excavation and disposal, excavation and on-site treatment, or capping the soil with an impenetrable surface such as asphalt or concrete.</p>	Pre-Construction	Madera County, Department of Public Health, Environmental Health Division	Madera County, Department of Public Health, Environmental Health Division	Report of Findings; Issuance of Grading Permits			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>MM4.7-4(b) In the event that previously unknown or unidentified soil or groundwater contamination that could present a threat to human health or the environment is encountered during construction on the Project Site or off-site infrastructure construction, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared by the developer(s) and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development; and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., Madera County Fire Department). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.</p>	Construction	Madera County, Department of Public Health, Environmental Health Division	Madera County, Department of Public Health, Environmental Health Division	Periodic Compliance Reporting During Construction			
<p>MM4.7-5 During construction of the Proposed Project, all staging areas, welding areas, or areas slated for development that use spark-producing equipment shall be cleared of dried vegetation or other material that could ignite. Any construction equipment that includes a spark arrestor shall be monitored to ensure the spark arrestor is in good working order. All vehicles and crews working on the Project Site shall have access to functional fire extinguishers at all times. In addition, construction crews shall have a spotter during welding activities to look out for potentially dangerous situations, including accidental sparks.</p>	Construction	MCFD	MCFD	Periodic Compliance Reporting During Construction			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>MM4.7-6 The developer(s) shall prepare a Vector and Vegetation Management Program to be submitted for approval to Madera County and the Madera County Mosquito and Vector Control District. The program would be ongoing and may require that no vegetation conducive to mosquito breeding is allowed to exist within or around the detention basins, with or without the presence of water. The Vector and Vegetation Management Program may also require that no undue obstructions to wind circulation are allowed to occur around the detention basins. The program shall also require adequate access be maintained to the entire perimeter of each detention basin.</p> <p>The Vector and Vegetation Management Program may also establish provisions for stocking mosquitofish or other species that will reduce conditions conducive to mosquito and other vector production when water is present. An ongoing contract for mosquito control services shall be maintained by the developer(s) if the water detention basin is determined by a mosquito and vector control specialist as requiring extensive monitoring and vector control services.</p>	Pre-Construction (for development of the Plan)/ Construction and Operation (for implementation of the Plan)	Madera County, Department of Public Health, Environmental Health Division/ MCMVCD	Madera County, Department of Public Health, Environmental Health Division	Approval of a Vector and Vegetation Management Program by the County with the MCMVCD; Issuance of Building Permits; Periodic Compliance Reporting During Operation			
HYDROLOGY AND WATER QUALITY							
<p>MM4.8-2(a)</p> <ul style="list-style-type: none"> ■ Wet Pond. The stormwater detention basins could operate as stormwater wet ponds if a permanent pool of water is maintained (i.e., the bottom of the basin intersect the local shallow groundwater table). Wet ponds treat incoming stormwater runoff by settling and algal uptake. The primary removal mechanism is settling while stormwater runoff resides in the pool. Nutrient uptake also occurs through biological activity in the pond. While there are several different versions of the wet pond design, the most common modification is the extended detention wet pond, where storage is provided above the permanent pool in order to detain stormwater runoff in order to provide greater settling ■ Dry Extended Detention Pond. If all stormwater infiltrates or is discharged through control structures such that the pond completely drains within a certain time frame (e.g., 24 to 72 hours), the basins would function as dry extended detention ponds. Dry extended detention ponds (e.g., dry ponds, extended detention basins, detention ponds, and extended detention ponds) are basins whose 	Pre-Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Grading Permit			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>outlets are designed to detain the stormwater runoff from a water quality "storm" for some minimum duration, which allow sediment particles and associated pollutants to settle out. Unlike wet ponds, dry extended detention ponds do not have a permanent pool. However, dry extended detention ponds are often designed with small pools at the inlet and outlet of the pond, and can also be used to provide flood control by including additional detention storage above the extended detention level.</p> <ul style="list-style-type: none"> ■ Stormwater Wetland. If basins are designed to have some standing water in a shallow pool for an extended period of time, they may act as stormwater wetlands. Stormwater wetlands are structural practices similar to wet ponds that incorporate wetland plants in a shallow pool. As stormwater runoff flows through the wetland, pollutant removal is achieved by settling and biological uptake within the practice. Stormwater wetlands are designed specifically for the purpose of treating stormwater runoff, and typically have less biodiversity than natural wetlands both in terms of plant and animal life. 							
<p>MM4.8-2(b) Stormwater Quality Management Plan. The Project Applicant shall prepare and implement an approved Stormwater Management Plan (SQMP) and obtain coverage under the Small MS4 General Permit. The following standard stormwater quality BMPs, or similar practices, shall be required in the SQMP.</p> <p>Education</p> <ul style="list-style-type: none"> ■ Educational materials concerning stormwater quality protection shall be provided to the owner of the development and BMPs and shall be distributed to all employees. Educational materials shall also be provided to residents and commercial building occupants. ■ A spill contingency plan shall be provided to employees in the commercial and light industrial portions of the Proposed Project in accordance with Section 6.95 of the California <i>Health and Safety Code</i>. ■ The maintenance program shall include signage that informs the public that there is "no dumping allowed" in storm drains. <p>Operations and Maintenance</p> <ul style="list-style-type: none"> ■ A BMP Operations and Maintenance Program (OMP) shall be 	<p>Pre-Construction (for development of the SQMP Plan)/Construction (for implementation of the SQMP and development of the OMP and NMP)/ Operation (for implementation of the OMP and NMP)</p>	<p>RWQCB/Madera County Department of Engineering Building Division</p>	<p>RWQCB/Madera County Department of Engineering Building Division</p>	<p>Approval of a Stormwater Quality Management Plan (SQMP) by the RWQCB; Issuance of Grading Permit (for work covered by the SQMP); Approval of an Operations and Maintenance Program (OMP) and Nutrient and Pesticide Management Plan (NMP) by the Madera County, Issuance</p>			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>developed and implemented to ensure continued functioning and effectiveness of BMPs and shall be incorporated as part of the SQMP. The BMP OMP shall include, at a minimum, inspection and maintenance of all structural BMPs on the property; a report of non-structural BMP operating protocols, inspection, and compliance; and reporting requirements. The BMP OMP must be approved by the Madera County Director of Public Works or their designee prior to the beginning of occupancy. The owner shall be responsible for the BMP OMP. The BMP OMP can be administered through lease agreements assigning responsibility to the occupants or creation of a separate entity with responsibility. If property titles are transferred, the new owner shall be responsible for their respective portion of the BMP OMP.</p> <ul style="list-style-type: none"> ■ Stabilization of all disturbed areas through revegetation or other erosion control practices. Mulch, plastic sheeting, erosion control blankets, or sandbags shall be used to control erosion caused by rainfall until surfaces have been stabilized ■ The storm drain system shall incorporate common area catch basins that shall be inspected and cleaned monthly. They shall also be inspected before, during and after storms. ■ Storm drain inlet trash racks shall be inspected, and maintained before, during and after storms. ■ For both the residential and commercial portions of the Proposed Project, open areas shall be maintained neat, clean, and free from trash or debris at all times, to prevent contamination of stormwater and to ensure proper drainage. The site shall be inspected weekly, and trash would be cleaned up. For the commercial area, trash storage areas would be constructed. ■ Streets and parking lots shall be swept weekly during the wet weather season beginning October 15 through April 30. During the dry season, streets and parking lots shall be swept every two weeks. A dry vacuum-assisted street sweeper shall be used. ■ Operation and maintenance BMPs for public and commercial area irrigation and landscaping shall include weekly inspection, clean up and maintenance, and quarterly adjustment of irrigation systems. <p>Landscaping Requirements</p> <ul style="list-style-type: none"> ■ Landscaped areas shall be designed to maximize natural water 				of Building Permit (for activities covered by the OMP); Periodic Compliance Reporting During Construction and Operation			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>storage and infiltration opportunities.</p> <ul style="list-style-type: none"> ■ Pesticides in common areas must be applied by an applicator certified by the State of California. ■ All irrigation systems for public and commercial area shall be designed to incorporate water efficient irrigation technologies and shall be adjusted quarterly for maximum efficiency. ■ All irrigation operations shall not cause or contribute to nuisance runoff conditions. <p>Nutrient and Pesticide Management Plan (NPMP)</p> <ul style="list-style-type: none"> ■ The NPMP shall include requirements and recommendations for nutrient and pesticide handling, use, and disposal to minimize transport of landscape and lawn chemicals in stormwater runoff or infiltration to groundwater. ■ The NPMP shall detail individual, private property requirements and recommendations, as well as public area requirements and maintenance practices. ■ Quick-release fertilizers shall not be allowed for any application; organic fertilizers and use of reclaimed water shall be encouraged. ■ All contractors maintaining public landscaped areas shall be trained in accordance with the NPMP practices and shall comply with provisions set forth. ■ Each resident shall be provided with a copy of the NPMP and an accompanying fact sheet identifying individual responsibilities. <p>Other BMPs</p> <ul style="list-style-type: none"> ■ Erosion control and drainage BMPs shall be implemented where required; appropriate paving of exposed ground surfaces, landscaping, providing terraces on slopes, placing berms at the tops of slopes, velocity dissipation devices at all outlets, and installing adequate storm drain systems shall be used where necessary. Porous paving is suggested in the IMP. Porous paving shall be used to the maximum extent practicable and shall consist of either vegetated, graveled, pervious concrete, or pervious asphalt materials; porous pavement blocks shall not be used unless the SQMP-associated OMP details maintenance protocols to ensure continued functioning and effectiveness. ■ Graded slopes shall be protected until healthy plant growth or other 							

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
<p>soil stabilization is established.</p> <ul style="list-style-type: none"> ■ Proposed new slopes shall be protected with planting of shrubs and ground cover to assist in rainwater absorption and erosion control. ■ Landscape buffers shall be placed between residential and commercial areas, except in mixed-use areas ■ Roof top runoff shall be directed to landscaped areas, swales, rain gardens, biofiltration devices, filter strips, or other filtration and treatment BMP, to the maximum extent practicable. ■ The Proposed Project commercial, institutional, and light industrial areas shall have extensive foundation planting with shrubs and other ground cover to the maximum extent practicable. Roof runoff shall drain into these landscaped areas and runoff that does not infiltrate therein, would drain to catch basins. ■ Parking lots shall be designed to drain to landscaped areas, biofiltration areas, swales, or other filtration/treatment BMPs prior to entering the storm drain system. ■ Parking lots, streets, and sidewalks shall be designed to minimum feasible widths ■ Implement water conservation practices similar to those specified in Madera County Code Section 13.55.020, except in such situations where excess reclaimed water is available for the use. <p>Performance Standards</p> <ul style="list-style-type: none"> ■ The selected stormwater quality BMPs incorporated in the SQMP shall be targeted to reduce stormwater pollutant loads to existing conditions levels. In combination, the BMPs shall have expected pollutant removal rates targeted to reduce Project Site stormwater pollutant loads by at least as much as listed in the "Required Removal" column of Table 4.8-4 Estimated Pollutant Loads Without BMPs. ■ Stormwater detention basins shall be designed for effectiveness in reducing pollutant loads, as well as detaining stormwater runoff flows. The potential pollutant removal of these stormwater detention basins shall be included in the overall SQMP design to meet targeted reduction rates. ■ The design, construction, and maintenance of structural BMPs shall be in accordance with the California Stormwater Quality Association 							

