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							
Measure 4.1.4: The following project design features shall be implemented to minimize light and glare impacts: • 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/Departme nt of Engineering Building Division	Issuance of Building Permits			

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 and 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			
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: *"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 of 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."*	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							
Measure 4.3.1: The applicant shall fulfill all provisions and requirements of the agreement with SJVAPCD to reduce net ROG, NOx, and PM_{10} 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). 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 PM_{10} impacts to zero.	Ongoing during Operation	SJVAPCD	County of Madera Department of Planning	Periodic Compliance Reporting			
4.4 Biological Resources							
Measure 4.4.1: The following mitigation provisions apply to the burrowing owl and are derived from CDFG guidelines. • 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			

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.							
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. 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.	Pre-Construction	County of Madera Department of Planning/ CDFG	CDFG	Issuance of Grading Permit			
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.	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							
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. 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.	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			
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 *CEQA Guidelines* Section 15064.5. If a breas[1] 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	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			

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

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 Heath, Environmental Health Division	County of Madera, Department of Public Heath, 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.)							
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: • 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 Heath, Environmental Health Division	County of Madera, Department of Public Heath, Environmental Health Division	Periodic Inspections			
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.	Construction	County of Madera, Department of Public Heath, Environmental Health Division	County of Madera, Department of Public Heath, Environmental Health Division	Periodic Inspections			
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.	Construction	County of Madera, Department of Public Heath, Environmental Health Division	County of Madera, Department of Public Heath, Environmental Health Division	Periodic Compliance Reporting during Construction			
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.	Construction	County of Madera, Department of Public Heath, Environmental Health Division	County of Madera, Department of Public Heath, Environmental Health Division	Periodic Inspections			

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			

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							
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: • 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: • 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			

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 Bridge 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.							
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: • 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 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).	Construction	County of Madera Department of Planning, Road Department	County of Madera Department of Planning, Road Department	Issuance of Building Permits			
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.	Construction	County of Madera Department of Planning, Road Department	County of Madera Department of Planning, Road Department	Issuance of Building Permits			
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.	Construction	County of Madera Department of Planning, Road Department	County of Madera Department of Planning, Road Department	Issuance of Building Permits			
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.	Construction	County of Madera Department of Planning, Road Department	County of Madera Department of Planning, Road Department	Issuance of Building Permits			
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.	Construction	County of Madera Department of Planning, Road Department	County of Madera Department of Planning, Road Department	Issuance of Building Permits			