



Community and Economic Development Planning Division

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PLANNING COMMISSION DATE: October 6, 2020

AGENDA ITEM: #4

S	#2020-002	187 Lot Tentative Subdivision Map
APN	080-170-004	Applicant: Wilson Premier Homes, Inc.
CEQA	EXEMPT	Owner: Groveland Development Corp.
		Section 15162

REQUEST:

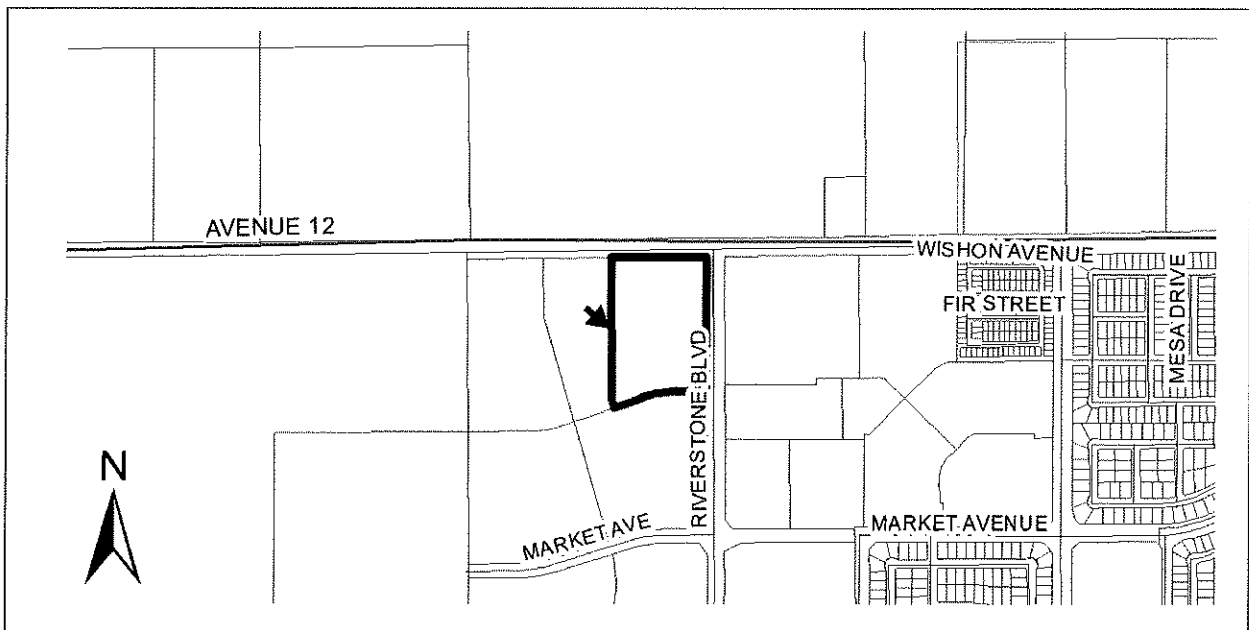
Wilson Premier Homes is requesting approval of a tentative subdivision map of 169 lots and 18 outlots within the Riverstone Specific Plan boundaries.

LOCATION:

The property is located on the southwest corner of the intersection of Avenue 12 and Riverstone Boulevard SW, within the Riverstone Specific Plan boundaries.

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 September 11, 2007.



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

GENERAL PLAN DESIGNATION (EXHIBIT A):

SITE: LDR (Low Density Residential) Designation

SURROUNDING: MUC (Mixed Use Core), LDR (Low Density Residential).

ZONING (EXHIBIT B)

SITE: Gateway Village Residential Zone (GV-R)

SURROUNDING: Gateway Village Residential Zone (GV-R), Gateway Village Mixed Use (GV-MU)

LAND USE:

SITE: The project site is currently in agricultural production.

SURROUNDING: Surrounding parcels are within the Riverstone Phase 3 boundaries or are currently in agricultural production.

SIZE OF PROPERTY (EXHIBIT C): Approximately 13.47 acres.

ACCESS (EXHIBIT C):

The subdivision is proposed to be accessed from Riverstone Boulevard.

WILLIAMSON ACT:

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

BACKGROUND AND PRIOR ACTIONS:

The Riverstone Specific Plan (formerly known as Gateway Village) and corresponding Environmental Impact Report were approved on September 11, 2007.

PROJECT DESCRIPTION:

Wilson Premier Homes is requesting approval of a tentative subdivision map for 169 lots and 18 outlots to allow for single family dwelling development. The average lot sizes within the subdivision is 2,109 square feet. There is one outlot of 9,082 square feet proposed for a private pool facility. A separate private HOA will be established for this gated community which will provide maintenance for the pool and private road system. Both water and wastewater services will be provided by the Root Creek Water District.

ORDINANCES/POLICIES:

Riverstone Specific Plan Adopted by Board of Supervisors September 11, 2007.

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

California Government Code Title 7 (Subdivision Map Act).

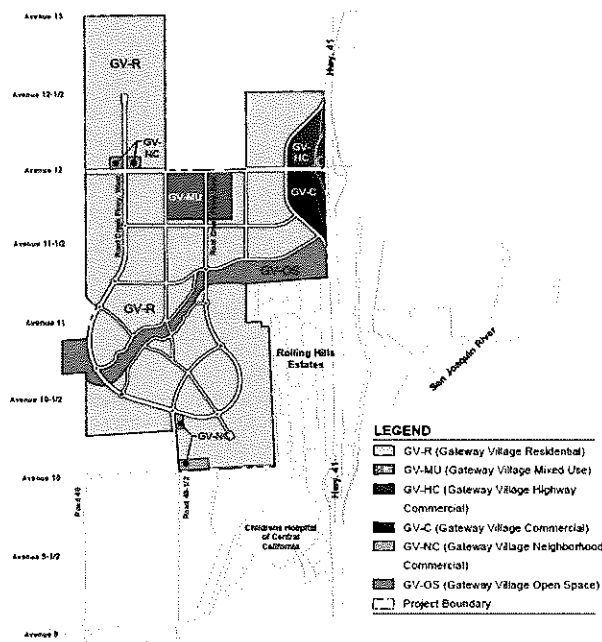
ANALYSIS:

Riverstone is a Master Planned community consisting of urban uses on a 2,062 acre site. The County previously approved a specific plan for the Riverstone area (the "Specific Plan")

on September 11, 2007. The Specific Plan creates six zoning districts to implement the land use designations established by the Riverstone Area Plan. These include Residential, two categories of Mixed-Use (GV-MU and GV-C), Highway Commercial, Neighborhood Commercial, and Open Space. Residential uses will be included within the residential and mixed-use area.

The Specific Plan combines Mixed Use zoning with design and development standards tailored to the unique conditions of the site. It includes all policies, development standards, and implementing regulations necessary for development within a particularly designated area. The purpose of the Riverstone Specific Plan is to guide development and design within the project site. This would be accomplished by a set of regulations, design principles, and related implementing actions designed to foster the development.

This tentative map proposal implements the Specific Plan, and consists of 169 residential lots and 18 outlots. Multiple final maps may be recorded to facilitate phasing and/or financing of the property. Infrastructure appropriate for each phase of development will be reviewed and approved prior to the final map recordation(s).



The site is generally flat, with large areas of rolling topography. Higher topographical points are located to the northeast sloping generally to the southwest. The Root Creek Water District (RCWD), formed in 1996, would provide domestic water to the project, through existing and new groundwater wells and surface water purchased from other water, irrigation and/or water storage districts, the Bureau of Reclamation and/or water rights holders.

A certified Environmental Impact Report, Specific Plan, Area Plan, and other related documents were adopted by the Board of Supervisors on September 11, 2007. Staff has determined that the proposed Tentative Map is consistent with the Specific Plan, the Area Plan, and other initial documents, and that there are no significant changes that would cause one or more impacts to the environment. 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 circulated to internal departments for comments. Comments were received from the Assessor's Office, Public Works Department, Environmental Health Division, and Fire Division.

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 Specific Plan and Area Plan for Riverstone. The Specific Plan allows for a maximum of 6,578 residential units, 784,080 square feet of commercial, 825,898 square feet of town center commercial and mixed use, four elementary school and 115 acres of public parks. The proposed tentative map does not exceed these allowances.
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 and commercial uses. The Riverstone Area Plan was designed to provide a lifestyle where one can live, work play and raise a family in a safe and aesthetically pleasing environment.
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 Riverstone 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 Riverstone Area Plan and the General Plan.

The land use designations allow a variety of residential types including large and small lot single-family housing, duplexes, and multiple-family housing in addition to schools, parks, and recreation trail uses, mixed commercial and residential use, and commercial uses.

In accordance with Goal 1.B of the General Plan, New Growth Areas are comprehensively planned and developed as well-balanced, independent communities. The Riverstone Area Plan is considered a New Growth Area. 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
8. Exhibit G, CEQA Guideline Section 15162 Analysis
9. Exhibit H, Environmental Health Division comments
10. Exhibit I, Public Works Department comments
11. Exhibit J, Adopted Mitigation Monitoring and Reporting Program

CONDITIONS OF APPROVAL

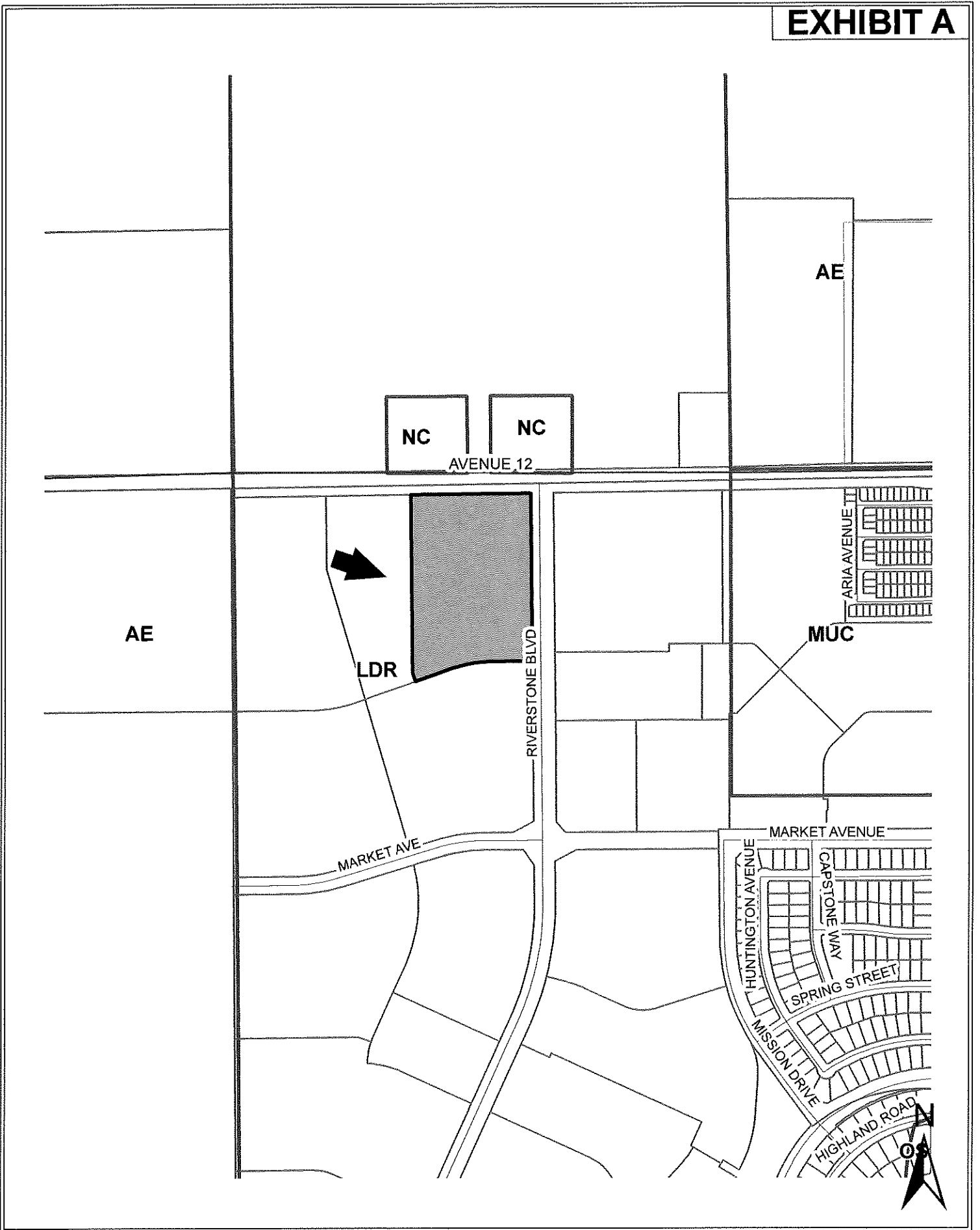
PROJECT NAME: Riverstone - Subdivision #2020-002 - Madera
PROJECT LOCATION: The project site is located on the south side of Avenue 12, at its intersection with Riverstone Blvd SW, Madera.
PROJECT DESCRIPTION: 169 residential lot and 18 outlots, tentative subdivision map