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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<p>New Development and Redevelopment Handbook (CASQA 2004) or other established guidelines and handbooks (such as the FMFCD standards and guidelines or Caltrans BMPs), and applicable regulations for stormwater quality BMPs.</p> <p>Preferred BMPs</p> <ul style="list-style-type: none"> ■ If deemed acceptable by Madera County, underground or above-ground cisterns should be considered for stormwater detention and subsequent landscape irrigation where implementation would not result in additional substantial environmental effects. ■ Maximize the use of dry swales, or grassed/vegetated channels, where soil infiltration conditions are sufficient, to treat stormwater runoff prior to discharge to the Proposed Project storm drain system. ■ Porous concrete/asphalt is preferred for parking lots and other areas where heavy traffic and vehicles would not be a design constraint. Porous concrete/asphalt would effectively reduce the amount of directly connected impervious area and contributions to stormwater runoff when properly designed and implemented. ■ Bioretention should be used to the maximum extent practicable: <ul style="list-style-type: none"> > Landscape areas shall be implemented as bioretention BMPs to the maximum extent practicable, especially in parking lot areas, along medians, and in the buffer area between commercial and residential land uses. They are intended to receive and filter storm runoff from both impervious areas and lawns. > Parking lots and streets draining into bioretention areas should drain as sheet flow or should have curbs with curb inlets regularly spaced to accept drainage into the swale <p>Limitations on BMPs</p> <ul style="list-style-type: none"> ■ Underground sand filters shall not be used unless provisions are made to remove ammonia and other nitrogen sources prior to discharge to the sand filters. This is because underground sand filters may increase nitrate concentrations as ammonia in the stormwater undergoes nitrification in the filter environment. ■ Flow velocity through grassed swales and channels shall not exceed 5.2 feet per second through the swale ■ Bioretention system must not be placed into operation until the contributing drainage area is completely stabilized. Therefore, system 							

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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<p>construction must either be delayed or upstream runoff diverted around the system until such stabilization is achieved. Such diversions must continue until stabilization is achieved.</p> <p>Limitations on Infiltration BMPs</p> <ul style="list-style-type: none"> ■ Infiltration rate tests of the top 5-feet of soil below the bottom of the infiltration BMP shall be conducted for all areas selected for Infiltration BMPs. Infiltration BMPs shall not be located in soils where the infiltration rate exceeds 10 inches per hour or is less than 0.1 inch per hour, unless suitable augmentation is incorporated into the design to effectively remove pollutants from the infiltrating stormwater. ■ Infiltration BMPs shall not be installed until the drainage area has been stabilized. ■ All infiltration BMPs shall incorporate pretreatment, preferably in the form of swales, vegetated buffers, or bioretention areas. ■ Infiltration facilities are subject to clogging and, therefore, are not recommended for areas where sediment, grease, or oil loadings may be high. Such areas include roadways, parking lots, car service facilities, and others. To increase the life expectancy of an infiltration facility, a pretreatment facility, such as a settling basin or “cell,” or additional BMPs in a series should be used to remove sediments or other substances from the stormwater runoff before it enters the infiltration facility. ■ Any pretreatment facility design should be included in the design of the infiltration basing/trench, complete with maintenance and inspection requirements. ■ For infiltration trenches, a grass strip or other type of vegetated buffer at least 20 feet wide shall be maintained around the trench, to the maximum extent practicable, and accept surface runoff as sheet flow. ■ Stormwater runoff that has the potential to reach the groundwater table through infiltration or other means should be treated sufficiently prior to release such that additional filtration, through soil percolation, would reduce potential pollutants to levels that would not result in exceedance of existing groundwater quality. ■ Concrete swales and v-ditches shall not be installed and used to convey stormwater or nuisance runoff unless used to direct runoff to an appropriate stormwater pre-treatment BMP and incorporates 							

Table 13-2 Mitigation Monitoring and Reporting Program

<i>Mitigation Measure(s) and/or Project Requirements</i>	<i>Implementation</i>	<i>Enforcement Agency</i>	<i>Monitoring Agency</i>	<i>Action Indicating Compliance</i>	<i>Verification of Compliance</i>		
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appropriate energy dissipation. Concrete swales and v-ditches would bypass any potential treatment through soils or buffer areas prior to discharge and increase the potential for concentrated flows and associated erosion at the outlet. Furthermore, concrete ditches would reduce the potential for groundwater recharge and water conservation.							
<p>MM4.8-2(c) Identify an entity to manage the operation and maintenance of the on-site stormwater and water quality management systems, such as the stormwater detention basins. The entity shall be responsible for on-site management system maintenance and performance goals, and shall establish a Stormwater and Water Quality Management Program, which shall include the following:</p> <ul style="list-style-type: none"> ■ Public outreach ■ Technical guidelines for site evaluation, design, construction, and operation of BMPs ■ Regular system inspections ■ Technical training of staff ■ Funding mechanisms 	Construction (for approval of the entity and development of the SWQMP)/ Operation (for implementation of the SWQMP)	RWQCB/Madera County Department of Engineering Building Division	RWQCB/Madera County Department of Engineering Building Division	Approval of an entity to manage the on-site stormwater and water quality management systems by the County; Approval of a Stormwater and Water Quality Management Program (SWQMP) by the County and the RWQCB; Issuance of Building Permit			
<p>MM4.8-3(a) Identify an entity to manage the operation and maintenance of the on-site systems. The entity shall be responsible for establishing an on-site wastewater management program that shall include:</p> <ul style="list-style-type: none"> ■ Public outreach ■ Technical guidelines for site evaluation, design, construction, and operation including a provision to prohibit installation on lot sizes less than one-acre in size ■ Regular system inspections ■ Technical training of staff ■ Funding mechanisms ■ Periodic program evaluations and revisions (U.S. EPA 2002, 2-1) <p>OR</p>	Construction (for approval of the entity and development of the SQMP)/ Operation (for implementation of the SQMP)	RWQCB/Madera County Department of Engineering Building Division	RWQCB/Madera County Department of Engineering Building Division	Approval of an entity to manage the on-site stormwater and water quality management systems by the County; Approval of a Stormwater and Water Quality Management Program			

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Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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<p>MM4.8-3(b) Implement a Septic Tank Effluent Pumping (STEP) System. Where on-site sewage treatment is used within the Project Site, the sewage treatment facility shall use a STEP system. The STEP system includes an enclosed septic tank to hold wastewater and waste products with liquid effluent pumped to the local WWTP. Solid material is held in the septic tank, but liquid effluent is pumped to the WWTP for treatment using a STEP system instead of being dispersed through a leach field or septic tank field that is typical of on-site sewage treatment systems. When the septic tank is full of solid waste material, it must be pumped out for disposal at an approved facility, as is typical of all on-site sewage treatment systems. Use of a STEP system eliminates the need and use of septic absorption fields or leach fields. Use of a contained septic tank isolates potential pollutants in wastewater from surrounding soils and groundwater.</p> <p>The STEP systems shall be maintained to ensure adequate capacity and solids removal from the wastewater effluent.</p>				(SWQMP) by the County and the RWQCB; Issuance of Building Permit			
<p>MM4.8-9(a) Design Detention Basin and Outlets to Re-establish Existing Conditions Flows. The Project Applicant shall conduct a hydrology study to determine the existing flow to the retained water resources and shall design the up-gradient detention basins' configurations and outlet structures to pass through the existing conditions flows to down-gradient receiving water resources.</p> <ul style="list-style-type: none"> ■ A low-flow channel or by-pass shall be included in the basin design to allow existing low flow runoff of stormwater to pass through to down-gradient receiving waters. ■ The outlet structure shall be designed to allow discharge of larger storm flows (10-year to 100-year storm events) at the existing rate, volume, and duration. 	Pre-Construction (for development of the Study)	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Approval of a Hydrology Study by the County; Issuance of Grading Permit			
<p>MM4.8-9(b) Stormwater Quality Treatment BMPs. The WQMP shall be modified to incorporate sufficient stormwater quality BMPs prior to discharge into the detention basins to sufficiently treat stormwater runoff such that pollutant concentrations in flows that must bypass treatment conditions of the detention basins, pursuant to mitigation measure MM4.8-9(a), shall be targeted to achieve discharge concentrations that do not exceed existing conditions levels.</p> <p>Source control and treatment BMPs shall be implemented prior to</p>	Pre-Construction	RWQCB/Madera County Department of Engineering Building Division	RWQCB Madera County Department of Engineering Building Division	Approval of the SQMP by the RWQCB; Issuance of Building Permit; Periodic Compliance Reporting During Operation			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance																																
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<p>stormwater discharge into the storm drain system and they shall be designed to target for reductions in pollutant concentrations by the amount listed in the table below:</p> <table border="1" data-bbox="184 423 814 932"> <thead> <tr> <th colspan="3">Pollutant Reduction Targets for Passed-Through Stormwater Runoff</th> </tr> <tr> <th>Pollutant^a</th> <th>Commercial Areas (percent)</th> <th>Residential Areas (percent)</th> </tr> </thead> <tbody> <tr> <td>Filtered phosphorous</td> <td>0</td> <td>24</td> </tr> <tr> <td>Total Nitrogen</td> <td>54</td> <td>47</td> </tr> <tr> <td>Inorganic-Nitrogen</td> <td>64</td> <td>44</td> </tr> <tr> <td>Total Copper</td> <td>41</td> <td>17</td> </tr> <tr> <td>Total Lead</td> <td>44</td> <td>17</td> </tr> <tr> <td>Total Zinc</td> <td>73</td> <td>45</td> </tr> <tr> <td>Oil and Grease</td> <td>72</td> <td>67</td> </tr> <tr> <td>Fecal Coliforms</td> <td>0</td> <td>13</td> </tr> </tbody> </table> <p>SOURCE: PBS&J 2007</p> <p>^a Total Suspended Solids and Total Phosphorous concentrations would not increase</p> <p>■ BMPs implemented before discharge to the storm drain systems shall be designed to treat only the amount of stormwater runoff equivalent to existing conditions runoff.</p> <p>This mitigation measure is intended to constrain design of the project, and is not intended to impose post-construction or on-going water quality testing requirements.</p>	Pollutant Reduction Targets for Passed-Through Stormwater Runoff			Pollutant ^a	Commercial Areas (percent)	Residential Areas (percent)	Filtered phosphorous	0	24	Total Nitrogen	54	47	Inorganic-Nitrogen	64	44	Total Copper	41	17	Total Lead	44	17	Total Zinc	73	45	Oil and Grease	72	67	Fecal Coliforms	0	13							
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Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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NOISE							
<p>MM4.10-1(a) The Project Applicant shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:</p> <ul style="list-style-type: none"> ■ As individual parcels within the Project Site are proposed to be developed, notification shall be mailed to owners and occupants of all developed land uses immediately bordering the parcels to be developed including the Sumner Hill Subdivision, and all occupied lands within the Project Site bordering the parcel to be developed. The notification shall provide a schedule for major construction activities that will occur through the duration of the construction period within each parcel to be developed. In addition, the notification will include the identification and contact number for a designated construction manager for the proposed development that would be available on site to monitor construction activities. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. ■ Hours of construction shall be limited to between 7:00 A.M. and 6:00 P.M. on weekdays and from 9:00 A.M. to 5:00 P.M. on Saturdays. ■ Ensure that construction equipment is properly muffled according to industry standards. ■ Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible. ■ Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, noise barriers or noise blankets. 	Pre-Construction (for contract specifications)/ Construction (for noise reduction measures)	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Grading Permit			
<p>MM4.10-1(b) The Project Applicant shall require by contract specifications that construction staging areas, along with the operation of earthmoving equipment within the Project Site, would be located as far away from vibration- and noise-sensitive sites as possible, such as the Sumner Hill Subdivision, and occupied land within the Project Site. Contract specifications shall be included in the Proposed Project construction documents, which shall be reviewed and approved by the County.</p>	Pre-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Grading Permit			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
MM4.10-2 The commercial and retail uses within the mixed use areas of the Proposed Project shall not engage in loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, refuse containers or similar objects between the hours of 10:00 P.M. and 6:00 A.M. if such activities would cause noise levels to exceed Madera County's nighttime exterior noise levels of 45 dBA L_{eq} and 65 dBA L_{max} .	Operation	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Periodic Compliance Reporting During Operation			
TRANSPORTATION/TRAFFIC							
MM4.13-1(a) Prior to the approval of a project phase that significantly affects the intersection of SR-41/SR-145, the following improvements shall be completed: re-stripe the shared through-right lane into a through lane and add a right turn only lane for the northbound approach, and add a second left-turn lane to the southbound approach.	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-1(b) Prior to the approval of a project phase that significantly affects the intersection of Road 36/Avenue 15, the following improvements shall be completed: re-stripe the shared through-right lane into a through lane and add a right-turn only lane for the southbound, eastbound, and westbound approaches.	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-1(c) Prior to the approval of a project phase that significantly affects the intersection of SR-41/Avenue 15, the following improvements shall be completed: provide an east leg connection, with a through lane, right-turn lane, and two left-turn lanes for the westbound approach; and two receiving lanes for the eastbound approach; add a right-turn lane and a second left-turn lane for the northbound approach, and add two left-turn lanes for the southbound approach; and add one through lane, and convert the right-turn lane into a shared through-right lane for the eastbound approach.	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-1(d) Prior to the approval of a project phase that significantly affects the intersection of SR-41/Road 204, the following improvements shall be completed: re-stripe the shared through-right lane into a through lane and a free-flow right-turn only lane for the northbound approach, and add two left-turn lanes and re-stripe the shared through-left-right turn lane to a shared through-right lane for the westbound approach.	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			

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<i>Mitigation Measure(s) and/or Project Requirements</i>	<i>Implementation</i>	<i>Enforcement Agency</i>	<i>Monitoring Agency</i>	<i>Action Indicating Compliance</i>	<i>Verification of Compliance</i>		
					<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
MM4.13-1(e) Prior to the approval of a project phase that significantly affects the intersection of SR-41/Avenue 13, the following improvements shall be completed: re-stripe the shared through-right lane into a through lane and add a right-turn-only lane for the southbound approach, and add a left-turn lane and re-stripe the shared through-left-right turn lane to a shared through-right lane for the eastbound approach.	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-1(f) Prior to the approval of a project phase that significantly affects the intersection of SR-41 northbound ramps/Children's Boulevard intersection, the following improvements shall be completed: add a through lane for the southbound approach and remove one free-flow right-turn lane for the eastbound approach.	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-2(a) The Project Applicant shall construct the roundabout at the intersection of Road 204/Rio Mesa Boulevard/East-West Connector with approaches that flare from two lanes to three lanes. Prior to constructing the roundabout, the Project Applicant (in consultation with Madera County) shall study the road grid around the intersection to determine if it is dense enough to provide a sufficient number of alternative routes that would allow the intersection to operate as a roundabout with a LOS D or better with two-lane approaches. Madera County shall make the final determination as to the number of lanes needed on the roundabout approaches.	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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<p>MM4.13-2(b) Prior to constructing the roundabout at the intersection of Road 204/North-South Connector, the Project Applicant, in consultation with Madera County, shall study the road grid around the intersection to determine if the road grid is dense enough to provide a sufficient number of alternative routes that would allow the intersection to operate as a roundabout with a LOS of LOS D or better. If the road grid is unable to provide a sufficient number of alternative routes, the intersection shall be constructed as a conventional signalized intersection, with three lane approaches on Road 204 and two lanes on the North-South Connector, with single turning lanes on all approaches. Madera County shall make the final determination as to whether the road grid is dense enough to provide a sufficient number of alternative routes that would allow the intersection to operate as a roundabout with a LOS D or better. Madera County shall make the final determination as to the number of lanes needed on the roundabout approaches, if the roundabout is determined to be feasible.</p>	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
<p>MM4.13-3(a) Trucks delivering materials to and from the construction site shall stay on designated truck routes determined by Madera County. It is expected that most of the truck trips would occur to and from SR-41, thus, primary truck routes during construction would be along Road 204. A construction haul route map shall be prepared.</p>	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
<p>MM4.13-3(b) Should a temporary road and/or lane closure be necessary during construction, the Project Applicant shall provide traffic control activities and personnel, as necessary, to minimize traffic impacts. This may include detour signage, cones, construction area signage, flagmen and other measures as required for safe traffic handling in the construction zone.</p>	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			

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Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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<p>MM4.13-4(a) Prior to the occupancy of 20 percent or more of planned Project dwelling units, the following improvements shall be completed at the intersection of SR-41/Avenue 15: provide an east leg connection, with one left-turn lane and one through/right-turn lane (only one shared left/through/right-turn lane is needed for Tesoro Viejo phased development with a dedicated left-turn lane needed for Jamison and Morgan phased development) for the westbound approach: widen the southbound approach to one left-turn lane and one through/right-turn lane (add left-turn lane for Tesoro Viejo Project); restripe the northbound approach to one left-turn lane and one through/right-turn lane (include shared right-turn lane for Tesoro Viejo Project); and restripe the eastbound approach to one left/through/right-turn lane (include a shared through lane for the Tesoro Viejo Project).</p> <p>If Caltrans does not permit a signal at SR-41/Road 204 as shown in MM4.13-4(b) below, the following alternative mitigation shall be implemented to mitigate Project impacts: Construct a Project access road at Avenue 15/SR-41 to link to the internal road system of the first phase of the Project; construct two dedicated left-turn lanes and one shared through/right-turn lane to the east leg connection; construct one left-turn lane and one shared through/right-turn lane for the southbound approach (add left-turn lane for Tesoro Viejo Project); construct a dedicated right-turn lane for the eastbound approach and re-stripe the existing shared left-turn/right-turn lane to a shared left-turn/through lane (add dedicated right-turn lane and re-stripe existing lane to include a shared through lane for Tesoro Viejo Project); and restripe the northbound approach to include a left-turn lane and shared through/right-turn lane (add shared right-turn lane for Tesoro Viejo Project).</p>	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
<p>MM4.13-4(b) Prior to the occupancy of 20 percent or more of planned Project dwelling units, the following improvements shall be completed at the intersection of SR-41/Road 204: install a traffic signal (Tesoro Viejo Project) at this intersection; and widen the westbound approach to two left-turn lanes and one through/right-turn lane (add dual left-turn lanes for the Tesoro Viejo Project).</p>	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			

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Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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<p>MM4.13-4(c) Prior to the occupancy of 20 percent or more of planned Project dwelling units, the following improvements shall be completed at the intersection of SR-41/Avenue 12: widen the eastbound approach to one left-turn/through lane and two right-turn lanes (add second right-turn lane for Jamison and Morgan phased development).</p>	Subdivision/Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
<p>MM4.13-4(d) Prior to the occupancy of 50 percent or more of planned Project dwelling units, the following improvements at the intersection of SR-41/Avenue 15 shall be completed: widen the westbound approach to two left-turn lanes, one through lane, and one right-turn lane (add second left-turn lane and dedicated right-turn lane for Tesoro Viejo Project); and widen the eastbound approach to one left-turn/through lane and one right-turn lane (add dedicated right-turn lane for Tesoro Viejo Project). If Caltrans does not permit a signal at SR-41/Road 204 as shown in MM4.13-4(b), the following alternative mitigation at the intersection of SR-41/Avenue 15 shall be implemented to mitigate Project impacts: widen the northbound approach to include two left-turn lanes, one through lane, and one shared through/right-turn lane (add second left-turn lane and second through lane for Tesoro Viejo Project); widen the southbound approach to include two left-turn lanes, one through lane, and one through/right-turn lane (add second left-turn lane and second through lane for Tesoro Viejo Project); widen the eastbound approach to include one left-turn lane, one through lane, and one right-turn lane (add dedicated left-turn lane for Tesoro Viejo Project); and widen the westbound approach to include two left-turn lanes, one through lane, and one right-turn lane (add dedicated right turn lane for Tesoro Viejo Project).</p>	Subdivision/Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
<p>MM4.13-4(e) Prior to the occupancy of 50 percent or more planned Project dwelling units, the following improvements at the intersection of SR-41/Road 204 shall be completed: widen the northbound approach to one left-turn lane, one through lane, and one right-turn lane for a free right turn (add dedicated right-turn lane with free movement for the Tesoro Viejo Project); and widen the southbound approach to one left-turn lane, one through lane, and one through/right-turn lane (add second through lane for Tesoro Viejo Project).</p>	Subdivision/Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			

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<i>Mitigation Measure(s) and/or Project Requirements</i>	<i>Implementation</i>	<i>Enforcement Agency</i>	<i>Monitoring Agency</i>	<i>Action Indicating Compliance</i>	<i>Verification of Compliance</i>		
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MM4.13-4(f) Prior to the occupancy of 50 percent or more planned Project dwelling units, the following improvements at the intersection of SR-41/Avenue 12 (assuming no interchange) shall be completed: widen the northbound approach to one left-turn lane, two through lanes, and one right-turn lane (add second through lane for Tesoro Viejo Project).	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-4(g) Prior to the occupancy of 100 percent of planned Project dwelling units, the following improvements at the intersection of Road 36/Avenue 15 shall be completed: install traffic signal; and widen the westbound, southbound, and eastbound approaches to one left-turn lane and one through/right-turn lane (add dedicated left-turn lane).	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			

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Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
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<p>MM4.13-4(h) Prior to the occupancy of 100 percent of planned Project dwelling units, the following improvements at the intersection of SR-41/Avenue 15 shall be completed: widen the northbound approach to two left-turn lanes, two through lanes, and one right-turn lane (add second left-turn lane, second through lane, and dedicated right-turn lane for Tesoro Viejo Project); widen the southbound approach to two left-turn lanes, one through lane, and one through-right-turn lane (add second left-turn lane for Tesoro Viejo Project and second through lane for Jamison and Morgan development); widen the eastbound approach to one left-turn lane, one through lane, and one through/right-turn lane (add dedicated left-turn lane and shared through/right-turn lane for Tesoro Viejo Project); and widen the segment along SR-41 between Avenue 15 and Road 204 to two lanes in each direction (add one lane in each direction for Jamison and Morgan development) to coincide with adjacent intersection improvements.²</p> <p>If Caltrans does not permit a signal at SR-41/Road 204 as shown in MM4.13-4(b), the following alternative mitigation at the intersection of SR-41/Avenue 15 shall be implemented to mitigate Project impacts: widen the northbound approach to include two left-turn lanes, two through lanes, and one free right-turn lane (add dedicated right-turn lane with free movement for Tesoro Viejo Project); widen the eastbound approach to include one left-turn lane, two through lanes, and one free right-turn lane (add second through lane and provide free movement to right-turn lane for Tesoro Viejo Project).</p>	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			

² This roadway segment mitigation is not required based on segment level of service results, but to be consistent with mitigation measures at adjacent intersections (SR-41/Avenue 15 and SR-41/Road 204).