APPLICANT: Wilson Premier Homes
CONTACT PERSON/TELEPHONE NUMBER: 559.224.7550

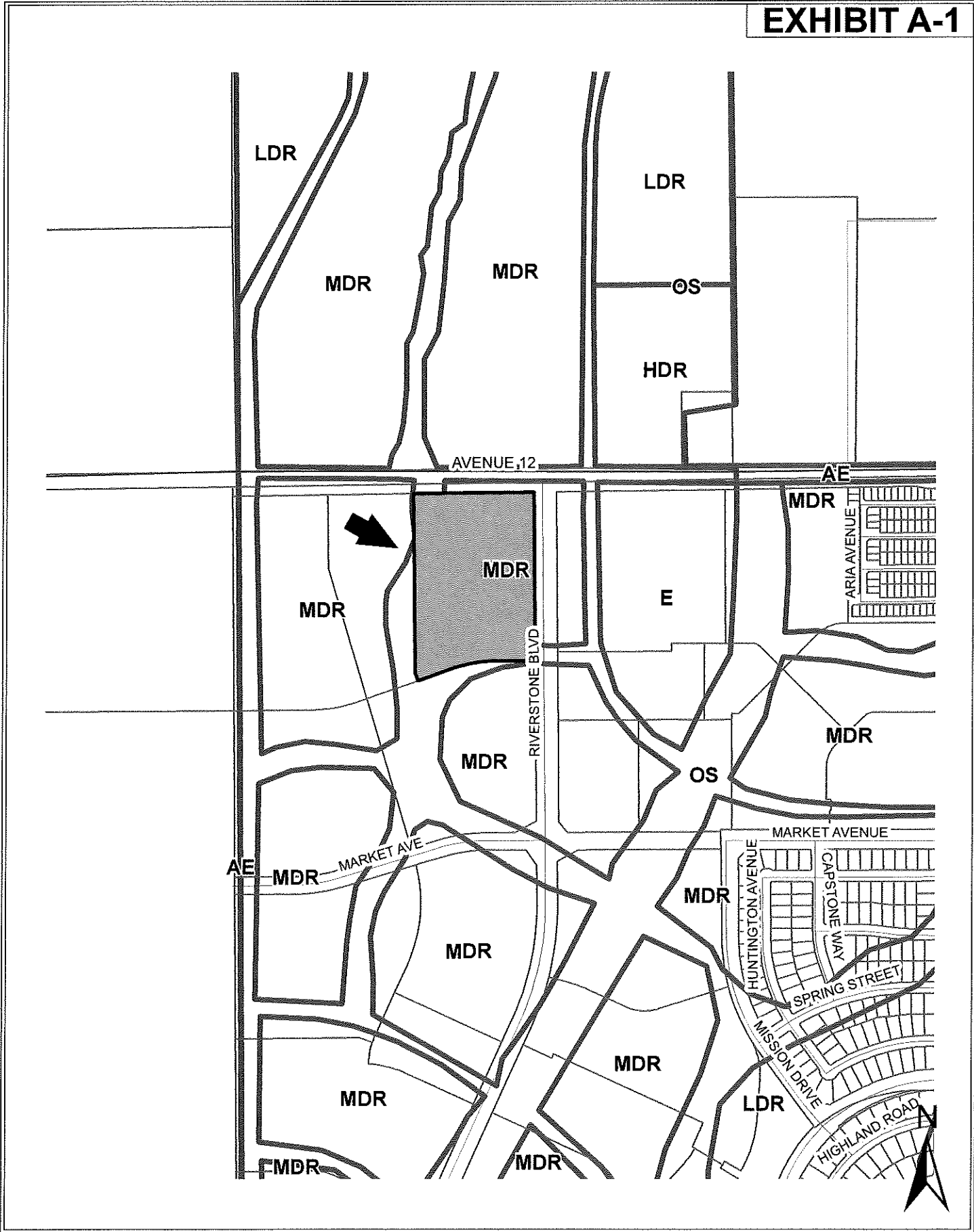
No.	Condition	Department/Agency	Verification of Compliance	
			Initials	Date
Remarks				
Environmental Health				
1	This proposed development shall be served by a community water system and a community sewer system. Water and Sewer services for any structures, on any parcels, within this development 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)			
2	Solid Waste collection with sorting for green waste, recyclable materials and garbage is required.			
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.			
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 department. The owner/operator of this property must submit all applicable permit applications to be reviewed and approved by this department prior to commencement of any work activities.			
Fire				
1	None			
Planning				
1	All mitigation measures outlined in the certified EIR for the Gateway Village Specific Plan shall be implemented in development of this project unless added to, deleted from, and/or otherwise modified.			
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).			
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.			

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.			
5	All construction plans shall be reviewed and approved by all Subdivision Committee members (Planning, Fire and Building, and Environmental Health Divisions, and Public Works Department) issuance of any or all construction permits from a division or department.			
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.			
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).			
8	Including any necessary easements, required by the appropriate governmental agencies and/or public utilities shall be installed to each lot, unless bonded or an agreement is entered into as per Chapter 17.56.030 of the Madera County Code, prior to final map approval. Written certification that each improvement has been installed or will be bonded shall be submitted to			
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. Prior to recordation of the final map, annexation to CSA (County Service Area) 22 or another County Service Area or Community Facilities District acceptable to the County is required;			
10	On-street parking shall be in accordance with Specific Plan standards.			
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 of 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.			
12	The term of the subdivision map shall be extended for a period of time to the longer of, (i) the expiration date of the Development Agreement as set forth in Section 3.8 thereof, including any extensions thereof, or (ii) the term of such maps under applicable provisions of the Subdivision Map Act, including any non-discretionary extensions and any granted discretionary extensions thereof.			
13	The final subdivision map shall require written approvals and Certificates of Acceptability from the Madera County Public Works, and Environmental Health Departments.			
14	The final subdivision map shall require the signature of the Madera County Engineer/Surveyor and his Certificate of Acceptability.			
15	A Subdivision Guarantee, current within 30 days, shall be provided to the Planning Department simultaneously with the final map.			
16	Payment of all current, supplemental, pending supplemental, delinquent, and estimated taxes, as applicable, shall be made prior to approval of the final subdivision map.			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	
Remarks					
17	A recording fee, based upon the number of final map sheets, shall be provided to the Planning Department for use in the final map recordation.				
18	A fee for the recording of the Right-to-Farm Notice required in conjunction with this proposal shall be provided to the Planning Department.				
19	Corrective comments pertinent to the final map may be stipulated upon review of the final map for compliance with State law, County ordinance and conditions of approval.				
20	The applicant shall apply to the Planning Department for a road name and pay for all required signs. Signs shall be approved and payment shall be received prior to final map approval.				
21	Each addressable structure shall have its address posted on it. If the posted address is not visible from the roadway to which the address is issued, the address shall also be posted at the intersection of that roadway and the driveway serving the structure. Multiple addresses shall be posted on the same post.				
22	Under provisions of County Code Chapter 15.03, the applicant shall dedicate land or pay a fee in lieu of dedication of land for parks and recreational facilities.				
23	Prior to recordation of the final map, annexation to CSA (County Service Area) 22 or another County Service Area or Community Facilities District acceptable to the County is required.				
24	The tentative map shall comply with the approved Development Agreement, Environmental Impact Report, Mitigation Monitoring and Reporting Program, and Specific Plan.				
Public Works					
1	Streets / Roads will be operated, owned, and maintained by the HOA and not be a part of CSA 22.				
2	A Grading plan must be submitted and permit obtained from the Public Works Department prior to commencing any work on site.				
3	Road improvements plans will need to be submitted to the Public Works Department for review.				
4	An Encroachment Permit is required prior to commencing any work within the public road right of way.				
5	Traffic Mitigation measures as stipulated in the approved EIR shall be adhered to and updated as necessary.				
ASSESSOR'S OFFICE					
1	The applicant shows all improvements on applicants land.				
2	The applicant files 1 Completed Assessor's Form AO 93 regarding the Subdivision/Parcel Map improvements.				
3	Acreeage is needed on any lots, outlots or remainders, or private right of ways over one (1) acre.				