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Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
MM4.13-4(i) Prior to the occupancy of 100 percent of planned Project dwelling units, the following improvements at the intersection of SR-41/Avenue 12 (assuming no interchange) shall be completed: widen the northbound approach to two left-turn lanes, two through lanes, and one right-turn lane (add second left-turn lane for Jamison and Morgan development); restripe the westbound approach to one left-turn lane and one through/right-turn lane (for Tesoro Viejo Project); widen the southbound approach to one left-turn lane, two through lanes, and one right-turn lane (add dedicated right-turn lane for Tesoro Viejo Project); and widen the eastbound approach to one left-turn lane, one left-turn/through lane, and two right-turn lanes (add dedicated left-turn lane for Tesoro Viejo Project).	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-5 Prior to the occupancy of 100 percent of planned Project dwelling units, the following improvements at the intersection of SR-41/Road 204 shall be completed: widen the northbound approach to one left-turn lane, two through lanes, and one right-turn lane with free right (add second through lane for Tesoro Viejo development); and widen the segment along SR-41 between Avenue 15 and Road 204 to two lanes in each direction (add one lane in each direction for Jamison and Morgan development) to coincide with adjacent intersection improvements. ³	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-6(a) Prior to approval of a Project phase by 2015 that significantly affects the intersection of Road 206/Friant Road, the following improvements shall be completed: install a traffic signal.	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-6(b) Prior to approval of a Project phase by 2015 that significantly affects the intersection of SR-41/Avenue 15 (with Proposed Project connection to Avenue 15), the following improvements shall be completed: provide an east leg connection, with one left-turn/through/right-turn lane (due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the dedicated left-turn lane required for the Existing 2011 Plus Project in 2015 is no longer needed) for the westbound approach.	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			

³ This roadway segment mitigation is not required based on segment level of service results, but to be consistent with mitigation measures at adjacent intersections (SR-41/Avenue 15 and SR-41/Road 204).

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
MM4.13-6(c) Prior to approval of a Project phase by 2015 that significantly affects the intersection of SR-41/Road 204 (with Proposed Project connection to Avenue 15), the following improvements shall be completed: provide an east leg connection, with one left-turn/through/right-turn lane (due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the dual left-turn lanes required for the Existing 2011 Plus Project in 2015 are no longer needed) for the westbound approach.	Subdivision/Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-6(d) Prior to approval of a Project phase by 2015 that significantly affects the intersection of SR-41/Avenue 12 (assuming no interchange), the following improvements shall be completed: widen the northbound approach to two left-turn lanes, two through lanes, and one right-turn lane (add second left-turn lane and second through lane); widen the westbound approach to two left-turn lanes, one through lane, and one right-turn lane (add dual left-turn lanes and convert shared through/left-turn lane into a through lane only); widen the southbound approach to one left-turn lane, two through lanes, and one right-turn lane (add dedicated right-turn lane and convert shared through/right-turn lane into a through lane only); and widen the eastbound approach to one left-turn lane, one through lane, and two right-turn lanes (add dedicated left-turn lane and convert the shared left-turn/through lane into a through lane only).	Subdivision/Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-6(e) Prior to approval of a Project phase by 2015 that significantly affects the intersection of Children’s Boulevard/Peck Boulevard, the following improvements shall be completed: install a traffic signal. Development planned under the Gunner Ranch West Area Plan (GRWAP) assumes a southbound leg is installed with one left-turn lane and one through/right-turn lane (install southbound leg with one left-turn lane and one through/right-turn lane), the eastbound approach is widened to one left-turn lane, one through lane, and one through/right-turn lane (add dedicated left-turn lane), the westbound approach is re-stripped to one left-turn lane, one through lane, and one through/right-turn lane (re-stripe to include shared right-turn lane), and the northbound approach is restriped to include one left-turn lane and one through/right-turn lane (add shared through lane). ⁴	Subdivision/Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			

⁴ Assumed improvements are expected to be constructed for access to cumulative developments (Gunner Ranch West and Villages of Gateway).

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
MM4.13-6(f) Prior to approval of a Project phase by 2015 that significantly affects the intersection of SR-41/Friant Road Northbound Ramps, the following improvements shall be completed: reconstruct the interchange; convert all westbound movements into free flow (add free flow movement signal phasing) and convert the eastbound approach into two through lanes and one right-turn lane with a free right (convert shared through/right-turn lane into dedicated right-turn lane with free flow movement).	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-6(g) Prior to approval of a Project phase by 2015 that significantly affects the intersection of SR-41/Herndon Avenue Northbound Ramps, the following improvements shall be completed: widen the northbound approach to two left-turn lanes, one left/right-turn lane, and two right-turn lanes (add shared left/right-turn lane).	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-6(h) Prior to approval of a Project phase by 2020 that significantly affects the intersection of Road 206/Friant Road, the following improvements shall be completed: install a traffic signal.	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-6(i) Prior to approval of a Project phase by 2020 that significantly affects the intersection of SR-41/Avenue 15 (with Proposed Project connection to Avenue 15), the following improvements shall be completed: widen the eastbound approach to one left-turn lane, one through lane, and one through-right-turn lane (add dedicated left-turn lane and re-stripe right-turn lane to include a shared through lane); and widen the northbound approach to one left-turn lane, one through lane, and one right-turn lane (add dedicated right-turn lane).	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-6(j) Prior to approval of a Project phase by 2020 that significantly affects the intersection of SR-41/Road 204 (with Proposed Project connection to Avenue 15), the following improvements shall be completed: provide one left-turn lane and one through/right-turn lane to the westbound approach; ⁵ provide one left-turn lane, one through lane, and one right-turn lane to the northbound approach; ⁶ and retain the existing one left-turn lane and one through/right-turn lane to the southbound approach. ⁷	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			

⁵ Due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the second left-turn lane required for the Existing 2011 Plus Project in 2020 scenario is no longer needed.

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
MM4.13-6(k) Prior to approval of a Project phase by 2020 that significantly affects the intersection of SR-41/Road 204 (without Proposed Project connection to Avenue 15), the following improvements shall be completed: provide one left-turn lane, one through lane, and one right-turn lane to the northbound approach; ⁸ and retain the existing one left-turn lane and one through/right-turn lane to the southbound approach. ⁹	Subdivision/Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-6(l) Prior to approval of a Project phase by 2020 that significantly affects the intersection of Road 40½/Avenue 9, the following improvements shall be completed: install a traffic signal.	Subdivision/Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-6(m) Prior to approval of a Project phase by 2020 that significantly affects the intersection of Children’s Boulevard/Peck Boulevard, the following improvements shall be completed: install a traffic signal. Development planned under the Gunner Ranch West Area Plan (GRWAP) assumes a southbound leg is installed with one left-turn lane and one through/right-turn lane (install southbound leg with one left-turn lane and one through/right-turn lane), the eastbound approach is widened to one left-turn lane, one through lane, and one through/right-turn lane (add dedicated left-turn lane), the westbound approach is restriped to include one left-turn lane, one through lane, and one through/right-turn lane (add shared right-turn lane) and the northbound approach is restriped to include one left-turn lane and one through/right-turn lane (add shared through lane). ¹⁰	Subdivision/Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			

⁶ Due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the free flow movement for the right-turn lane is no longer needed.

⁷ Due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the second through lane is no longer needed.

⁸ Due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the free flow movement for the right-turn lane is no longer needed.

⁹ Due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the second through lane is no longer needed.

¹⁰ Assumed improvements are expected to be constructed for access to cumulative developments (Gunner Ranch West and Villages of Gateway).

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
MM4.13-6(n) Prior to approval of a Project phase by 2020 that significantly affects the intersection of SR-41/Friant Road Northbound Ramps, the following improvements shall be completed: reconstruct the interchange; convert all westbound movements into free flow (add free flow movement signal phasing) and convert the eastbound approach into two through lanes and one right-turn lane with a free right (convert shared through/right-turn lane into dedicated right-turn lane with free flow movement).	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-6(o) Prior to approval of a Project phase by 2020 that significantly affects the intersection of SR-41/Herndon Avenue Northbound Ramps, the following improvements shall be completed: widen the northbound approach to two left-turn lanes, one left/right-turn lane, and two right-turn lanes (add shared left/right-turn lane); and widen the westbound approach to three through lanes, one through/right-turn lane, and one right-turn lane with free flow movement for through/right-turn lane and dedicated right-turn lane (add fourth through lane and dedicated right-turn lane with free flow movements).	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-7 Prior to approval of a Project phase by 2020 that significantly affects the intersection of SR-41/Avenue 12 (assuming no interchange), the following improvements shall be completed: widen the eastbound approach to two left-turn lanes, one through lane, and two right-turn lanes (add dual left-turn lanes); widen the westbound approach to two left-turn lanes, one through lane, and one right-turn lane (add dual left-turn lanes and convert the shared left-turn/through lane into a through lane only); widen the northbound approach to two left-turn lanes, two through lanes, and one right-turn lane (add second left-turn lane); and widen the southbound approach to one left-turn lane, two through lanes, and one right-turn lane (add dedicated right-turn lane).	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-8(a) Prior to the occupancy of 50 percent or more planned Project dwelling units, the following improvements at the roadway segment of SR-41 between Avenue 12 and Road 204 shall be completed: widen SR-41 to four lanes (add one lane in each direction for the Jamison and Morgan development) along this segment of the roadway.	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
MM4.13-8(b) Prior to approval of a Project phase by 2015 that significantly affects the roadway segment of SR-41 south of Herndon Avenue, the following improvements shall be completed: widen SR-41 to four lanes in each direction along this segment of the roadway.	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-8(c) Prior to approval of a Project phase by 2020 that significantly affects the roadway segment of SR-41 between Avenue 12 and Avenue 13, the following improvements shall be completed: widen SR-41 to four lanes (add one additional lane in each direction). ¹¹	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-8(d) Prior to approval of a Project phase by 2020 that significantly affects the roadway segment of SR-41 between Friant Road and Children's Boulevard, the following improvements shall be completed: widen SR-41 to three lanes in each direction (add one additional lane in each direction).	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-10(a) Prior to the approval of a Project phase that significantly affects the intersection of SR-41/Avenue 15 (with Proposed Project connection to Avenue 15) by the year 2015, the following improvements shall be completed: widen the eastbound approach to one left-turn lane and one through/right-turn lane (add a dedicated left-turn lane for Tesoro Viejo development); and widen the westbound approach to one left-turn lane and one through/right-turn lane (add a dedicated left-turn lane for Tesoro Viejo development).	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-10(b) Prior to the approval of a Project phase that significantly affects the intersection of Road 200/Outback Industrial Way by the year 2020, the following improvements shall be completed: install a traffic signal at this intersection.	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			
MM4.13-11 Prior to full project buildout, SR-41 shall be widened from four lanes (two in each direction) to six lanes (three in each direction) from Avenue 12 to Friant Road.	Subdivision/ Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Subdivision Conditions/ Building Permits			

¹¹ Due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the additional one lane in each direction is no longer needed between Avenue 13 and Road 204.

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
UTILITIES AND SERVICE SYSTEMS							
MM4.14-5(a) The Developer shall determine and implement (with the approval of the County) best practicable treatment or control methods of the discharge prior to operation of the wastewater treatment plant to avoid pollution or nuisance and to maintain the highest water quality consistent with the maximum benefit to the people of the State.	Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Building Permits; Periodic Compliance Reporting During Operation			
MM4.14-5(b) A design application rate for recycled water irrigation shall be established to reduce impacts for salts. The design application rate may limit total salt load or require blending with surface water. This shall be implemented by the Developer's Project Engineer, with approval by the County, prior to operation of the wastewater treatment plant.	Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Building Permits; Periodic Compliance Reporting During Operation			
MM4.14-5(c) The effluent limitation for salinity (as electrical conductivity, or EC) shall not exceed 500 µmhos/cm over source water EC or a greater limit established and enforced by the Central Valley Regional Water Quality Control Board.	Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Building Permits; Periodic Compliance Reporting During Operation			
MM4.14-5(d) Water softeners shall be prohibited for use within the Project Site.	Construction	Madera County Department of Engineering Building Division	Madera County Department of Engineering Building Division	Issuance of Building Permits; Periodic Compliance Reporting During Operation			
ENERGY AND CLIMATE CHANGE							
MM4.15-3(a) Trees and other shade structures shall be incorporated into residential and nonresidential development to maximize summer shade and to minimize winter shade.	Post-Construction	Madera County Department of Planning and Engineering Building Division	Madera County Department of Planning and Engineering Building Division	Issuance of Building Permits			

Table 13-2 Mitigation Monitoring and Reporting Program

<i>Mitigation Measure(s) and/or Project Requirements</i>	<i>Implementation</i>	<i>Enforcement Agency</i>	<i>Monitoring Agency</i>	<i>Action Indicating Compliance</i>	<i>Verification of Compliance</i>		
					<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
MM4.15-3(b) The Project Applicant shall require the installation and use of electrical support for TRUs at loading docks, to the extent feasible and practicable.	Post-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits			
MM4.15-3(c) The Project Applicant shall require the use of “green” cement (which contains recycled materials and is produced using emission-reducing technologies), if available, structurally appropriate for the intended use, and where feasible and practicable.	Post-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits			
MM4.15-3(d) The Proposed Project shall require the installation of facilities to support the use of alternative fuel vehicles, if feasible and available based on market conditions.	Post-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits			
MM4.15-3(e) The Proposed Project shall require the use of LED traffic lights, where feasible.	Post-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits			
MM4.15-3(f) The Project Applicant shall require future building owners and tenants to use energy efficient lighting, to the extent feasible and appropriate.	Post-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits			

Table 13-2 Mitigation Monitoring and Reporting Program

Mitigation Measure(s) and/or Project Requirements	Implementation	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
MM4.15-3(g) Project buildings shall have passive solar design features that include roof overhangs or canopies that block summer shade, but that allow winter sun, from penetrating south facing windows. Trees and other shade structures shall be incorporated into residential development to maximize summer shade and to minimize winter shade. The Proposed Project shall meet the nonroof surfaces requirement through a combination of shade coverage, open grid pavement, and paving materials that meet the solar reflectance index requirements, if feasible and practicable.	Post-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits			
MM4.15-3(h) All roofing materials used in commercial/retail buildings shall be Energy Star certified. All roof products shall also be certified to meet ATSM high emissivity requirements.	Post-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits			
MM4.15-3(i) Where feasible, recycled components shall be used in the construction of Proposed Project buildings.	Post-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits			
MM4.15-3(j) The Project Applicant shall require the reuse or recycling of construction waste materials in all construction contracts, as appropriate and feasible.	Pre-Construction/ Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Grading Permit			
MM4.15-3(k) The Project Applicant shall require the installation of water saving devices that reduce the flow of wastewater to the sewer system, to the extent feasible.	Post-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits			

Table 13-2 Mitigation Monitoring and Reporting Program

<i>Mitigation Measure(s) and/or Project Requirements</i>	<i>Implementation</i>	<i>Enforcement Agency</i>	<i>Monitoring Agency</i>	<i>Action Indicating Compliance</i>	<i>Verification of Compliance</i>		
					<i>Initials</i>	<i>Date</i>	<i>Remarks</i>
MM4.15-3(l) The Proposed Project shall include recycling containers and facilities for all waste products removed from the waste stream by the Madera Disposal Service. Such containers shall be clearly labeled, regularly maintained, and widely distributed throughout high traffic areas of the Project Site. Recycling services shall be provided for residential and nonresidential uses.	Post-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits			
MM4.15-3(m) The Proposed Project shall include one bicycle parking space for every 20 off-street vehicle parking spaces for commercial uses.	Post-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits			
MM4.15-3(n) The Proposed Project may support a ride sharing program by designating a certain percentage of parking spaces for high-occupancy vehicles, providing larger parking spaces to accommodate vans used for ride-sharing, and/or designating adequate passenger loading and unloading and waiting areas.	Post-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits			
MM4.15-3(o) The Proposed Project may support a car-sharing program. Accommodations for such programs include providing parking spaces for the car-share vehicles at convenient locations accessible by public transportation.	Post-Construction	Madera County Department of Planning and Department of Engineering Building Division	Madera County Department of Planning and Department of Engineering Building Division	Issuance of Building Permits			

Page 2-37, Table 2-2, Impact 4.8-4 row

Reason for Text Change: Update summary table to match section text changes

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]			
Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
AIR QUALITY			
Impact 4.3-2 Construction of the Proposed Project would include excavation, grading, and other construction activities that could generate criteria air pollutants, including PM ₁₀ .	Potentially significant	<p>MM4.3-2(a) Prior to issuance of grading permits <u>At the times required by Rule 9510</u>, the Project Applicant shall enter into an Air Quality Mitigation Agreement <u>file an Air Impact Assessment (AIA)</u> with the SJVAPCD to reduce net NO_x and PM₁₀ emissions impacts from construction of the Proposed Project. The construction related reduction measures shall include, but not be limited to the following:</p> <ul style="list-style-type: none"> ■ Exhaust emissions for construction equipment greater than fifty (50) horsepower used or associated with the development project shall be reduced by the following amounts from the statewide average as estimated by the ARB: <ul style="list-style-type: none"> > 20 percent of the total NO_x emissions > 45 percent of the total PM₁₀ exhaust emissions ■ Construction emissions on-site may be reduced by using less polluting construction equipment, which can be achieved by utilizing add-on controls, cleaner fuels, or newer lower emitting equipment. ■ These requirements can be met through any combination of on-site emission reduction measures or off-site fees (see MM4.3-2(b) below), including, but not limited to, the replacement of old diesel engines within the Valley. <p>MM4.3-2(b) The Project Applicant shall pay to the SJVAPCD a monetary sum necessary to offset the required construction NO_x and PM₁₀ emissions not reduced on-site and subject to the fee schedule specified in Section 7.2 of Rule 9510.</p>	Less than significant
Impact 4.3-3 Operation of the Proposed Project would exceed SJVAPCD standards for ROG and NO _x and would result in a projected air quality violation.	Potentially significant	<p>MM4.3-3 Prior to issuance of grading permits <u>At the times required by Rule 9510</u>, the Project Applicant shall enter into an Air Quality Mitigation Agreement <u>file an Air Impact Assessment (AIA)</u> with the SJVAPCD to reduce net NO_x and PM₁₀ emissions impacts from operation of the Proposed Project. The Project Applicant shall propose reduction measures that would achieve the following emission reduction rates:</p> <ul style="list-style-type: none"> ■ NO_x Emissions: The project must provide a reduction of 33.3 percent of the project's operational baseline NO_x emissions over a period of ten years 	Significant and unavoidable

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		<ul style="list-style-type: none"> ■ PM₁₀ Emissions: The project must provide reduction of 50 percent of the project's operational baseline PM₁₀ emissions over a period of ten years ■ These requirements can be met through any combination of on-site emission reduction measures or off-site fees (see MM4.3-2(b)), including, but not limited to, the replacement of old diesel engines within the Valley. 	
BIOLOGICAL RESOURCES			
<p>Impact 4.4-1 Implementation of the Proposed Project and Off-Site Avenue 15 Pipeline alternative could result in the loss of potential nesting and foraging habitat for Swainson's hawk, burrowing owl, bald eagle, and/or other sensitive and/or legally protected avian species.</p>	<p>Potentially significant</p>	<p>MM4.4-1(a) Loss of Nesting Habitat for the Swainson's Hawk</p> <p>(1) If construction occurs during the breeding season (February 1–August 31), the Project Applicant shall conduct CDFG-recommended protocol-level surveys prior to construction, as required by the <i>Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley</i> (Swainson's Hawk Technical Advisory Committee 2000), unless the CDFG indicates that no surveys or a less intensive survey methodology would be appropriate.</p> <p>(2) If active nests are found in the construction area, mitigation measures consistent with the CDFG's <i>Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (Buteo swainsoni) in the Central Valley of California</i> (CDFG 1994) shall be incorporated in the following manner, unless the CDFG indicates that no mitigation or a less intensive mitigation program would be appropriate:</p> <p>(i) If an active nest is found, no intensive new disturbances (e.g., heavy equipment operation associated with construction, use of cranes or draglines, new rock crushing activities) or other project-related activities that may cause nest abandonment or forced fledging, can be initiated within 200 yards <u>0.5 mile or 2,640 feet</u> (buffer zone) of an active nest between March 1 and September 15. The size of the buffer area may be adjusted if a qualified biologist and CDFG determine if it would not be likely to have adverse effects on the hawks. No project activity shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active.</p> <p>(ii) Nest trees shall not be removed unless there is no feasible way of avoiding removal of the tree. If a nest tree must be removed, <u>the Project Applicant shall initiate consultation with the CDFG prior to taking any action to obtain a determination of "take" potential from CDFG under CESA or under California Fish and Game Code Sections 3503.5 and 3513. If determined necessary by CDFG as a result of consultation, a Management Authorization (including conditions to offset the loss of the nest tree) must shall be obtained from CDFG with the tree removal period specified in the Management Authorization, generally between October 1 and February 1, or other period required by CDFG.</u></p>	<p>Less than significant</p>

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		<p><u>If determined necessary by CDFG as a result of consultation, the Project Applicant shall prepare and submit an application for an Incidental Take Permit (ITP) to the CDFG pursuant to California Fish and Game Code Section 2081 for any activities that have the potential to constitute a "take" of the species.</u></p> <p><u>If determined necessary by CDFG as a result of ITP application submittal and consultation, the Project Applicant shall obtain an ITP that may include provisions, measures, and other requirements specific to the ITP authorization. The Project Applicant shall implement all provisions, measures, and other requirements specified in the ITP to the satisfaction of CDFG.</u></p> <p>(iii) <u>If construction or other project-related activities that may cause nest abandonment or forced fledging are necessary within the buffer zone, monitoring of the nest site (funded by the Project Applicant) by a qualified biologist, as determined by the Lead Agency CDFG, will be required to determine if the nest is abandoned. If the nest is abandoned and if the nestlings are still alive, the Project Applicant shall fund the recovery and hacking (controlled release, as deemed necessary by CDFG as a result of captive reared young) of the nestling(s).</u> <u>consultation, Management Authorization, or ITP issuance.</u></p> <p>...</p>	
<p>...</p> <p>Impact 4.4-4 Implementation of the Proposed Project and Off-Site Avenue 15 Pipeline alternative could result in the loss of the California tiger salamander and/or its designated critical habitat.</p>	Potentially significant	<p>MM4.4-4(a) Prior to the issuance of a grading permit, the Project Applicant shall perform protocol level <u>habitat surveys and assessment</u> for the California Tiger Salamander (CTS) within the Project Site. <u>The surveys and assessment shall be performed by a qualified biologist in accordance with the <i>Interim Guidance on Site Assessment and Field Surveys for Determining Presence or Negative Finding of the California Tiger Salamander</i> (CDFG 2003).</u> The results shall be submitted to the USFWS and CDFG, and if needed, the Project Applicant shall initiate an informal consultation with the USFWS and CDFG to discuss measures to avoid potential take of CTS. Although details of these measures would be developed in consultation with the USFWS and CDFG, they are likely to include:</p> <ul style="list-style-type: none"> ■ Retaining a qualified biologist to conduct a preconstruction survey of the Project Site area to ensure that no potential upland retreat habitat has been created (i.e., through ground squirrel activity) since the 2005 habitat assessment ■ Seasonal restrictions on grading and construction to avoid the wet season dispersal period ■ Installation of drift fences around the perimeter of the construction area to prevent any CTS from moving into the area ■ Retaining qualified biologists to monitor the Project Site area during construction to ensure that no CTS are harmed 	Less than significant