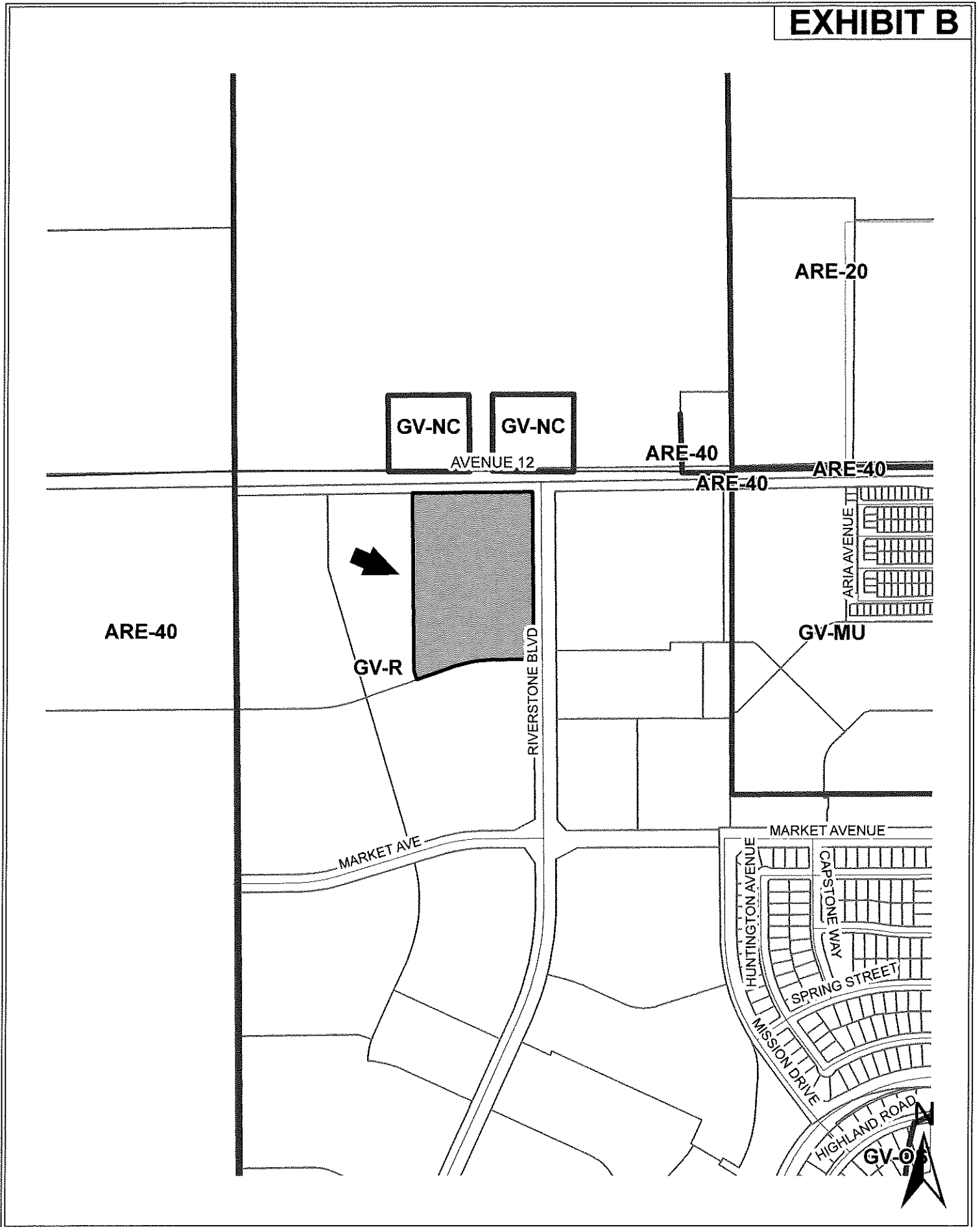


GENERAL PLAN MAP



RIVERSTONE AREA PLAN MAP

EXHIBIT B



ZONING MAP

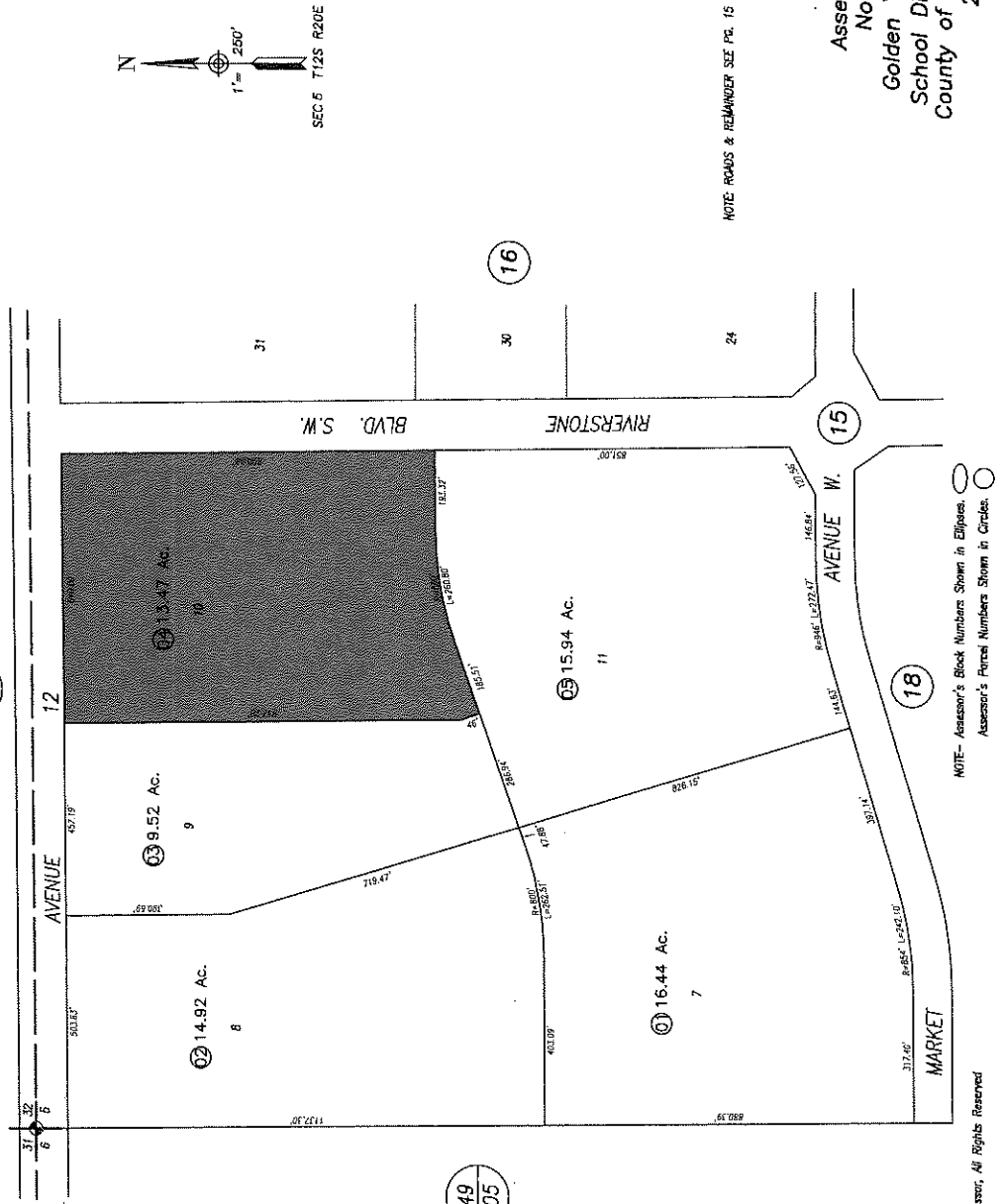
EXHIBIT C

RIVERSTONE VILLAGE B - TRACT NO. 279

Tax Area Code
65-024

80-17

49 02



Assessor's Map
No. 80-17
Golden Valley Unified
School District/Webster
County of Madera, Calif.
2020

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

NOTE- Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles.

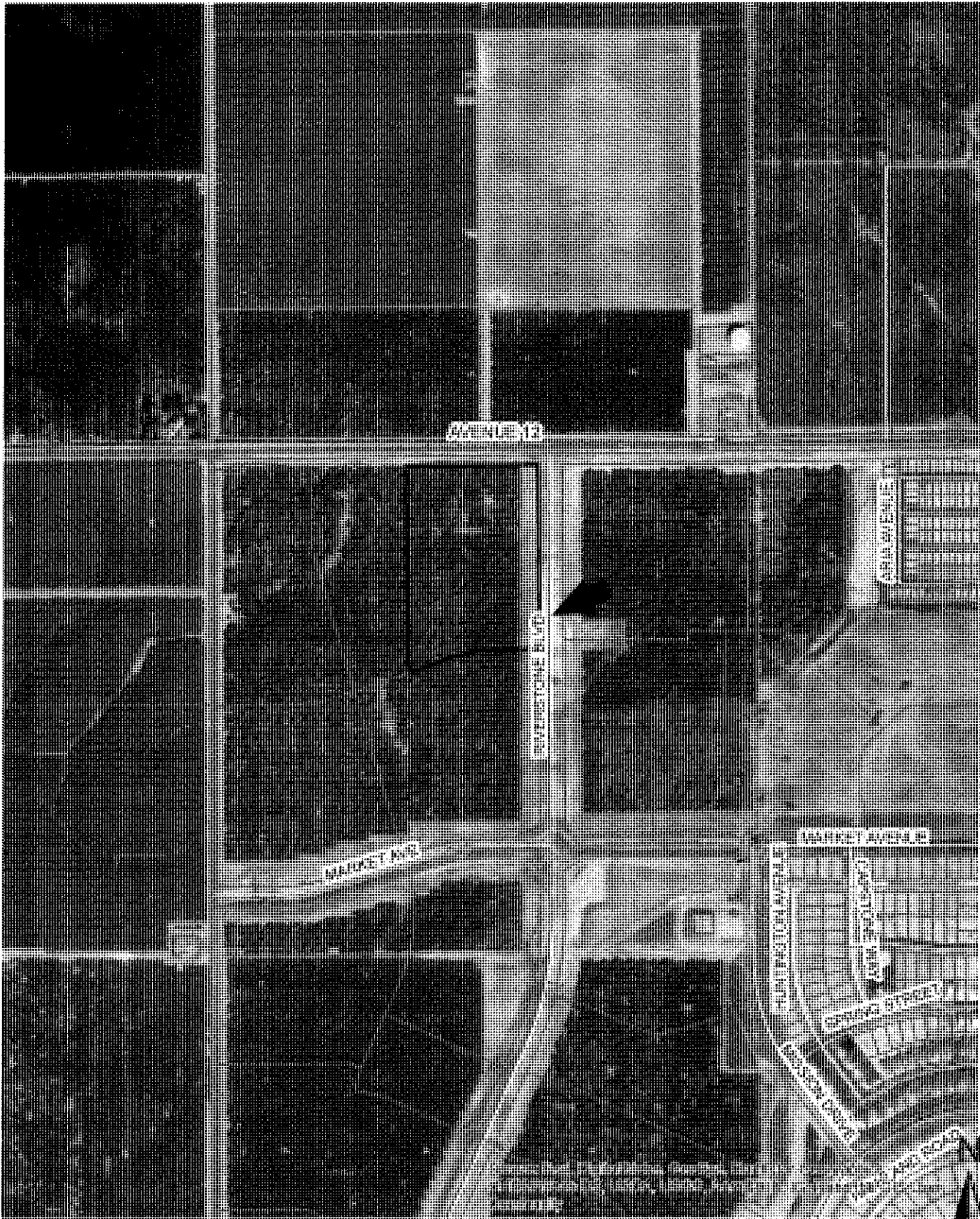
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1918-05 DP

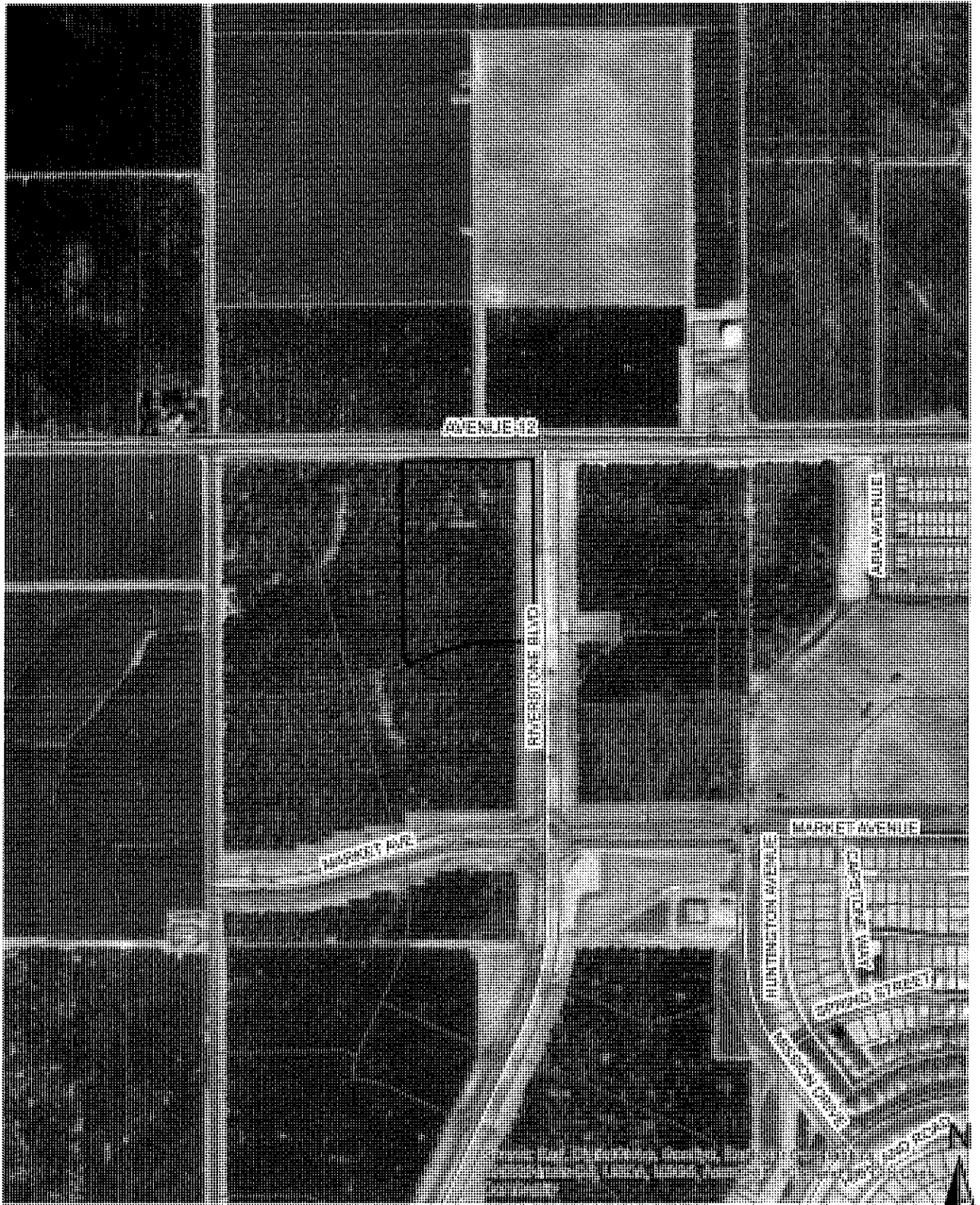
ORIGINAL



ASSESSOR'S MAP



AERIAL MAP



TOPOGRAPHICAL MAP

Environmental Checklist for Determination Under CEQA Guidelines Section 15162

Section 15162 of the California Environmental Quality Act (CEQA) Guidelines sets 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.

1. Background on the previously adopted Final Environmental Impact Report (FEIR) for the Gateway Village Specific Plan:

The FEIR was prepared for the Gateway Village Specific Plan, which contemplates the development of a comprehensively planned conversion of 2,062 acre site to urban uses. The master planned community consists of 5,836 low-density residential units, 132 acres of commercial and mixed-use (including 742 residential units), 40 acres of highway service commercial uses, 19 acres of neighborhood commercial uses, 148 acres of open space, and 177 acres of right-of-way. The project is bounded to the north by the Avenue 13 alignment, to the east by State Route 41, to the south by Avenue 10, and to the west by Road 40.

The proposed project being analyzed in this document is a Tentative Subdivision Map (S #2020-002) of 169 residential lots and 18 outlots (the "Tentative Map"). The area comprises a total of 13.47 acres per assessor's records. The project applicant is Wilson Premier Homes.