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		<p>MM4.4-4(b) If CTS are found within an area that would be directly or indirectly impacted by the Proposed Project, the Project Applicant and/or their representatives shall initiate consultation with the USFWS pursuant to Section 7 or 10 of the FESA, <u>and with the CDFG pursuant to California Fish and Game Code Section 2081(b) or 2080.1</u>, to obtain an incidental take permit <u>Incidental Take Statement (ITS), Incidental Take Permit (ITP), and/or Consistency Determination</u> for loss of individual CTS. Detail of the <u>processing and specific</u> requirements of the <u>Incidental Take Permit ITS, ITP, and Consistency Determination</u> would be developed during <u>consultation with the consultations between the U.S. Army Corps of Engineers (USACE), USFWS, and CDFG</u>, but are likely to include (but not be limited to) the following:</p> <ul style="list-style-type: none"> ■ Preparation of a Biological Assessment pursuant to Section 7 of the FESA for submission to the USFWS <u>and CDFG</u> for their review ■ Conservation of designated critical habitat that meets the species habitat requirements, or payment of mitigation fees, and/or purchase of mitigation land to compensate for the loss of CTS habitat ■ Retaining a CTS permitted biologists to monitor for, and potentially move CTS outside of the Project Site area <p>MM4.4-4(c) If construction activities for the Off-Site Avenue 15 Pipeline would occur before July 1, including mobilization, staging, or ground disturbance activities (e.g., ripping, excavation, and grading), the Project Applicant shall retain a qualified biologist to perform a pre-construction survey of the alignment and immediate vicinity (approximately 100 feet beyond the alignment in all directions <u>i.e., within 50 feet of the planned activities in all areas adjacent to potential wetland and upland non-native grassland habitat which could support CTS</u>) to confirm that all vernal pools and other seasonally wet habitats capable of supporting active CTS have completely dried. The survey shall verify the onset of the dry season in the region and that CTS potentially occurring in the alignment vicinity are positively aestivating in underground refugia and are not dispersing or migrating aboveground. The results of the pre-construction survey shall be documented in a report prepared by the qualified biologist and the report shall be submitted to the County, <u>USFWS, and CDFG</u>.</p> <p>Construction of the Off-Site Avenue 15 Pipeline shall not commence until it has been verified by the County, <u>USFWS, and CDFG</u>, in writing, that the activities would be restricted to the dry season and would not directly or indirectly impact CTS or its habitat, or other special-status vernal pool species and their habitat, as determined by the qualified biologist.</p> <p>In the unlikely event that CTS are found within an area that would be directly or indirectly impacted by the Off-Site Avenue 15 Pipeline, the Project Applicant shall implement mitigation measure MM4.4-4(b).</p> <p>...</p>	

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
...			
NOISE			
<p>Impact 4.10-1 Construction activities associated with the Proposed Project would generate noise levels that exceed the noise standards established by the Madera County General Plan.</p>	Potentially significant	<p>MM4.10-1(a) The Project Applicant shall require by contract specifications that the following construction best management practices (BMPs) be implemented by contractors to reduce construction noise levels:</p> <ul style="list-style-type: none"> ■ As individual parcels within the Project Site are proposed to be developed, notification shall be mailed to owners and occupants of all developed land uses immediately bordering the parcels to be developed including the Sumner Hill Subdivision, and all occupied lands within the Project Site bordering the parcel to be developed. The notification shall provide a schedule for major construction activities that will occur through the duration of the construction period within each parcel to be developed. In addition, the notification will include the identification and contact number for a designated construction manager for the proposed development that would be available on site to monitor construction activities. The construction manager will be located at the on-site construction office during construction hours for the duration of all construction activities. ■ Hours of construction shall be limited to between 7:00 A.M. and 6:00 P.M. on weekdays and from 8:00 9:00 A.M. to 5:00 P.M. on Saturdays. ■ Ensure that construction equipment is properly muffled according to industry standards. ■ Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible. ■ Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, noise barriers or noise blankets. <p>...</p>	Less than significant
...			
TRANSPORTATION/TRAFFIC			
<p>Impact 4.13-1 Operation of the Proposed Project would result in all study area intersections operating at an acceptable LOS range (i.e., LOS D or better) during Cumulative (2025) conditions with or without the project. However, six intersections would require lane improvements (e.g. additional turn lanes) and a greater amount of right-of-way to accommodate the lane improvements, so that each intersection could operate at an acceptable</p>	Potentially significant	<p>MM4.13-1(a) Prior to the approval of a project phase that significantly affects the intersection of SR-41/SR-145, Caltrans the following improvements shall be completed: re-stripe the shared through-right lane into a through lane and add a right turn only lane for the northbound approach, <u>and add a second left-turn lane to the southbound approach, and re-stripe a shared through right lane into a through lane and add a right turn only lane for the eastbound approach.</u> Madera County shall make the final determination as to when a project phase significantly affects the intersection of SR 41/SR 145 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined</p>	<p>Significant and unavoidable for all intersections with <u>SR-41 (under Caltrans control)</u> (The intersection of <u>Road 36/Avenue 15</u> can be mitigated to <u>a less than-</u></p>

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or Project Requirements</i>	<i>Level of Significance After Mitigation</i>
LOS with the addition of project traffic.		<p>by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-1(b) Prior to the approval of a project phase that <u>significantly</u> affects the intersection of Road 36/Avenue 15, the County <u>following improvements shall be completed</u>: re-stripe the shared through-right lane into a through lane and add a right-turn only lane for the southbound, eastbound, and westbound approaches. Madera County shall make the final determination as to when a project phase significantly affects the intersection of Road 36/Avenue 15 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-1(c) Prior to the approval of a project phase that <u>significantly</u> affects the intersection of SR-41/Avenue 15, the County <u>following improvements shall be completed</u>: provide an east leg connection, with a through lane, right-turn lane, and two left-turn lanes for the westbound approach; and two receiving lanes for the eastbound approach. In addition, the Project Applicant shall add a right-turn lane and a second left-turn lane for the northbound approach, and add two left-turn lanes for the southbound approach. Finally, the Project Applicant shall add one through lane, and convert the right-turn lane into a shared through-right lane for the eastbound approach. Madera County shall make the final determination as to when a project phase significantly affects the intersection of SR 41/Avenue 15 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-1(d) Prior to the approval of a project phase that <u>significantly</u> affects the intersection of SR-41/Road 204, Caltrans <u>the following improvements shall be completed</u>: re-stripe the shared through-right lane into a through lane and a free-flow right-turn only lane for the northbound approach, and add two left-turn lanes and re-stripe the shared through-left-right turn lane to a shared through-right lane for the westbound approach. Madera County shall make the final determination as to when a project phase significantly affects the intersection of SR 41/Road 204 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-1(e) Prior to the approval of a project phase that <u>significantly</u> affects the intersection of SR-41/Avenue 13, Caltrans <u>the following improvements shall be completed</u>: re-stripe the shared through-right lane into a through lane and add a right-turn-only lane for the southbound approach, and add a left-turn lane and re-stripe the shared through-left-right turn lane to a shared through-right lane for the eastbound approach. Madera County shall determine when a project phase</p>	<p><u>significant level because it is under County control.</u></p>

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		<p>significantly affects the intersection of SR-41/Avenue 13 and as to how much additional right-of-way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-1(f) Prior to the approval of a project phase that significantly affects the intersection of SR-41 northbound ramps/Children's Boulevard intersection, Caltrans the following improvements shall be completed: add a through lane for the southbound approach and remove one free-flow right-turn lane for the eastbound approach. Madera County shall make the final determination as to when a project phase significantly affects the intersection of SR-41 northbound ramps/Children's Boulevard and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p>	
<p>Impact 4.13-4 Operation of the Proposed Project would result in three study area intersections (SR-41/Avenue 15, SR-41/Road 204, and SR-41/Avenue 12) operating at an unacceptable LOS (below LOS D) during the Existing 2011 Plus Project in 2015, 2020, and 2025 scenarios. Operation of the Proposed Project would result in one additional study intersection (Road 36/Avenue 15) operating at an unacceptable LOS (below LOS D) during the Existing 2011 Plus Project in 2025 scenario. Each of these intersections would require lane improvements (e.g., additional turn lanes and widening) and a greater amount of right-of-way to accommodate the lane improvements so that each intersection could operate at an acceptable LOS with the addition of Project traffic.</p>	<p>Potentially significant</p>	<p><u>Existing 2011 Plus Project in 2015</u></p> <p>MM4.13-4(a) Prior to the approval of a project phase by 2015 that affects dwelling units, the following improvements shall be completed at the intersection of SR-41/Avenue 15. Caltrans shall: provide an east leg connection, with one left-turn lane and one through/right-turn lane (only one shared left/through/right-turn lane is needed for Tesoro Viejo phased development with a dedicated left-turn lane needed for Jamison and Morgan phased development) for the westbound approach. Caltrans shall: widen the southbound approach to one left-turn lane and one through/right-turn lane (add left-turn lane for Tesoro Viejo Project). In addition, Caltrans shall: restripe the northbound approach to one left-turn lane and one through/right-turn lane (include shared right-turn lane for Tesoro Viejo Project). Finally, Caltrans shall: and restripe the eastbound approach to one left/through/right-turn lane (include a shared through lane for the Tesoro Viejo Project). Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR-41/Avenue 15 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p><u>If Caltrans does not permit a signal at SR-41/Road 204 as shown in MM4.13-4(b) below, the following alternative mitigation shall be implemented to mitigate Project impacts: Construct a Project access road at Avenue 15/SR-41 to link to the internal road system of the first phase of the Project; construct two dedicated left-turn lanes and one shared through/right-turn lane to the east leg connection; construct one left-turn lane and one shared through/right-turn lane for the</u></p>	<p><u>Less than significant</u> <u>Significant and unavoidable for all intersections with SR-41 (under Caltrans control)</u> <u>(The intersection of Road 36/Avenue can be mitigated to a less-than-significant level because it is under County control.)</u></p>

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		<p><u>southbound approach (add left-turn lane for Tesoro Viejo Project); construct a dedicated right-turn lane for the eastbound approach and re-stripe the existing shared left-turn/right-turn lane to a shared left-turn/through lane (add dedicated right-turn lane and re-stripe existing lane to include a shared through lane for Tesoro Viejo Project); and restripe the northbound approach to include a left-turn lane and shared through/right-turn lane (add shared right-turn lane for Tesoro Viejo Project).</u></p> <p>MM4.13-4(b) Prior to the approval of a Project phase by 2015 that affects occupancy of 20 percent or more of planned Project dwelling units, the following improvements shall be completed at the intersection of SR-41/Road 204, Caltrans shall; install a traffic signal (Tesoro Viejo Project) at this intersection. Additionally, Caltrans shall; and widen the westbound approach to two left-turn lanes and one through/right-turn lane (add dual left-turn lanes for the Tesoro Viejo Project). Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR-41/Road 204 and as to how much additional right-of-way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-4(c) Prior to the approval occupancy of a 20 percent or more of planned Project phase by 2015 that affects dwelling units, the following improvements shall be completed at the intersection of SR-41/Avenue 12, Caltrans shall; widen the eastbound approach to one left-turn/through lane and two right-turn lanes (add second right-turn lane for Jamison and Morgan phased development). Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR-41/Avenue 12 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>Existing 2011 Plus Project in 2020 (in Addition to Mitigation Listed Above)</p> <p>MM4.13-4(d) Prior to the approval occupancy of a 50 percent or more of planned Project phase by 2020 that affects dwelling units, the following improvements at the intersection of SR-41/Avenue 15, Caltrans shall be completed; widen the westbound approach to two left-turn lanes, one through lane, and one right-turn lane (add second left-turn lane and dedicated right-turn lane for Tesoro Viejo Project). Additionally, Caltrans shall; and widen the eastbound approach to one left-turn/through lane and one right-turn lane (add dedicated right-turn lane for Tesoro Viejo Project). Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR-41/Avenue 15 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share</p>	