2. Lead Agency Name and Address:
Planning Division
Community and Economic Development
Madera County
200 W. Fourth Street, Suite 3100
Madera CA 93637
3. Contact:
Jamie Bax
Deputy Director
(559) 675-7821
4. Project Applicant's Name and Address:
Wilson Premier Homes
7550 N. Palm Avenue, Suite 102
Fresno, CA 93711
5. Summary of the activities authorized by entitlement application:
The proposed project being analyzed in this document is Tentative Subdivision Map (S#2020-002), which includes the creation of 169 residential lots and 18 outlots. The area comprises a total of 13.47 acres.

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, there are no significant changes that would cause one or more impacts to aesthetic resources that were discussed in the certified EIR. As explained in the certified EIR, the visual setting of the project site contains rural and agricultural features typical of the southern portion of Madera County. The site consists of flat uniform terrain, with higher topographical points to the northeast sloping generally to the southwest. Elevations range from 395 feet above mean sea level in the northeastern portion of the site to 335 feet mean sea level where Root Creek crosses the southwestern boundary of the site. The central and northern portions of the site have slight rolling terrain with hills averaging approximately 15 to 20 feet in height. The southern portion of the site is relatively level with about five feet of relief. The certified EIR analyzed a maximum of 6,578 dwelling units within the plan area as identified in Figure 1. Together with other maps approved within Riverstone the dwelling lot count has not yet met total build out, thereby creating less of an impact than what was analyzed within the certified EIR.

Have Substantial aesthetic changes occurred in the circumstances under which the

project is being undertaken?

No. There has been no development of the property 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.

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;

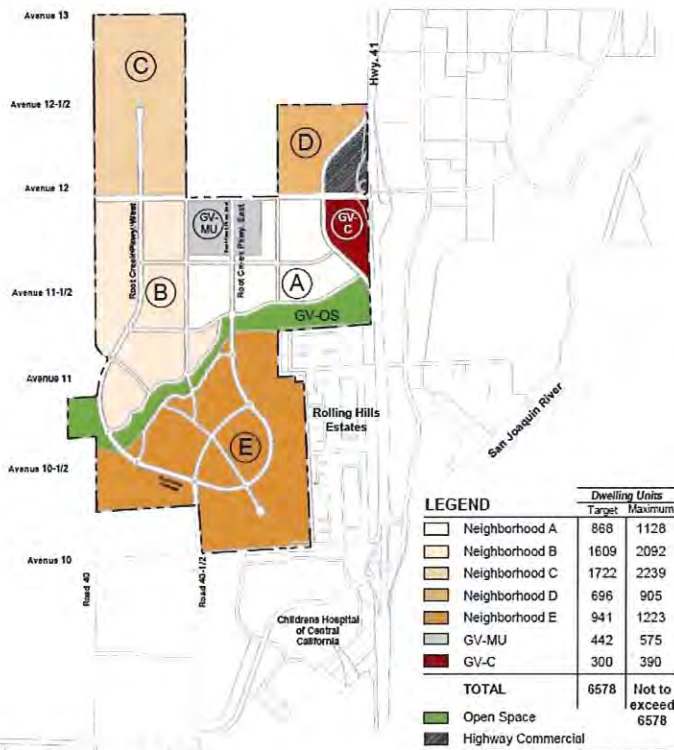


Figure 1 - Phased Neighborhood Development

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 the five potential impacts, only one required mitigation. The mitigation measure adopted within the certified EIR remains applicable to the Tentative Map, and will be required as a condition of approval for the Tentative Map. The potential impacts on aesthetic resources 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 adoption of the Gateway Village Specific Plan in 2007, and as previously stated the proposed Tentative Map has less of an impact than what was analyzed in the certified EIR. With the incorporation of the required mitigation, the Tentative Map will result in a less than significant effect on the environment, and 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 there are no significant changes that would cause one or more impacts to agricultural resources. The certified EIR analyzed a maximum of 6,578 dwelling units within the plan area as identified in Figure 1. The property is currently planted in olives, pistachios, almonds and citrus. The proposed development is for 169 lots within the plan area, thereby creating less of an impact than what was analyzed within the certified EIR.

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 soil within the Gateway Village Specific Plan boundary which has not changed from the certified EIR.

PROJECT SITE SOIL CHARACTERISTICS		
Prime Rating	Type	Characteristics
No	AsA	Alamo Clay, 0-1 percent slopes
Yes	GrA	Greenfield coarse sand loam; 0-3 percent slopes
Yes	GuA	Greenfield sandy loam, 0-3 percent slopes
Yes	RaA	Ramona sandy loam, 0-3 percent slopes
Yes	RaB	Ramona sandy loam, 3-8 percent slopes
No	SaA	San Joaquin sandy loams, 0-3 percent slopes
No	SbA	San Joaquin sandy loams, 0-3 percent slopes
No	WrB	Whitney and Rocklin sandy loams, 3-8 percent slopes
No	WrC	Whitney and Rocklin sandy loams, 8-15 percent slopes
No	WoC	Whitney and Rocklin gravely sandy loams, 3-15 percent slopes

Figure 2 - Site Soil Characteristics

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 one potential impact on agriculture for the Gateway Village Specific Plan: the project's contribution of conversion of agricultural lands to non-agricultural uses. That impact was identified as significant and unavoidable. The certified EIR did provide mitigation measure 4.2.1 and 4.2.2 to attempt to lessen the impact of conversion however with that the impact is ultimately significant and unavoidable. Those mitigation measure adopted within the certified EIR remain applicable to this project, and will be required as conditions of approval. There are no additional significant effects that were not discussed in 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 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 pistachios, almonds, citrus, and olives. 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 agricultural activities at the site are estimated to generate approximately 44.77 tons per year of reactive organic gas (ROG) emission, 0.92 tons per year of NOX emissions, and 24.66 tons per year of PM10 emissions. The certified EIR analyzed a maximum of 1,128 dwelling units within Neighborhood A as identified in Figure 1. The proposed development is for 169 residential lots, 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?

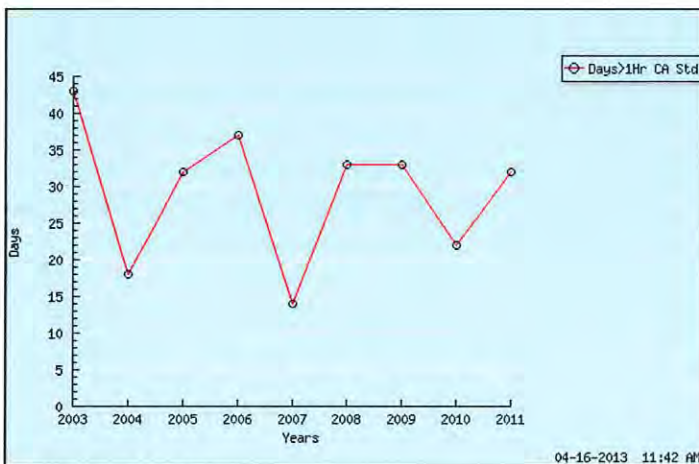


Figure 3 - PM 10 Data

No. There have been no substantial changes that have occurred with the Gateway Village Specific Plan related to air quality. The graphs shown as Figure 3 and 4 are ambient monitoring data from 2003-2011, these are similar to what was analyzed within the certified EIR. The certified EIR provided the same data but only for the years 2003-2005. There has actually been an improvement in the air basins overall air quality.

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?

No. The Certified EIR identified six potential impacts related to air quality for the Gateway Village Specific Plan. All impacts were considered less than significant with mitigation measures. There are no additional significant effects that were not discussed in 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 certified EIR. Those mitigation measure adopted within the certified EIR remain applicable to this project, and will be required as conditions of approval. In addition, the project applicant applied for and received a voluntary emission reduction agreement with the San Joaquin Valley Air Pollution Control District, which to date has resulted in 258.9 tons of emissions reduction to the San Joaquin Valley Air Basin.

IV. BIOLOGICAL RESOURCES

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

No. In review of the proposed Tentative Map 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 analysis in the certified EIR included transportation rights-of-way, well sites, and off-site areas for effluent storage, in addition to the habitable areas within the Gateway Village Specific Plan boundary. The specific plan area has been used primarily for agricultural purposes. The certified EIR analyzed a maximum of 6,578 dwelling units within the plan area, as identified in Figure 1. The proposed development is for 169 residential lots, thereby creating less of an impact than what was analyzed within the certified EIR.

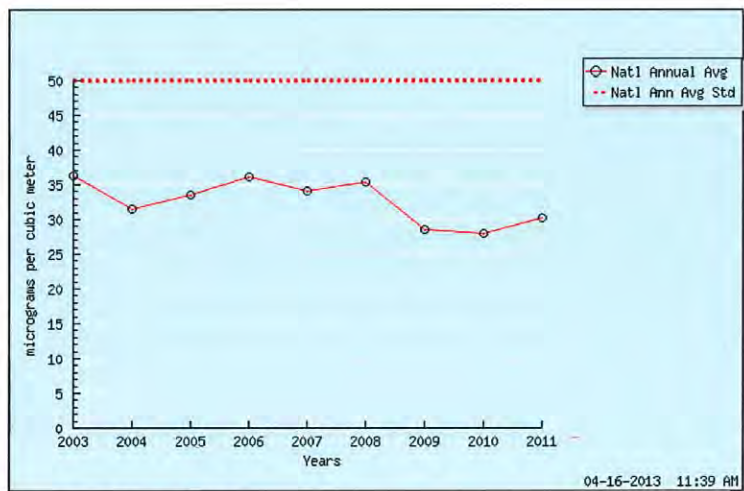


Figure 4 - Ozone Data

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 Gateway Village Specific Plan 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 five potential impacts on biological resources for the implementation of the Gateway Village Specific Plan. One impact was identified as significant and unavoidable: the degree of human use in an already fragmented landscape. As a result, the certified EIR provided 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. 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 certified EIR. Those mitigation measure adopted within the certified EIR remain applicable to the Tentative Map, 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 there are no significant changes that would cause one or more impacts to cultural resources.

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 Gateway Village Specific Plan related to cultural resources. The certified EIR had a cultural resource report prepared by Applied Earthworks 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 five potential impacts on cultural resources for the implementation of the Gateway Village Specific Plan. Three impacts required mitigation measures to mitigate to a less than significant impact. Two of the impacts identified did not require any mitigation measures to be a less than significant impact. 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 the Tentative Map, 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, there are no significant changes that would cause one or more impacts to geology and soils. The project site is located on alluvial deposits derived from the Sierra Nevada Range near the eastern boundary of the San Joaquin Valley. The alluvial deposits originate from crystalline rock sources of the Sierra Nevada. The alluvial terrace is cut by intermittent streams such as Root Creek, intermittent sloughs, and the San Joaquin River. The alluvial materials at the project site generally consist of silty sands to a depth of at least 20-feet below ground surface. The upper five feet of silty sands are very loose and there are discontinuous layers of very dense silts, known as "hardpan," throughout the site.

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 four potential impacts on geology and soils for the implementation of the Gateway Village Specific Plan. None of the impacts required mitigation measures to mitigate to a less than significant level. There is no significant effect on geology and soil that were not discussed and analyzed in the certified EIR. There are no additional mitigation measures other than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the certified EIR.

VII. GREENHOUSE GAS EMISSIONS/CLIMATE CHANGE

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

No. In review of the proposed Tentative Map, there are no significant changes that would cause one or more impacts to greenhouse gas emissions or climate change. The certified EIR analyzed a maximum of 6,578 dwelling units within the plan area, as identified in Figure 1. The proposed Tentative Map is for 169 residential lots, 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 or climate change. The certified 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 implementation of the Gateway Village Specific Plan. A comparison of that project's greenhouse gas inventory for the various project sources with and without project design features to reduce greenhouse gasses is shown in Figure 5.