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		<p>contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p><u>If Caltrans does not permit a signal at SR-41/Road 204 as shown in MM4.13-4(b), the following alternative mitigation at the intersection of SR-41/Avenue 15 shall be implemented to mitigate Project impacts: widen the northbound approach to include two left-turn lanes, one through lane, and one shared through/right-turn lane (add second left-turn lane and second through lane for Tesoro Viejo Project); widen the southbound approach to include two left-turn lanes, one through lane, and one through/right-turn lane (add second left-turn lane and second through lane for Tesoro Viejo Project); widen the eastbound approach to include one left-turn lane, one through lane, and one right-turn lane (add dedicated left-turn lane for Tesoro Viejo Project); and widen the westbound approach to include two left-turn lanes, one through lane, and one right-turn lane (add dedicated right turn lane for Tesoro Viejo Project).</u></p> <p>MM4.13-4(e) Prior to approval, the occupancy of a 50 percent or more planned Project phase by 2020 that affects dwelling units, the following improvements at the intersection of SR-41/Road 204, Caltrans shall be completed: widen the northbound approach to one left-turn lane, one through lane, and one right-turn lane for a free right turn (add dedicated right-turn lane with free movement for the Tesoro Viejo Project). Additionally, shall, and widen the southbound approach to one left-turn lane, one through lane, and one through/right-turn lane (add second through lane for Tesoro Viejo Project). Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR 41/Road 204 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-4(f) Prior to approval, the occupancy of a 50 percent or more planned Project phase by 2020 that affects dwelling units, the following improvements at the intersection of SR-41/Avenue 12, Caltrans (assuming no interchange) shall be completed: widen the northbound approach to one left-turn lane, two through lanes, and one right-turn lane (add second through lane for Tesoro Viejo Project). Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR 41/Avenue 12 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p><u>Existing 2011 Plus Project in 2025 (in Addition to Mitigation Listed Above)</u></p> <p>MM4.13-4(g) Prior to approval, the occupancy of a 100 percent of planned Project phase by 2025 that affects dwelling units, the following improvements at the intersection of Road 36/Avenue 15, the County shall be completed: install a traffic signal at the intersection. The County shall, and widen the westbound, southbound, and eastbound approaches to one left-turn lane and one</p>	

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		<p>through/right-turn lane (add dedicated left-turn lane). Madera County shall make the final determination as to when a Project phase significantly affects the intersection of Road 36/Avenue 15 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p><u>MM4.13-4(h) Prior to approval the occupancy of a 100 percent of planned Project phase by 2025 that affects dwelling units, the following improvements at the intersection of SR-41/Avenue 15, Caltrans shall be completed: widen the northbound approach to two left-turn lanes, two through lanes, and one right-turn lane (add second left-turn lane, second through lane, and dedicated right-turn lane for Tesoro Viejo Project). Additionally, Caltrans shall: widen the southbound approach to two left-turn lanes, one through lane, and one through-right-turn lane (add second left-turn lane for Tesoro Viejo Project and second through lane for Jamison and Morgan development). Caltrans shall: widen the eastbound approach to one left-turn lane, one through lane, and one through/right-turn lane (add dedicated left-turn lane and shared through/right-turn lane for Tesoro Viejo Project). Finally, Caltrans shall, and widen the segment along SR-41 between Avenue 15 and Road 204 to two lanes in each direction (add one lane in each direction for Jamison and Morgan development) to coincide with adjacent intersection improvements.²¹ Madera County shall make the final determination</u></p> <p><u>If Caltrans does not permit a signal at SR-41/Road 204 as to when a Project phase significantly affects shown in MM4.13-4(b), the following alternative mitigation at the intersection of SR-41/Avenue 15 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant shall be implemented to mitigate Project impacts: widen the northbound approach to include two left-turn lanes, two through lanes, and one free right-turn lane (add dedicated right-turn lane with free movement for Tesoro Viejo Project); widen the eastbound approach to include one left-turn lane, two through lanes, and one free right-turn lane (add second through lane and provide free movement to right-turn lane for Tesoro Viejo Project).</u></p> <p><u>MM4.13-4(i) Prior to approval the occupancy of a 100 percent of planned Project phase by 2025 that affects dwelling units, the following improvements at the intersection of SR-41/Avenue 12, Caltrans (assuming no interchange) shall be completed: widen the northbound approach to two left-turn</u></p>	

²¹ This roadway segment mitigation is not required based on segment level of service results, but to be consistent with mitigation measures at adjacent intersections (SR-41/Avenue 15 and SR-41/Road 204).

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		lanes, two through lanes, and one right-turn lane (add second left-turn lane for Jamison and Morgan development). Caltrans shall restripe the westbound approach to one left-turn lane and one through/right-turn lane (for Tesoro Viejo Project). Additionally, Caltrans shall widen the southbound approach to one left-turn lane, two through lanes, and one right-turn lane (add dedicated right-turn lane for Tesoro Viejo Project). Finally, Caltrans shall <u>and</u> widen the eastbound approach to one left turn lane, one left turn/through lane, and two right turn lanes (add dedicated left-turn lane, <u>one left-turn/through lane, and two right-turn lanes</u> (add dedicated left-turn lane for Tesoro Viejo Project). Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR 41/Avenue 12 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.	
Impact 4.13-5 Operation of the Proposed Project would result in the intersection of SR-41/Road 204 operating at an unacceptable LOS (below LOS D) during the Existing 2011 Plus Project in 2025 scenario.	Potentially significant	Refer to MM4.13-4(b) and MM4.13-4(e). <u>MM4.13-5</u> Prior to approval of the occupancy of a 100 percent of planned Project phase by 2025 that affects dwelling units, the following improvements at the intersection of SR-41/Road 204, Caltrans shall be completed: widen the northbound approach to one left-turn lane, two through lanes, and one right-turn lane with free right (add second through lane for Tesoro Viejo development) in addition, Caltrans shall <u>and</u> widen the segment along SR-41 between Avenue 15 and Road 204 to two lanes in each direction (add one lane in each direction for Jamison and Morgan development) to coincide with adjacent intersection improvements. ²² Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR 41/Road 204 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.	Significant and unavoidable
Impact 4.13-6 Operation of the Proposed Project would result in nine study area intersections (Road 206/Friant Road, SR-41/Avenue 15, SR-41/Road 204, SR-41/Avenue 13, SR-41/Avenue 12, Road 40½/Avenue 9, Children's Boulevard/Peck Boulevard, SR-41 Northbound Ramps/Friant Road and SR-41 Northbound	Potentially significant	Refer to MM4.13-4(a) through MM4.13-4(f) and MM4.13-5. <u>Interim Year 2015 Cumulative Plus Project Conditions</u> <u>MM4.13-6(a)</u> Prior to approval of a Project phase by 2015 that affects the intersection of Road 206/Friant Road, the County shall install a traffic signal. Madera County shall make the final determination as to when a Project phase significantly affects the intersection of Road 206/Friant Road and as to how much additional right of way would be required to accommodate the needed,	Less than significant <u>Significant and unavoidable for all intersections with SR-14 (under Caltrans control)</u>

²² This roadway segment mitigation is not required based on segment level of service results, but to be consistent with mitigation measures at adjacent intersections (SR-41/Avenue 15 and SR-41/Road 204).

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<p>Ramps/Herndon Avenue) operating at an unacceptable LOS (below LOS D) during one or both of the Interim Year (2015 and 2020) Cumulative Plus Project scenarios. Each of these intersections would require lane improvements (e.g., additional turn lanes and widening) and a greater amount of right of way to accommodate the lane improvements so that each intersection could operate at an acceptable LOS with the addition of Project traffic. The intersection (SR-41/Avenue 12) during the Interim Year 2020 Cumulative Plus Project Scenario would remain significant and unavoidable, and it is separately evaluated in Impact 4.13-7.</p>		<p>the following improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant shall be completed: install a traffic signal.</p> <p>MM4.13-6(b) Prior to approval of a Project phase by 2015 that significantly affects the intersection of SR-41/Avenue 15 (with Proposed Project connection to Avenue 15), Caltrans the following improvements shall be completed: provide an east leg connection, with one left-turn/through/right-turn lane (due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the dedicated left-turn lane required for the Existing 2011 Plus Project in 2015 is no longer needed) for the westbound approach. Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR 41/Avenue 15 and as to how much additional right-of-way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-6(c) Prior to approval of a Project phase by 2015 that significantly affects the intersection of SR-41/Road 204 (with Proposed Project connection to Avenue 15), Caltrans the following improvements shall be completed: provide an east leg connection, with one left-turn/through/right-turn lane (due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the dedicated dual left-turn lanes required for the Existing 2011 Plus Project in 2015 is/are no longer needed) for the westbound approach. Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR 41/Road 204 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-6(d) Prior to approval of a Project phase by 2015 that significantly affects the intersection of SR-41/Avenue 12, Caltrans shall (assuming no interchange), the following improvements shall be completed: widen the northbound approach to two left-turn lanes, two through lanes, and one right-turn lane (add second left-turn lane and second through lane). Additionally, Caltrans shall: widen the westbound approach to two left-turn lanes, one through lane, and one right-turn lane (add dual left-turn lanes and convert shared through/right-left-turn lane into a through lane only). Caltrans shall: widen the southbound approach to one left-turn lane, two through lanes, and one right-turn lane (add dedicated right-turn lane and convert shared through/right-turn lane into a through lane only). Finally, Caltrans shall: <u>and</u> widen the eastbound approach to one left-turn lane, one through lane, and two right-turn lanes (add dedicated left-turn lane and convert the shared left-turn/through lane into a through lane only). Madera County shall make the final determination as to</p>	<p>(The intersections of Road 206/Friant Road, Road 40 1/2 Avenue 9, and Children's Boulevard/Peck Boulevard can be mitigated to a less-than-significant level because they are under County control.)</p>

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		<p>when a Project phase significantly affects the intersection of SR-41/Avenue 12 and as to how much additional right-of-way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-6(e) Prior to approval of a Project phase by 2015 that <u>significantly</u> affects the intersection of Children's Boulevard/Peck Boulevard, the <u>County following improvements</u> shall <u>be completed</u>: install a traffic signal. Development planned under the Gunner Ranch West Area Plan (GRWAP) assumes a southbound leg is installed with one left-turn lane and one through/right-turn lane (install southbound leg with one left-turn lane and one through/right-turn lane), the eastbound approach is widened to one left-turn lane, one through lane, and one through/right-turn lane (add dedicated left-turn lane), the westbound approach is re-striped to one left-turn lane, one through lane, and one through/right-turn lane (re-stripe to include shared right-turn lane), and the northbound approach is restriped to include one left-turn lane and one through/right-turn lane (add shared through lane).²³ Madera County shall make the final determination as to when a Project phase significantly affects the intersection of Children's Boulevard/Peck Boulevard and as to how much additional right-of-way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-6(f) Prior to approval of a Project phase by 2015 that <u>significantly</u> affects the intersection of SR-41/Friant Road Northbound Ramps, <u>Caltrans the following improvements</u> shall <u>be completed</u>: reconstruct the interchange. Caltrans shall convert all westbound movements into free flow (add free flow movement signal phasing) and convert the eastbound approach into two through lanes and one right-turn lane with a free right (convert shared through/right-turn lane into dedicated right-turn lane with free flow movement). Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR-41/Friant Road Northbound Ramps and as to how much additional right-of-way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-6(g) Prior to approval of a Project phase by 2015 that <u>significantly</u> affects the intersection of SR-41/Herndon Avenue Northbound Ramps, <u>Caltrans the following improvements</u> shall <u>be completed</u>: widen the northbound approach to two left-turn lanes, one left/right-turn lane, and two right-turn lanes (add shared left/right-turn lane). Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR-41/Herndon Avenue</p>	

²³ Assumed improvements are expected to be constructed for access to cumulative developments (Gunner Ranch West and Villages of Gateway).