Greenhouse Gas Inventory With and Without Design Features

	[CO ₂ e metric tons/year]						
	Greenhouse Gas Inventory CO ₂ e MT- without design features	15% in excess of Title 24 requirement	Smart Land Use- 10% Reduction ⁴¹	Green Building/Waste Reduction – 0.1% Reduction ⁴²	Water Use Efficiency- 0.1% Reduction ⁴³	Project Design Reduction in Greenhouse Gas	Net Project Emissions
Residential	11,368.68	1,705.30	1,136.87	11.37	11.37	2,864.91	8505
Nonresidential	9,663.38	1,449.51	966.34	9.66	9.66	2,435.17	7228
Schools	912.27	136.84	91.23	0.91	0.91	229.89	683
Stationary Source	434.77	65.22	0.00	N/A*	N/A	65.22	370
Mobile Source	124,639.77	18,695.97	12,463.98	N/A	N/A	31,159.94	93480
Total	147,018.87	22,052.83	14,658.41	21.94	21.94	36,755.13	110,266

*Not applicable

Figure 5 - Greenhouse Gas Inventory With and Without Design Features

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. The Certified EIR included a Global Climate Change Study for the Gateway Village Specific Plan. There are no significant effects on greenhouse gas emissions that were not discussed and analyzed in the certified EIR. There are no additional mitigation measures other than those 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, there are no significant changes that would cause one or more impacts to hazards and hazardous materials. The Gateway Village Specific Plan area is located in a generally flat region with rolling terrain on the central and northern portions of the project site. The primary land use is agriculture, with products including oranges, olives and pistachios. Other land uses include the Brickyard Industrial Park, and roadways providing access to the project site. Any hazardous substances within the plan area would be from pesticide or chemical fertilizer use from farming activities. The potential to encounter hazardous substances within the plan area was evaluated in a Phase I Environmental Site Assessment (Twinning Laboratories, 1996a). The assessment confirmed that the majority of the plan area

was being cultivated for agricultural crops. A historical search indicated that, prior to existing crops, the land was used for dry farming of grain and as a fig orchard.

Since the plan area has been under agricultural use for several years, a variety of agricultural chemicals may have been used. Use of these chemicals in a manner consistent with manufacturer guidelines does not usually result in elevated concentrations in soil. However, residual concentrations of these chemicals may exist in soils from past farming practices. According to the Phase I Environmental Site Assessment, no information was found indicating that agricultural chemicals were formulated, used in excess of label rates, or disposed of within the plan area.

However, persistent chemicals such as organ chlorine pesticides may have been used on-site. Onsite chemical storage consisted of above-ground poly tanks containing urea fertilizer near the 15 active well sites throughout the project site; the storage tanks are still present on the site. There is also a large above-ground storage tank (AST) storing irrigation water on the project site and small ASTs containing propane in the orange groves. The Phase I Environmental Site Assessment reported that soil near some of the existing irrigation wells was stained with turbine pump oil, which could lead to contamination of groundwater. However, there has been no report of contamination of the water extracted from the wells. In addition, no evidence was found indicating the use, storage, or disposal of other hazardous materials within the plan area.

No known hazardous waste facilities exist within one mile of the project site. Farm headquarters, which stores crop protection chemicals and performs equipment maintenance, is located adjacent to the site. An AST containing gasoline is located immediately north and adjacent to the plan area. Stained soil is evident in the area of the AST. No other facilities with known impacts to soil and/or groundwater were found within one-half mile of the plan area.

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 6,578 dwelling units within the plan area, as identified in Figure 1. The proposed development under the Tentative Map is for 169 residential lots, 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 Gateway Village Specific Plan 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 implementation of the Gateway Village Specific Plan. Three of the impacts required mitigation measures to mitigate the potential impacts of the project 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. There are no additional mitigation measures other than those identified or project alternatives that would be considered feasible and would lessen the identified impacts within the certified EIR. Those mitigation measures adopted within the certified EIR remain applicable to the Tentative Map, and will be required as conditions of approval for the Tentative Map.

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, there are no significant changes that would cause one or more impacts to hydrology and water quality. The Gateway Village Specific Plan area is located entirely within the Root Creek watershed, which historically was tributary to the San Joaquin River. Root Creek and its tributaries are the principal drainage system at the project site. Root Creek enters the northeast section of the property and flows in a southwest direction, exiting the plan area along the western boundary. Root Creek and its tributaries are intermittent creeks that have the appearance of typical constructed drainages in that for many years they have essentially been denuded of natural vegetation and are simply swales between rows of crops. Sections of Root Creek through the plan area are 5 to 15 feet wide and 1.5 to 2 feet deep. The tributaries are 1 to 10 feet wide and less than one foot deep. The northwestern section of the project site is intersected by a section of Madera Ranchos South Creek, which is tributary to Root Creek and has flow characteristics very similar to those of Root Creek. Flows in Root Creek are impounded prior to the historic confluence of Root Creek with the San Joaquin River in a storage area created by the BNSF Railroad embankment west of the project site. When stormwater elevations are high enough to overflow the storage area water flows north away from the San Joaquin River, across Avenue 12 west of Road 30 1/2 and spreads out as sheet flow on farmland. Since the soils under the storage area are hardpan and clay, most of the water tends to pond in this area until it evaporates. The certified EIR analyzed a maximum of 6,578 dwelling units within the plan area, as identified in Figure 1. The proposed development under the Tentative Map is for 3,683 residential lots, which are added to the 858 lots previously approved as Tentative Map No. 2012-002, thereby creating less of an impact than what was analyzed within the certified EIR.

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 respect to the implementation of the Gateway Village Specific Plan related to hydrology and water quality.

The certified EIR had a water supply assessment completed by Provost and Pritchard, which was 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 six potential impacts on hydrology and water quality for the implementation of the Gateway Village Specific Plan. Two of the impacts required mitigation measures to mitigate the impacts of the plan to a less than significant level. There are no significant effects on hydrology and water quality that were not discussed and analyzed in the certified EIR. There are no additional mitigation measures other than those identified, or project alternatives that would be considered feasible and would lessen the identified impacts within the certified EIR. Those mitigation measure adopted within the certified EIR remain applicable to the Tentative Map, and will be required as conditions of approval.

GROUNDWATER RECHARGE PROGRAM		
	Overdraft Change (AF/yr)	Cumulative Overdraft with Changes (AF/yr)
Current overdraft in RCWD		-3400
Change from existing demand to project demand	76	-3,324
In-Lieu program	2,302	-1022
Reuse of treated wastewater within project site	374	-648
Reuse of treated wastewater outside project site	1,089	441
Recharge from stormwater facilities	990	1,431
Recharge from dedicated recharge basin	1,000	2,431

SOURCE: Provost & Pritchard, 2006.

Figure 6 - Groundwater Recharge Program

The project applicant prepared and the County of Madera adopted a Water Supply Assessment in accordance with SB 221 and 610. That assessment required the project applicant to provide a complete water balance and an increase to recharge within the Root Creek Water District (RCWD)

boundaries. Figure 6 identifies the current overdraft conditions within the plan area, and the changes with the incorporation of the Gateway Village Specific Plan and requirement of the Water Supply Assessment.

While the water plan is complex in detail, the concept is simple and straightforward. All aspects of the water plan will be implemented by Root Creek Water District ("RCWD") a California Water District that serves approximately 9,200 acres including the area encompassed by the Tentative Map. The system utilizes and relies on Millerton Lake, the Madera Canal, and the 6.2 lateral for storage and conveyance. These facilities are owned by the Bureau of Reclamation ("Bureau") and operated by the Friant Water Authority ("Friant") and the Madera Irrigation District ("MID"). These are the basic elements to the water plan for the Gateway Village Specific Plan:

- *The underlying 1999 agreement with Friant Water Users, MID, and Chowchilla WD to limit consumption of surface water per USBR Holding Contracts, and correct the overdraft of groundwater within RCWD within 5 years of receiving surface water deliveries;*
- *Contract with MID to utilize the Madera Canal and Lateral 6.2 water delivery facilities;*
- *Contracts with the Bureau, Friant and MID, for RCWD to obtain high flow waters of the San Joaquin River when available for use for in lieu and direct recharge facilities;*
- *A 50 year contract (state law requires a 20 year supply) to obtain up to 7,000 AF annually (more than 100% of projected future demand) of stored groundwater measured at the RCWD turnout any time it is needed from Westside Mutual Water Company in Kern County;*
- *Delivery of the imported surface water to agriculture in RCWD to allow for natural recharge of the groundwater table referred to as in lieu recharge; and,*
- *Capture and recharge either directly or in lieu of storm water and treated waste water.*

The water plan for the Gateway Village Specific Plan will provide sufficient groundwater, and/or treated surface water, to serve the plan area while ensuring that neighboring groundwater users are not harmed. The current annual overdraft occurring in all of RCWD, including the property encompassed by the Tentative Map is approximately 3,450 acre feet. The water plan will provide sufficient water to eliminate the overdraft caused by any groundwater pumping within RCWD measured over any five year any period. We expect that the plan will result in significantly more recharge but the minimum requirement is for RCWD to eliminate overdraft in all of the District.

The majority of the regional overdraft is caused by well pumping outside of RCWD. Bringing the water use within RCWD into balance with groundwater recharge is a good start but that alone will not solve the regional problem. The water plan will serve to reduce the rate of decline in water levels in Rolling Hills, the Ranchos and the rest of the region but RCWD alone will not eliminate that decline. In addition, the water plan will help ensure a more reliable, long-term supply for agriculture within RCWD.

Because the water plan relies upon intermittent high flow water, it has always included a backup water component that will be available to meet the project's needs if all other sources fail. This 100% backup supply is provided through the contract with Westside Mutual Water Company. Previously, RCWD purchased an option to obtain firm backup water from Butte County Water District. The Butte option provided for up to 15,000 acre feet per year because as much as 50% could be lost in transit through the Feather River, the Delta, the California aqueduct, and various canals. The California Department of Water Resources did not approve the transfer of Butte water through the Delta so RCWD let the option expire. The Westside water is preferable because the water can be delivered from Lake Millerton every year without an annual permit and the 7,000 acre feet is measured as the water enters RCWD's system. Therefore RCWD is not subject to the risk of conveyance losses. The water supply assessment projects the following:

- *Gateway Village Specific Plan demand at build out will average 6,374 AF/yr;*
- *Approximately 30% will be reclaimed by treatment and reuse or recharge of effluent (1,912 AF/yr);*

- Net demand after recapture of effluent is 4,462 AF/yr;
- RCWD will capture surplus San Joaquin water through contracts with MID, Friant, and USBR in an average amount of 7,335 AF/yr;
- The Westside agreement provides RCWD an “any year” supply of water up to 7,000 acre feet but the projection is that, on average, RCWD will take the 30% (2,100 AFY) annual minimum amount under that contract.

Summary of Projected Supplies and Demand at Build-out:

Supply	Demand
1,912 AF of Reclaimed wastewater	6,374 AF/yr Total Demand
7,335 AF of Captured flood or surplus Friant water	
2,100 AF of Westside water	
Projected annual surplus of 4,973	

The potential total annual recharge of 11,347 acre feet would result in a surplus of water in RCWD after offsetting plan area's entire 6,347 AF/yr demand, and thus eliminating RCWD's overdraft of 3,450 AF/yr. The project demand and the Westside contract both phase in as development occurs so this projection only applies to full build out. The demand and the supplies will be less in the early years.

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, there are no significant changes that would cause one or more impacts to land use and planning. The certified EIR analyzed a maximum of 6,578 dwelling units within the plan area, as identified in Figure 1. The proposed development is for 169 residential lots, 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 which the project is being undertaken?

No. There have been no substantial changes that have occurred with the implementation of the Gateway Village Specific Plan 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**

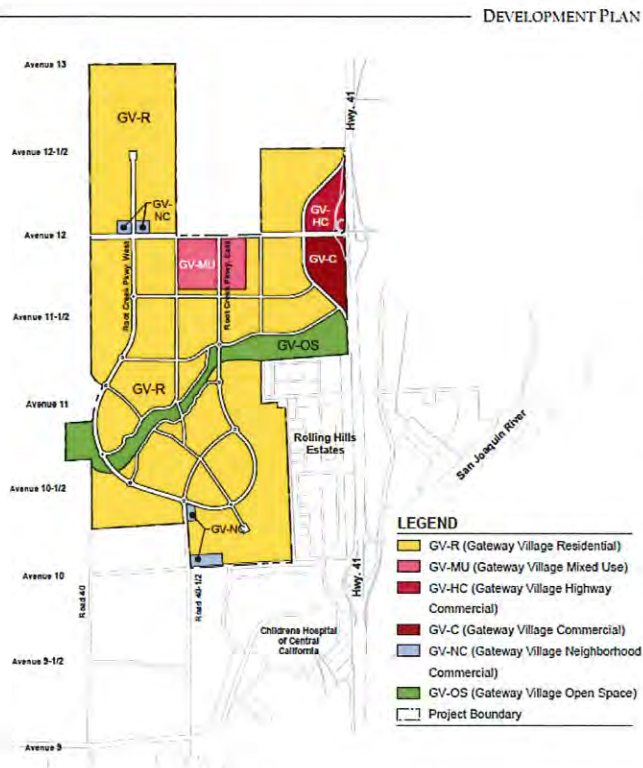


Figure 7 - Development Plan

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 land use and planning for the implementation of the Gateway Village Specific Plan. None of the potential impacts required mitigation measures to mitigate to a less than significant level. There is no significant effect on land use and planning that was not discussed and analyzed in the certified EIR. There are no additional mitigation measures other 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, there are no significant changes that would cause one or more impacts to mineral resources. The certified EIR analyzed a maximum of 6,578 dwelling units within the plan area, as identified in Figure 1. The proposed Tentative Map is for 169 residential lots, 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 implementation of the Gateway Village Specific Plan 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 implementation of the Gateway Village Specific Plan. None of the impacts required mitigation measures to mitigate to a less than significant level. There is no significant effect on mineral resources that was not discussed and analyzed in 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, there are no significant changes that would cause one or more impacts to noise. The certified EIR analyzed a maximum of 6,578 dwelling units within the plan area, as identified in Figure 1. The proposed Tentative Map contemplates 169 residential lots, thereby creating less of an impact 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 implementation of the Gateway Village Specific Plan 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

24-hours Noise Measurement
Site LT1 - Northeast corner of project site, ~48 meters from SR 41
Monday June 19, 2006

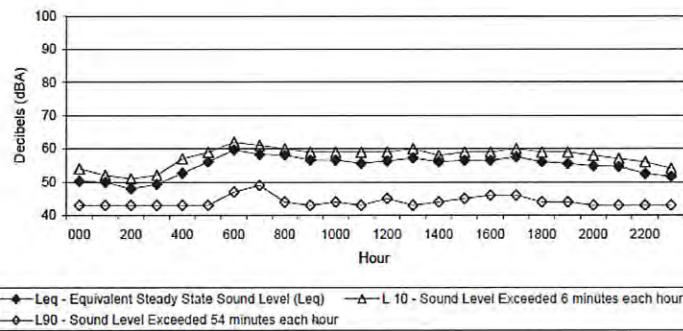


Figure 8 - Noise Measurement

- 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 noise resulting from the implementation of the Gateway Village Specific Plan. Two of the impacts required mitigation measures to mitigate to a less than significant level. There are two impacts that are considered significant and unavoidable after mitigation. These impacts are identified as Impacts 4.11.2, and 4.11.4, which deal with construction impact and cumulative impacts of the implementation of the Gateway Village Specific Plan. The certified EIR did provide mitigation measure 4.11.4, 4.11.5, 4.11.2a, and 4.11.2b, to attempt to lessen the impact of noise; however, with that the impact is ultimately significant and unavoidable. There are no additional significant effects that were not discussed in the certified EIR. There are no additional mitigation measures other than those identified in the certified EIR or project alternatives that would be considered feasible and would lessen the identified impacts within the EIR.

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, there are no significant changes that would cause one or more impacts to population, employment, and housing. The certified EIR analyzed a maximum of 6,578 dwelling units within plan area as identified in Figure 1. The proposed Tentative Map contemplates 169 residential lots, 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 respect to the implementation of the Gateway Village Specific Plan 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;

4. Mitigation measures or alternatives which are considerably different from

CURRENT AND FUTURE GVUSD ENROLLMENT AND CAPACITY

School Type (Grades)	Current Capacity	Future Capacity	2006/07		2011/12	
			Enrollment	Current Net Capacity	Enrollment	Future Net Capacity
Elementary (K-6)	795	1,900	1,016	(-221)	1,898	2
Middle School (7-8)	81	702	312	(-231)	526	176
High School (9-12)	837	999	658	179	1,022	1,022
District Wide (K-12)	1,713	3,601	1,986	(-273)	3,446	(-155)

SOURCE: Development Fee Justification Study/School Facilities Needs Analysis, September 2006, Paoli & Odell, Inc.; District Master Plan, 2005, as found on the GVUSD website <http://www.gvUSD.k12.ca.us/>.

Figure 9 - Gateway Village Student Generation Rates

housing for the implementation of the Gateway Village Specific Plan. None of the impacts required mitigation measures to mitigate such impacts to a less than significant level. There is no significant effect on population, employment, and housing that were not discussed and analyzed in the certified EIR. The significant effects examined within the certified EIR are less significant due to the proposed tentative map having fewer residential lots that what was analyzed within the certified EIR. There are no additional mitigation measures other than those identified in the certified EIR 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 the Tentative Map, and will be required as conditions of approval.

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 population, employment, and

XIV. PUBLIC SERVICES

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

No. In review of the proposed Tentative Map, there are no significant changes that would cause one or more impacts to public services. The certified EIR analyzed a maximum of 6,578 dwelling units within plan area as identified in Figure 1. The proposed Tentative Map contemplates 169 residential lots, 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 implementation of the Gateway Village Specific Plan related to public services. There are no circumstances that have occurred which would result in public service 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 five potential impacts on public services for the implementation of the Gateway Village Specific Plan. Two of the impacts required mitigation measures to mitigate to a less than significant level. There are no significant effect on public services that were not discussed and analyzed in the certified EIR. There are no additional mitigation measures than those identified in the certified EIR 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 the Tentative Map, 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, there are no significant changes that would cause one or more impacts to recreation. The certified EIR analyzed a maximum of 6,578 dwelling units within the plan area, as identified in Figure 1. The proposed Tentative Map is for 169 residential lots, 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 implementation of the Gateway Village Specific Plan 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?**

No. The certified EIR identified three potential impacts on recreation related to the implementation of the Gateway Village Specific Plan. None of the impacts required mitigation measures to mitigate to a less than significant level. There are no significant effect on recreation that were not discussed and analyzed in the certified EIR. There are no additional mitigation

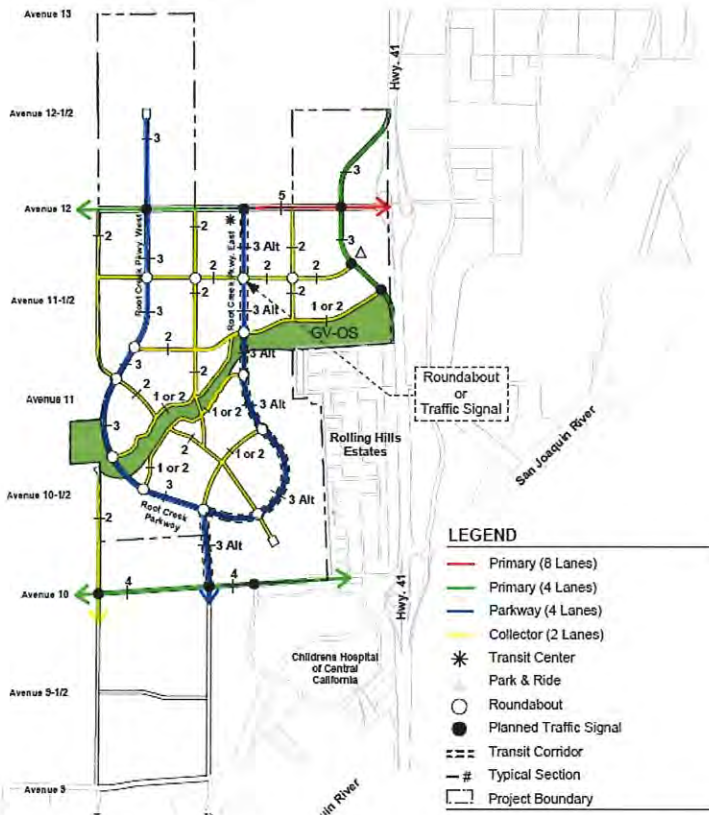


Figure 10 - Circulation Plan

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, there are no significant changes that would cause one or more impacts to transportation and circulation. The certified EIR analyzed a maximum of 6,578 dwelling units within the plan area, as identified in Figure 1. The proposed Tentative Map is for 169 residential lots, thereby creating less of an

impact than what was analyzed within the certified EIR.

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 Gateway Village Specific Plan 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 six potential impacts on transportation and circulation for the implementation of the Gateway Village Specific Plan. There are two impacts that are considered significant and unavoidable after mitigation; they are Impacts 4.15.3, and 4.15.4, which deal with cumulative traffic impacts of the implementation of the Gateway Village Specific Plan. There are ten 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. There are no additional mitigation measures other than those identified in the certified EIR 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.

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, there are no significant changes that would cause one or more impacts to utilities and service systems. The certified EIR analyzed a maximum of 6,578 dwelling units within the plan area, as identified in Figure 1. The proposed Tentative Map is for 169 residential lots, thereby creating less of an impact than what was analyzed within the certified EIR.

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 Gateway Village Specific Plan 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;**
- 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 utilities and service systems for the Gateway Village Specific Plan. None of the impacts required mitigation measures to mitigate to a less than significant level. There are no significant effects on utilities and service systems that

were not discussed and analyzed in the certified EIR. There are no additional mitigation measures other 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, 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 Gateway Village Specific Plan, substantial adverse effects on human beings, or the potential to degrade the quality of the environment. The certified EIR analyzed a maximum of 6,578 dwelling units within the plan area, as identified in Figure 1. The proposed Tentative Map is for 169 residential lots, 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 Tentative Map. There are no significant effects of the Tentative Map that were not discussed and analyzed in the certified EIR. There are no additional mitigation measures other 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 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

- Gateway Village Program Environmental Impact Report. Therefore, the proposed Tentative Subdivision map will not cause any additional significant effects which were not analyzed in the Gateway Village Program Environmental Impact Report.

All feasible and appropriate mitigation measures and alternatives set forth in the Gateway Village Program Environmental Impact Report have been applied, verbatim as adopted by the Board of Supervisors on September 11, 2007, to the project or otherwise made conditions of approval of the project.

- All feasible and appropriate mitigation measures and alternatives set forth in the Gateway Village Program Environmental Impact Report have been applied, verbatim as adopted by the Board of Supervisors on September 11, 2007, 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 Gateway Village Program 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 Gateway Village Program Environmental Impact Report was certified.

- No substantial changes have occurred with respect to the circumstances under which the Gateway Village Program 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 Gateway Village Program Environmental Impact Report was certified.

Signature _____ Date _____

Community and Economic Development
Environmental Health Division

Dexter Marr
Deputy Director

EXHIBIT H

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

MEMORANDUM

TO: Jamie Bax
FROM: Dexter Marr, Environmental Health Division
DATE: September 25, 2020
RE: Tract No. - - Subdivision - Madera(080-170-004-000)

Comments

TO: Planning Division

FROM: Environmental Health Division

DATE: September 15, 2020

RE: Subdivision – S #2020-002, Tract No. _____ - Madera – APN 080-170-004

Madera County Environmental Health Division (MCEHD) comments:

This proposed development shall be served by a community water system and a community sewer system. 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 department. The owner/operator of this property must submit all applicable permit applications to be reviewed and approved by this department prior to commencement of any work activities.

If there are any questions or comments regarding these conditions/requirements please, contact this Division at (559) 675-7823.



**COUNTY OF MADERA
PUBLIC WORKS DEPARTMENT**

200 West 4th Street
Madera, CA 93637
Main Line - (559) 675-7811

EXHIBIT I

MEMORANDUM

DATE: September 25, 2020
TO: Jamie Bax
FROM: Phu Duong
SUBJECT: Tract No. – Subdivision – Madera (080-170-004-000)

Comments:

Streets / Roads will be operated, owned, and maintained by the HOA and not be a part of CSA 22.

Road improvements plans will need to be submitted to the Public Works Department for review.

An Encroachment Permit is required prior to commencing any work within the public road right of way.

A Grading plan must be submitted and permit obtained from the Public Works Department prior to commencing any work on site.



CHAPTER 4

Mitigation Monitoring and Reporting Program

Pursuant to Section 21081.6 of the Public Resources Code and the *CEQA Guidelines* Section 15097, a lead agency is required to adopt a monitoring and reporting program for assessing and ensuring compliance with the required mitigation measures applied to a proposed project for which an EIR has been prepared. As stated in the Public Resources Code:

"...the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects."

Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR. The lead agency may delegate reporting or monitoring responsibilities to another public agency or a private entity, which accept delegations. The lead agency, however, remains responsible for ensuring that implementation of the mitigation measures occur in accordance with the program.

The mitigation monitoring table below lists mitigation measures that are required to reduce the significant effects of the Gateway Village project. These measures may also be included as conditions of approval for the project. These measures correspond to those outlined in Chapter 2, Executive Summary, and discussed in Sections 4.1 through 4.17 of the Draft EIR. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsible entity for monitoring each measure. The project applicant will have the responsibility for implementing the measures, and various public agencies will have the primary responsibility for enforcing, monitoring, and reporting the implementation of the mitigation measures.

This Mitigation Monitoring and Reporting Program is set up as a Compliance Report, with space for confirming the correct mitigation measures have been implemented for the Gateway Village project. In order to sufficiently track and document the status of mitigation measures, the matrix below has been prepared with the following components:

- Mitigation measures
- Monitoring phase
- Enforcement agency
- Monitoring agency
- Action Indicating Compliance
- Verification of Compliance (for use during the reporting/monitoring)

Information pertaining to compliance with mitigation measures or any necessary modifications and refinements will be documented in the verification of compliance portion of the matrix. The mitigation measure matrix is provided in the following pages.