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		<p>Northbound Ramps and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>Interim Year 2020 Cumulative Plus Project Conditions</p> <p>MM4.13-6(h) Prior to approval of a Project phase by 2020 that affects the intersection of Road 206/Friant Road, the County shall install a traffic signal. Madera County shall make the final determination as to when a Project phase significantly affects the intersection of Road 206/Friant Road and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant. <u>the following improvements shall be completed: install a traffic signal.</u></p> <p>MM4.13-6(i) Prior to approval of a Project phase by 2020 that <u>significantly</u> affects the intersection of SR-41/Avenue 15 (with Proposed Project connection to Avenue 15), Caltrans <u>the following improvements shall be completed:</u> widen the eastbound approach to one left-turn lane, one through lane, and one through-right-turn lane (add dedicated left-turn lane and re-stripe right-turn lane to include a shared through lane). Additionally, Caltrans shall <u>and</u> widen the northbound approach to one left-turn lane, one through lane, and one right-turn lane (add dedicated right-turn lane). Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR 41/Avenue 15 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-6(j) Prior to approval of a Project phase by 2020 that <u>significantly</u> affects the intersection of SR-41/Road 204 (with Proposed Project connection to Avenue 15), Caltrans <u>the following improvements shall be completed:</u> provide one left-turn lane and one through/right-turn lane to the westbound approach;²⁴ Additionally, Caltrans shall <u>provide one left-turn lane, one through lane, and one right-turn lane to the northbound approach;</u>²⁵ <u>and retain the existing one left-turn lane and one through/right-turn lane to the southbound approach.</u>²⁶</p>	

²⁴ Due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the second left-turn lane required for the Existing 2011 Plus Project in 2020 scenario is no longer needed.

²⁵ Due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the free flow movement for the right-turn lane is no longer needed.

²⁶ Due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the second through lane is no longer needed.

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		<p>MM4.13-6(k) Prior to approval of a Project phase by 2020 that significantly affects the intersection of SR-41/Road 204 (without Proposed Project connection to Avenue 15), Caltrans the following improvements shall be completed: provide one left-turn lane, one through lane, and one right-turn lane to the northbound approach.²⁷ Additionally, Caltrans shall and retain the existing one left-turn lane and one through/right-turn lane to the southbound approach.²⁸ Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR 41/Road 204 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-6(l) Prior to approval of a Project phase by 2020 that affects the intersection of Road 40½/Avenue 9, the County shall install a traffic signal. Madera County shall make the final determination as to when a Project phase significantly affects the intersection of Road 40½/Avenue 9 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant, the following improvements shall be completed: install a traffic signal.</p> <p>MM4.13-6(m) Prior to approval of a Project phase by 2020 that significantly affects the intersection of Children's Boulevard/Peck Boulevard, the County following improvements shall be completed: install a traffic signal. Development planned under the Gunner Ranch West Area Plan (GRWAP) assumes a southbound leg is installed with one left-turn lane and one through/right-turn lane (install southbound leg with one left-turn lane and one through/right-turn lane), the eastbound approach is widened to one left-turn lane, one through lane, and one through/right-turn lane (add dedicated left-turn lane), the westbound approach is restriped to include one left-turn lane, one through lane, and one through/right-turn lane (add shared right-turn lane) and the northbound approach is restriped to include one left-turn lane and one through/right-turn lane (add shared through lane).²⁹ Madera County shall make the final determination as to when a Project phase significantly affects the intersection of Children's Boulevard/Peck Boulevard and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair</p>	

²⁷ Due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the free flow movement for the right-turn lane is no longer needed.

²⁸ Due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the second through lane is no longer needed.

²⁹ Assumed improvements are expected to be constructed for access to cumulative developments (Gunner Ranch West and Villages of Gateway).

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		<p>share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-6(n) Prior to approval of a Project phase by 2020 that <u>significantly</u> affects the intersection of SR-41/Friant Road Northbound Ramps, Caltrans shall <u>the following improvements shall be completed</u>: reconstruct the interchange. Caltrans shall; convert all westbound movements into free flow (add free flow movement signal phasing) and convert the eastbound approach into two through lanes and one right-turn lane with a free right (convert shared through/right-turn lane into dedicated right-turn lane with free flow movement). Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR 41/Friant Road Northbound Ramps and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-6(o) Prior to approval of a Project phase by 2020 that <u>significantly</u> affects the intersection of SR-41/Herndon Avenue Northbound Ramps, Caltrans shall <u>the following improvements shall be completed</u>: widen the northbound approach to two left-turn lanes, one left/right-turn lane, and two right-turn lanes (add shared left/right-turn lane). Additionally, Caltrans shall; <u>and</u> widen the westbound approach to three through lanes, one through/right-turn lane, and one right-turn lane with free flow movement for through/right-turn lane and dedicated right-turn lane (add fourth through lane and dedicated right-turn lane with free flow movements). Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR 41/Herndon Avenue Northbound Ramps and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p>	

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
<p>Impact 4.13-7 Operation of the Proposed Project would result in the intersection of SR-41/Avenue 12 operating at an unacceptable LOS (below LOS D) during the Interim Year 2020 Cumulative Plus Project scenario.</p>	Potentially significant	<p>Refer to MM4.13-6(d), MM4.13-4(f), and MM4.13-4(c).</p> <p>MM4.13-7 Prior to approval of a Project phase by 2020 that <u>significantly</u> affects the intersection of SR-41/Avenue 12, Caltrans shall (assuming no interchange), the following improvements shall be completed: widen the eastbound approach to two left-turn lanes, one through lane, and two right-turn lanes (add dual left-turn lanes).Caltrans shall; widen the westbound approach to two left-turn lanes, one through lane, and one right-turn lane (add dual left-turn lanes and convert the shared left-turn/through lane into a through lane only).Additionally, Caltrans shall; widen the northbound approach to two left-turn lanes, two through lanes, and one right-turn lane (add second left-turn lane).Finally, Caltrans shall; and widen the southbound approach to one left-turn lane, two through lanes, and one right-turn lane (add dedicated right-turn lane).Madera County shall make the final determination as to when a Project phase significantly affects the intersection of SR 41/Avenue 12 and as to how much additional right of way would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p>	<p>Significant and unavoidable <u>(Intersection under Caltrans control)</u> <u>(Due to the Tesoro Viejo, Morgan, and Jamison projects plus other cumulative growth)</u></p>
<p>Impact 4.13-8 Operation of the Proposed Project would result in all roadway segments operating at an acceptable LOS (i.e., LOS D or better) under the Existing 2011 Plus Project (2015, 2020, and 2025) scenarios and Interim Year (2015 and 2020) Cumulative Plus Project scenarios. However, four roadway segments would require lane improvements (e.g., lane widening) and a greater amount of right-of-way to accommodate the lane improvements so that the roadway segment could operate at an acceptable LOS with the addition of Project traffic.</p>	Potentially significant	<p><u>Existing 2011 Plus Project in 2020</u></p> <p>MM4.13-8(a) Prior to approval the occupancy of a 50 percent or more planned Project phase by 2020 that affects dwelling units, the following improvements at the roadway segment of SR-41 between Avenue 12 and Road 204, Caltrans shall be completed: widen SR-41 to four lanes (add one lane in each direction for the Jamison and Morgan development) along this segment of the roadway. Madera County shall make the final determination as to when a Project phase significantly affects this segment of SR 41 and as to how much additional widening would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant. [Note to Reviewers: This MM was in the DA but conflicts with the first part of this MM, which is earlier timing.]</p> <p><u>Interim Year 2015 Cumulative Plus Project Conditions</u></p> <p>MM4.13-8(b) Prior to approval of a Project phase by 2015 that <u>significantly</u> affects the roadway segment of SR-41 south of Herndon Avenue, Caltrans the following improvements shall be completed: widen SR-41 to four lanes in each direction along this segment of the roadway. Madera County shall make the final determination as to when a Project phase significantly affects this segment of SR 41 and as to how much additional widening would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p>	<p>Less than significant <u>Significant and unavoidable for all roadway segments of SR-41 (under Caltrans control)</u></p>

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s) and/or Project Requirements	Level of Significance After Mitigation
		<p><u>Interim Year 2020 Cumulative Plus Project Conditions (in Addition to the Mitigation Listed Above)</u></p> <p>MM4.13-8(c) Prior to approval of a Project phase by 2020 that significantly affects the roadway segment of SR-41 between Avenue 12 and Avenue 13, Caltrans the following improvements shall be completed: widen SR-41 to four lanes (add one additional lane in each direction).³⁰ Madera County shall make the final determination as to when a Project phase significantly affects this segment of SR-41 and as to how much additional widening would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-8(d) Prior to approval of a Project phase by 2020 that significantly affects the roadway segment of SR-41 between Friant Road and Children's Boulevard, Caltrans the following improvements shall be completed: widen SR-41 to three lanes in each direction (add one additional lane in each direction). Madera County shall make the final determination as to when a Project phase significantly affects this segment of SR-41 and as to how much additional widening would be required to accommodate the needed improvements. The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p>	
<p>... Impact 4.13-10 Interim school-related traffic generated by the Proposed Project associated with trips between the Project Site and Minarets High School would impact area intersections and roadways.</p>	<p>Potentially significant</p>	<p>Refer to MM4.13-6(a) through MM4.13-6(o), MM4.13-4(a) through MM4.13-4(f), and MM4.13-5.</p> <p>MM4.13-10(a) Prior to the approval of a Project phase that significantly affects the intersection of SR-41/Avenue 15 (with Proposed Project connection to Avenue 15) by the year 2015, Caltrans the following improvements shall be completed: widen the eastbound approach to one left-turn lane and one through/right-turn lane (add a dedicated left-turn lane for Tesoro Viejo development). In addition, Caltrans shall; and widen the westbound approach to one left-turn lane and one through/right-turn lane (add a dedicated left-turn lane for Tesoro Viejo development). The Project Applicant shall pay a fair share contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.</p> <p>MM4.13-10(b) Prior to the approval of a Project phase that significantly affects the intersection of Road 200/Outback Industrial Way by the year 2020, the County <u>following improvements shall be completed: install a traffic signal at this intersection.</u> The Project Applicant shall pay a fair share</p>	<p>Less than significant <u>Significant and unavoidable for the intersection of SR-41/Avenue 15 (under Caltrans control)</u> <u>(The intersection of Road 200/Outback Industrial Way can be mitigated to a less-than-significant level because it is</u></p>

³⁰ Due to assumed connections at Avenue 12, Avenue 13, and Rio Mesa Boulevard for cumulative development, the additional one lane in each direction is no longer needed between Avenue 13 and Road 204.

Table 2-2 Summary of Environmental Effects and Project Requirements/Mitigation Measures [Revised]

<i>Impact(s)</i>	<i>Level of Significance Prior to Mitigation</i>	<i>Mitigation Measure(s) and/or Project Requirements</i>	<i>Level of Significance After Mitigation</i>
		contribution towards the construction of the improvements and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.	<u>under County control.)</u>
Impact 4.13-11 Operation of the Proposed Project would result in additional vehicular traffic volumes along study area freeway segments that would exceed established service levels on freeway segments under the jurisdiction of Caltrans.	Potentially significant	MM4.13-11 Prior to full project buildout, Caltrans SR-41 shall ensure that SR-41 is be widened from four lanes (two in each direction) to six lanes (three in each direction) from Avenue 12 to Friant Road. The Project Applicant shall pay a fair share contribution towards the widening of these segments and the amount of the fair share contribution shall be determined by Madera County in consultation with the Project Applicant.	Significant and unavoidable <u>for all segments of SR-41 (under Caltrans control)</u> <u>(Due to the Tesoro Viejo, Morgan, and Jamison projects plus other cumulative growth)</u>
...			