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
4.1 Aesthetics							
<p>Measure 4.1.4: The following project design features shall be implemented to minimize light and glare impacts:</p> <ul style="list-style-type: none"> Outdoor light fixtures for non-residential areas (such as lighting used for landscaping and architectural features and parking lots) shall be low-intensity, shielded and directed away from residential areas and night sky. Lighting fixtures for parking lots shall use low-pressure sodium lamps or other similar lighting fixtures and shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. High-intensity discharge lamps, such as mercury, metal halide and high-pressure sodium lamps shall be prohibited. Site plans shall be reviewed and approved on a case-by-case basis, contingent upon certification by the Madera County Planning Department that adjacent residential areas would not be affected. Streetlights shall use low-pressure sodium lamps and shall be installed and shielded in such a manner that no light rays are emitted from the fixture at angles above the horizontal plane. High-intensity discharge lamps, such as mercury, metal halide and high-pressure sodium lamps shall be prohibited. Native landscaping, such as shrubs and trees, shall be planted in such a manner to shield motor vehicle lights from adjacent areas. Dense native landscaping (such as shrubs) shall be placed along all project arterial roadways and Root Creek Parkway, as well as employment and commercially designated areas and the Village Center. Light fixtures for sports fields, park sites, and other lighted sports facilities shall be directed away from residential areas and shielded in a manner to minimize their illumination of the night sky, as specified in applicable County standards. 	Pre-Construction/ Construction	County of Madera/ Department of Planning and Department of Engineering Building Division	County of Madera/ Department of Planning/Department of Engineering Building Division	Issuance of Building Permits			

4. Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
4.2 Agricultural Resources							
Measure 4.2.1: Economically viable agricultural uses shall be retained until development to urban/suburban uses becomes viable and can be served by infrastructure. The transition shall be made incrementally in conjunction with the availability of services and infrastructure.	Pre-Construction end on-going during buildout	County of Madera Department of Agriculture and Department of Planning	County of Madera Department of Agriculture	Issuance of Building Permits			
Measure 4.2.2: Subsequent entitlement requests or site plan review within the Gateway Village project area shall be reviewed for compliance with protection of economically viable agricultural uses through buffering and land use separation from those lands still in production.	Pre-Construction	County of Madera Department of Agriculture	County of Madera Department of Agriculture	Approval of Site Plans			
<p>Measure 4.2.3: To reduce impacts associated with the land use conflicts that would occur between the proposed development and the surrounding agricultural lands, the following disclosure statement from the Madera County Right-to-Farm Ordinance shall be provided to new residents within the Gateway Village:</p> <p><i>"It is the declared policy of the County of Madera that no agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than one (1) year, if it was not a nuisance at the time it began. The term "agricultural activity, operation, or facility, or appurtenance thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity, including timber, viticulture, apiculture, or horticulture, the raising of livestock, for bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market. Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities."</i></p>	Post-Construction	County of Madera Department of Agriculture	County of Madera Department of Agriculture	Sign-off of Disclosure Statements by New Residents			

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
4.3 Air Quality							
<p>Measure 4.3.1: The applicant shall fulfill all provisions and requirements of the agreement with SJVAPCD to reduce net ROG, NOx, and PM₁₀ impacts to zero. This agreement includes an emission reduction program, whereby the applicant funds projects in the Basin, such as replacement and destruction of old engines with new more efficient engines (a copy of the Air Quality Mitigation Agreement is provided in Appendix C).</p> <p>The agreement requires the Applicant to identify and propose opportunities for the reduction of emissions to fully mitigate project's air impact to less than significant, and includes opportunities for removal or retrofitting of stationary, transportation, indirect, and/or mobile pollution source equipment. Each proposal requires SJVAPCD approval and verification of emission reduction. The applicant's compliance with the provisions of the agreement would reduce net ROG, NOx, and PM₁₀ impacts to zero.</p>	Ongoing during Operation	SJVAPCD	County of Madera Department of Planning	Periodic Compliance Reporting			
4.4 Biological Resources							
<p>Measure 4.4.1: The following mitigation provisions apply to the burrowing owl and are derived from CDFG guidelines.</p> <ul style="list-style-type: none"> A pre-construction survey shall be conducted by a qualified biologist within and adjacent to rural habitat (orchards would not be used by this species) within 30 days of the on-set of construction. This survey shall include two early morning surveys and two evening surveys to ensure that all owl pairs have been located. If preconstruction surveys undertaken during the breeding season (February 1st through July 31st) locate active nest burrows within 250 feet of construction zones, an appropriate buffer around them (as determined by the project biologist) shall remain excluded from construction activities until the breeding season is over. During the non-breeding season (August 15th through January 31st), resident owls may be relocated to alternative habitat. The relocation of resident owls shall be according to a relocation plan prepared by a qualified biologist in consultation with the CDFG. This plan shall 	Pre-Construction	County of Madera Department of Planning/ CDFG	CDFG	Issuance of Grading Permit			

4. Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
4.4 Biological Resources (cont.)							
provide for the owl's relocation to nearby lands possessing available nesting habitat. Suitable development-free buffers shall be maintained between replacement nest burrows and the nearest building, pathway, parking lot, or landscaping. The relocation of resident owls shall be in conformance with all necessary state and federal permits.							
<p>Measure 4.4.1a: Tree and brush removal at the above-identified project sites shall be avoided during the nesting season (March 1 through August 15), or the sites shall be surveyed by a qualified biologist to verify the absence of breeding birds.</p> <p>Initial site clearing in areas with the potential for nesting birds shall also occur outside of the nesting season (March 1 through August 15). If clearing within the project area is to occur during the nesting season, a general survey for raptors, passerines, and their nests shall be conducted by a qualified biologist prior to construction to verify bird absence. If the survey indicates the potential presence of nesting raptors or passerines, the results would be coordinated with the Region 4 office of the CDFG, and suitable avoidance measures would be developed. Construction activities shall observe CDFG avoidance guidelines, which are a minimum 500-foot buffer zone surrounding active raptor nests and a 250-foot buffer zone surrounding nests of other birds.</p>	Pre-Construction	County of Madera Department of Planning/ CDFG	CDFG	Issuance of Grading Permit			
<p>Measure 4.4.2: If reasonably feasible, the proposed project shall avoid the 0.0054 acres of wetlands and waters of the United States (and an appropriate buffer zone) that would potentially be impacted by the project. If the project does not avoid the jurisdictional wetlands, then an area equivalent to the wetland impact acreage and in similar condition shall be identified and improved through riparian planting or the removal of non-native species. The location shall be as close to the project site as possible.</p>	Pre-Construction/ Construction	County of Madera Department of Planning	CDFG	Issuance of Building Permits			

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
4.5 Cultural Resources							
<p>Measure 4.5.1: If any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing activities, all work within 50 feet of the resources shall be halted and the County shall consult with a qualified archaeologist to assess the significance of the find according to CEQA Guidelines Section 15064.5. If any find is determined to be significant, the County and the archaeologist shall meet to determine the appropriate avoidance measures or other appropriate mitigation. The County shall make the final determination. All significant cultural materials recovered shall be, as necessary and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.</p> <p>In considering any suggested mitigation proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the County shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for historical resources or unique archaeological resources is being carried out.</p>	Construction	County of Madara Department of Planning/ Department of Engineering Building Division	County of Madera Department of Planning/ Department of Engineering Building Division	Periodic Compliance Reporting During Construction			
<p>Measure 4.5.2: In the event that paleontological resources are discovered, the project proponent shall notify a qualified paleontologist, who shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find under the criteria set forth in <i>CEQA Guidelines</i> Section 15064.5. If a breaas¹ or other fossil is discovered during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (in accordance with Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology, 1995). The paleontologist shall notify the appropriate agencies to determine procedures that should be followed before construction is allowed to resume at the location of the find. If the County determines that avoidance is</p>	Construction	County of Madara Department of Planning/ Department of Engineering Building Division	County of Madera Department of Planning/ Department of Engineering Building Division	Periodic Compliance Reporting During Construction/ Report of Findings and Inventory			

¹ A seep of natural petroleum that trapped extinct animals, thus preserving and fossilizing their remains.

4. Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
4.5 Cultural Resources (cont.)							
not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the proposed project on the qualities that make the resource important. The plan shall be submitted to the County for review and approval prior to implementation.							
Measure 4.5.3: If human skeletal remains are uncovered during project construction, the project proponent shall immediately halt work in the area of the discovery, contact the Madera County coroner to evaluate the remains, and follow the procedures and protocols set forth in Section 15064.5 (e)(1) of the CEQA Guidelines. If the county coroner determines that the remains are Native American, the County shall contact the NAHC, in accordance with Health and Safety Code Section 7050.5, subdivision (c), and all excavation and site preparation activities would cease until appropriate arrangements are made.	Construction	County of Madera Department of Planning/ Department of Engineering Building Division	County of Madera Department of Planning/ Department of Engineering Building Division	Periodic Compliance Reporting During Construction/ Report of Findings and Inventory			
4.7 Hazards and Hazardous Materials							
Measure 4.7.1: 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. Soil sampling also shall be conducted in the areas of the urea fertilizer tanks and the irrigation well turbine pumps. 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.	Pre-Construction	County of Madera, Department of Public Health, Environmental Health Division	County of Madera, Department of Public Health, Environmental Health Division	Report of Findings; Issuance of Grading Permit			

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
4.7 Hazards and Hazardous Materials (cont.)							
<p>Measure 4.7.2: Consistent with SWPPP requirements identified in the Hydrology and Water Quality section of this document, Castle & Cooke California, Inc. shall require the contractor to implement BMPs for handling hazardous materials on-site. The use of construction BMPs would minimize negative effects on groundwater and soils, and would include, without limitation, the following:</p> <ul style="list-style-type: none"> Follow manufacturers' recommendations and regulatory requirements for use, storage, and disposal of chemical products and hazardous materials used in construction; Avoid overtopping construction equipment fuel gas tanks; During routine maintenance of construction equipment, properly contain and remove grease and oils; and Properly dispose of discarded containers of fuels and other chemicals. 	Construction	County of Madera, Department of Public Health, Environmental Health Division	County of Madera, Department of Public Health, Environmental Health Division	Periodic Inspections			
<p>Measure 4.7.3: The applicant shall follow the provisions of CCR, Title 8, Sections 5163 through 5167 for General Industry Safety Orders to protect the project area from being contaminated by the accidental release of any hazardous materials and/or wastes. Disposal of all hazardous materials will be in compliance with applicable California hazardous waste disposal laws. The applicant shall contact the local fire agency and the County Department of Public Health, Environmental Health Division, for any site-specific requirements regarding hazardous materials or hazardous waste containment or handling.</p>	Construction	County of Madera, Department of Public Health, Environmental Health Division	County of Madera, Department of Public Health, Environmental Health Division	Periodic Inspections			
<p>Measure 4.7.4: In the event of an accidental release of hazardous materials during construction, containment and clean up shall occur in accordance with applicable regulatory requirements.</p>	Construction	County of Madera, Department of Public Health, Environmental Health Division	County of Madera, Department of Public Health, Environmental Health Division	Periodic Compliance Reporting during Construction			
<p>Measure 4.7.5: Oil and other solvents used during maintenance of construction equipment shall be recycled or disposed of in accordance with applicable regulatory requirements. All hazardous materials shall be transported handled, and disposed of in accordance with applicable regulatory requirements.</p>	Construction	County of Madera, Department of Public Health, Environmental Health Division	County of Madera, Department of Public Health, Environmental Health Division	Periodic Inspections			

4. Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
4.7 Hazards and Hazardous Materials (cont.)							
Measure 4.7.6: The applicant shall require the construction contractor to prepare a Site Safety Plan in accordance with any requirement of the RWQCB. If hazardous materials are encountered during construction activities, the contractor shall be required to halt construction immediately and notify the applicant. Disposal of all hazardous materials shall be in compliance with all applicable California hazardous waste disposal laws.	Pre-Construction/ Construction	County of Madera Department of Public Health, Environmental Health Division	RWQCB	Approval of Site Safety Plan			
Measure 4.7.7: The applicant shall prepare and implement a safety program to ensure the health and safety of construction workers and the public during project construction. The safety program shall include an injury and illness prevention program, a site-specific safety plan, and information on the appropriate personal protective equipment to be used during construction.	Pre-Construction/ Construction	County of Madera Department of Public Health, Environmental Health Division	County of Madera Department of Public Health, Environmental Health Division	Approval of Site Safety Plan/ Periodic Compliance Reporting during Construction			
Measure 4.7.8: The applicant shall work closely with local fire agencies to develop a fire safety plan, which describes various potential scenarios and action plans in the event of a fire.	Pre-Construction/ Construction	County of Madera Department of Public Health, Environmental Health Division/ MCFD	MCFD	Approval of Site Safety Plan/ Issuance of Building Permits			
Measure 4.7.9: During construction, all staging areas, welding areas, or areas slated for development using 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 equipped with a spark arrestor in good working order. During the construction of the proposed project, the applicant shall require all vehicles and crews working at the project site to 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.	Construction	County of Madera Department of Public Health, Environmental Health Division/ Department of Engineering Building Division	County of Madera Department of Public Health, Environmental Health Division/ Department of Engineering Building Division	Periodic Inspections			
Measure 4.8.1: The project applicant shall submit final design plans and a hydrology report based on findings from the IMP, demonstrating adequate detention and percolation of stormwater to the satisfaction of the County and RCWD. The hydrology report shall also re-examine the flood hazard in the area, updating the FEMA analysis to identify a floodway and base flood elevations, as appropriate, considering recent and reasonably foreseen upstream and downstream development in the area.	Pre-Construction	County of Madera Department of Planning/ RCWD	RCWD	Approval of Site Design Plans and Hydrology Report			

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
4.11 Noise							
Measure 4.11.1: Hours of construction shall be limited to between 7 AM and 6 PM on weekdays and from 8 AM to 5 PM on Saturdays.	Construction	County of Madera Department of Planning/ Department of Engineering Building Division	County of Madera Department of Planning/ Department of Engineering Building Division	Issuance of Building Permits			
Measure 4.11.2: Construction equipment noise shall be minimized during project construction by muffling and shielding intakes and exhaust on construction equipment (per the manufacturers' specifications) and by shrouding or shielding impact tools.	Construction	County of Madera Department of Planning/ Department of Engineering Building Division	County of Madera Department of Planning/ Department of Engineering Building Division	Issuance of Building Permits			
Measure 4.11.3: Construction staging areas shall be located as far as possible from noise-sensitive uses.	Construction	County of Madera Department of Planning/ Department of Engineering Building Division	County of Madera Department of Planning/ Department of Engineering Building Division	Issuance of Building Permits			
Measure 4.11.4: For existing uses, mitigation measures could include soundwalls/berms. However, in some instances, there may not be sufficient space between the road and the residence to construct a soundwall or a soundwall may not be effective due to the need to keep a driveway open to the road. To reduce interior noise, a residential building facade can be upgraded to include dual-glazed windows and installation of air conditioning systems to enable closure of windows and doors for long periods of time.	Construction	County of Madera Department of Planning/ Department of Engineering Building Division	County of Madera Department of Planning/ Department of Engineering Building Division	Issuance of Building Permits			
Measure 4.11.5: For planned noise-sensitive uses, including those for the project, a wider range of feasible mitigation measures would be available than there would be for existing uses. Planned noise sensitive uses can be setback from noisy roadways such that outdoor use areas would experience no more than 60 Ldn in traffic noise. The extent of buffer that would be needed can be reduced through judicious orientation of buildings and outdoor living areas and insulation of the facades facing the road or through construction of soundwalls or berms or some combination of the two types of measures. At the tentative map stage, the County shall ensure that the developer has incorporated the necessary features to ensure that future noise environment would be less than 60 Ldn.	Pre-Construction	County of Madera Department of Planning/ Department of Engineering Building Division	County of Madera Department of Planning/ Department of Engineering Building Division	Issuance of Building Permits			

4. Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
4.11 Noise (cont.)							
Measure 4.11.6: Where the development of a given parcel could result in the exposure of noise-sensitive land uses to existing or projected non-transportation or stationary noise levels in excess of the applicable County standards, an acoustical analysis that conforms to the requirements of General Plan Policy 7.A.7 shall be performed.	Pre-Construction	County of Madera Department of Planning	County of Madera Department of Planning	Additional Noise Report Prepared and Approved			
Measure 4.11.7: Siting of individual parcels shall adhere to the applicable noise standard to establish minimum setbacks or other measures required for noise attenuation from non-transportation noise.	Pre-Construction	County of Madera Department of Planning	County of Madera Department of Planning	Approval of Site Plans			
4.13 Public Services							
<p>Measure 4.13.1: Prior to the approval of subsequent tentative subdivision maps and/or non-residential development, the project applicant shall work cooperatively with MCFD to address provisions for fire protection services to the project site. These provisions shall ensure that existing fire protection service levels are not adversely affected by the proposed project and include the following:</p> <ul style="list-style-type: none"> Establishment of an assessment process for determining an adequate urban level of fire protection services throughout project build out that includes specific details on site dedication, facilities, number of personnel, and equipment, that are needed to serve the project site. Fire protection services shall be in place prior to the arrival of residents. The project applicant would be required to provide the necessary funding for fire protection service (facilities, personnel, and equipment) until there is sufficient development within the proposed project site to generate an adequate tax base to fully fund fire protection services. Coordination with surrounding volunteer fire stations also shall be included. Consideration of sharing fire protection facilities, staff, equipment, and costs with future development in the Rio Mesa Area Plan and Gunner Ranch West Area Plan. The proposed project applicant would pay the project's pro-rata share of the cost of additional fire protection equipment and new fire station required for the project, by contributing to the County's Capital Facility Fee Program on a per unit or 	Pre-Construction/ Construction	County of Madera Department of Planning/ MCFD	MCFD	Approval of Site Plans/ Issuance of Building Permits			

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
4.13 Public Services (cont.)							
per dwelling basis, or by directly providing facilities to offset fees, or by such other funding mechanism acceptable to the applicant and the County. The appropriate facilities and the project's pro-rata share are to be determined by the County after additional study.							
Measure 4.13.2: Prior to approval of the water distribution system, the project applicant shall submit the project water distribution system plans to the MCFD, and/or CDF, and the Madera County Resource Management Agency (Engineering Dept.) for review. The water distribution system shall meet all fire flow and hydrant spacing requirements.	Pre-Construction/ Construction	County of Madera Resource Management Agency (Engineering Dept.)/ MCFD	County of Madera Resource Management Agency (Engineering Dept.)/ MCFD	Approval of Site Plans/ Issuance of Building Permits			
Measure 4.13.3: Prior to the approval of subsequent tentative subdivision maps and/or non-residential development, the project applicant shall submit tentative subdivision maps and/or improvement plans to the MCFD for review. Project site design shall include adequate fire access, including two points of ingress and egress, throughout the project site, including access to any gated communities. Fire accesses shall be approved by MCFD.	Pre-Construction/ Construction	County of Madera Department of Planning/ MCFD	County of Madera Department of Planning/ MCFD	Approval of Site Plans/ Issuance of Building Permits			
Measure 4.13.4: Prior to the approval of subsequent tentative subdivision maps and/or non-residential development, the project applicant shall work cooperatively with MCSD to address provisions for law enforcement services to the project site. These provisions shall ensure that existing law enforcement service levels are not adversely affected by the project and include the following: <ul style="list-style-type: none"> Establishment of an assessment process for determining adequate police protection services throughout the phases of the proposed project build out, which includes specific details on the number of officers, equipment, and facilities needed to serve the project site. Consideration of sharing law enforcement facilities, staff, equipment, and costs with future development in the Rio Mesa Area Plan and Gunner Ranch West Area Plan. Identification of a financing mechanism to provide for the funding of capital facilities, staffing, and operation costs of providing police protection services to the project site.	Pre-Construction	County of Madera Department of Planning/ MCSD	County of Madera Department of Planning/ MCSD	Approval of Site Plans			

4. Mitigation Monitoring and Reporting Program

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
4.13 Public Services (cont.)							
Measure 4.13.5: Tentative subdivision maps and/or non-residential development plans shall be submitted to the MCSD for review prior to approval. To the extent practicable, project site design shall provide for an arterial road system that allows efficient, safe access throughout the proposed project site, evacuation paths with multiple routes, emergency responsive traffic signals and appropriate lighting. To the extent practicable, designs should avoid "no-view" areas. Developer shall submit for County approval of a street naming system that follows an identified pattern for easy progression through the proposed project area.	Pre-Construction/ Construction	County of Madera Department of Planning/ MCSD	MCSD	Approval of Site Plans/ Issuance of Building Permits			
Measure 4.13.6: Prior to the approval of subsequent tentative subdivision maps and/or non-residential development, the project applicant shall work with the MCSD to include site design features to improve public safety. These features may include increased lighting and discernible address signs.	Pre-Construction/ Construction	County of Madera Department of Planning/ MCSD	County of Madera Department of Planning/ MCSD	Approval of Site Plans/ Issuance of Building Permits			
4.15 Traffic and Circulation							
Measure 4.15.1: Widen Lanes Bridga Drive from six lanes to eight lanes between Avenue 10 and Children's Boulevard. The project applicant shall pay their fair share of the cost of this measure.	Construction	County of Madera Department of Planning, Road Department	County of Madera Department of Planning, Road Department	Issuance of Building Permits			
Measure 4.15.2: Widen Avenue 12 from six lanes to eight lanes between SR41 and Rio Mesa Boulevard. The project applicant shall pay their fair share of the cost of this measure.	Construction	County of Madera Department of Planning, Road Department	County of Madera Department of Planning, Road Department	Issuance of Building Permits			
Measure 4.15.3: At the Children's Boulevard/Peck Boulevard intersection (#4), modify traffic signals along the Children's Boulevard corridor to fully coordinate and optimize. The project applicant shall pay their fair share of the cost of this measure.	Construction	County of Madera Department of Planning, Road Department	County of Madera Department of Planning, Road Department	Issuance of Building Permits			
Measure 4.15.4: At the Children's Boulevard/Lanes Bridge Drive intersection (#5), widen the westbound approach to add a third through lane and a second right-turn lane; and widen the southbound approach to add a third left-turn lane. The project applicant shall pay their fair share of the cost of this measure.	Construction	County of Madera Department of Planning, Road Department	County of Madera Department of Planning, Road Department	Issuance of Building Permits			
Measure 4.15.5: At the Children's Boulevard / SR41 southbound ramps intersection (#6), widen the eastbound approach from two through lanes and two right-turn lanes to one through lanes, one through-right lane and three right-turn	Construction	County of Madera Department of Planning, Road Department	County of Madera Department of Planning, Road Department	Issuance of Building Permits			

Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
					Initials	Date	Remarks
4.15 Traffic and Circulation (cont.)							
lanes; and widen the westbound approach to add a fourth and fifth through lane. The project applicant shall pay their fair share of the cost of this measure.							
<p>Measure 4.15.6: At the Avenue 12 / Road 40 intersection (#12), projected traffic volumes would not meet the rural peak-hour volume signal warrant. The following three mitigation options could be considered:</p> <ul style="list-style-type: none"> • Install traffic signals (if and when conditions meet warrants); • Prohibit left turn movements from Road 40 onto Avenue 12; or • Prohibit all left turn movements at the intersection <p>It should be noted that implementation of any of these options would potentially affect traffic operating conditions (LOS and/or delays) at other intersections on the Avenue 12 corridor (e.g., by affecting signal coordination and timing, and/or by causing traffic to divert to the nearby intersections where movements are not restricted).</p>	Construction	County of Madera Department of Planning, Road Department	County of Madera Department of Planning, Road Department	Issuance of Building Permits			
<p>Measure 4.15.7: At the Avenue 12 / Root Creek Parkway West intersection (#13), modify traffic signals along Avenue 12 corridor to fully coordinate and optimize. The project applicant shall pay their fair share of the cost of this measure.</p>	Construction	County of Madera Department of Planning, Road Department	County of Madera Department of Planning, Road Department	Issuance of Building Permits			
<p>Measure 4.15.8: At the Avenue 12 / SR 41 West Frontage Road intersection (#17), widen the westbound approach to add a fourth through lane. The project applicant shall pay their fair share of the cost of this measure.</p>	Construction	County of Madera Department of Planning, Road Department	County of Madera Department of Planning, Road Department	Issuance of Building Permits			
<p>Measure 4.15.9: At the Avenue 12 / Golden State Boulevard intersection (#32), widen the northbound approach to add a second right-turn lane. The project applicant shall pay their fair share of the cost of this measure.</p>	Construction	County of Madera Department of Planning, Road Department	County of Madera Department of Planning, Road Department	Issuance of Building Permits			
<p>Measure 4.15.10: At the Avenue 12 / SR99 northbound ramps intersection (#34), widen the eastbound approach to add a third through lane; and widen the westbound approach to add a second and third right-turn lane. The project applicant shall pay their fair share of the cost of this measure.</p>	Construction	County of Madera Department of Planning, Road Department	County of Madera Department of Planning, Road Department	Issuance of Building Permits			