

# **RANCHO CALERA SPECIFIC PLAN AND ANNEXATION MITIGATION MONITORING AND REPORTING PROGRAM**

## **1 Introduction**

This document identifies the mitigation measures and conditions of approval associated with the Rancho Calera Specific Plan Project, herein referenced as the “Project”. The City of Chowchilla, as the lead agency for the Project, is responsible for compliance with the California Environmental Quality Act (CEQA) Section 21081.6 which requires a lead agency to adopt a “Mitigation Monitoring and Reporting Program” (MMRP) for the Project in order to mitigate or avoid significant effects on the environment. The Project Final EIR certified by the City of Chowchilla on [REDACTED], 2011, identifies the environmental impacts of the Project and the mitigation measures to reduce the Project’s environmental effects.

This document complies with the mitigation monitoring / reporting requirements of California Public Resources Code Section 21081.6.

### **1.1 Purpose**

Mitigation monitoring and reporting is conducted in order to minimize impacts to resources and to verify and document that project implementation is conducted in compliance with specifications relating to mitigation plans, environmental protection and environmental requirements set forth in Project permits and approvals, including the EIR. Personnel responsible for environmental monitoring must be qualified in the area assigned and capable of determining non-compliance activities.

### **1.2 Mitigation Monitoring and Reporting Program Management**

The Project MMRP includes the following elements:

- Identification of mitigation measures, as presented in the Project Final EIR and approved by the City of Chowchilla City Council;
- Identification of the time frame during which each mitigation measure is to be implemented and monitored;
- Identification of the party(ies) responsible for implementing and monitoring each mitigation measure;
- Documentation of compliance activities in quarterly MMRP Status Summary Reports.

Actions to be performed under the MMRP typically include:

- Actions to be taken prior to Project construction;
- Actions to be taken during Project construction;
- Actions that require monitoring following Project construction (operations phase).

### **1.3 Designated Monitor**

The City of Chowchilla Community Development Department is the designated “MMRP Monitor” responsible for implementation and enforcement of the Project. The MMRP Monitor will assign monitoring tasks to field monitors, who will be responsible for verifying compliance with specific mitigation measures as well as the Project’s conditions of approval.

The Project applicant, developer and /or successors-in-interest shall designate one or more persons, who shall be acceptable to the City of Chowchilla Community Development Department, to act as the Project’s “Mitigation Implementation and Monitoring Representative / Contact”. That person or persons will be responsible for preparing / receiving and maintaining copies of all Project related mitigation and mitigation monitoring requirements and reports, and for coordinating and reporting to the City of Chowchilla Community Development Department.

Personnel assigned to be responsible for verifying, monitoring and reporting Project mitigation measures and conditions / requirements of Project approvals and permits must be qualified and capable of determining compliant as well as non-compliant Project implementation activities.

### **1.4 Monitoring Procedures**

Mitigation measures and conditions of approval will be monitored as specified in the Table provided in Section 2 of this document. Mitigation measures and conditions of approval applicable prior to Project construction will be discussed with the Project applicant, developer and / or successors-in-interests, and other responsible parties or stakeholders. Mitigation measures and conditions of approval applicable during Project construction will be discussed with appropriate City staff, construction contractors and other responsible parties. Mitigation measures and conditions of approval applicable following Project construction will be discussed with appropriate City staff and other responsible parties. These measures will be monitored as conditions dictate, and all parties will be kept informed, as necessary, of compliance status and any corrective actions warranted. Mitigation measures and conditions of approval applicable following construction will be monitored with compliance and non-compliance activities communicated to the appropriate parties.

### **1.5 Reporting Requirements**

The City of Chowchilla’s designated MMRP Monitor will submit quarterly MMRP Status Summary Reports to appropriate City personnel, the Project’s “Mitigation Implementation and Monitoring Representative / Contact” and to any individuals and agencies that request monitoring reports. Similarly, the City’s designated MMRP Monitor will submit annual status reports, as required, for Project construction and post-construction / operations mitigation measures and conditions of approval. Copies of the reports may be obtained by contacting the City of Chowchilla Community Development Department, 130 South Second Street, Chowchilla, CA 93610.

Each MMRP Quarterly Status Summary Report will summarize actions taken during the previous quarterly reporting period so as to meet the requirement(s) of each mitigation measure. The status report will include a checklist that indicates which mitigation measures are in compliance-to-date, but require additional monitoring and which are in compliance-to-date with no further action needed (closed items).

### **1.6 Non-Compliance**

If the MMRP Status Summary Report indicates non-compliance with any mitigation measure, and / or conditions of approval, the City's designated MMRP Monitor will recommend appropriate corrective action to the party(ies) responsible for implementation. Non-compliance and corrective action information will be included in the quarterly and annual reports.

In the event of situation where clear non-compliance could result in an immediate unnecessary environmental effect, the City's designated monitor shall bypass standard communication protocol and temporarily halt the specific activity in question and notify appropriate City personnel, permitting agency, if applicable, and the Project's Mitigation Implementation and Monitoring Representative / Contact.

### **1.7 Refinement or Addition of Mitigation Measures**

During the preparation of the Project improvement plan phase, and / or during the Project construction phase, circumstances may arise that require the revision or addition of a mitigation measure. The designated monitor will make appropriate recommendations and ensure the implementation and enforcement of any revised MMRP requirements.

In the event of Project variations, the City's designated MMRP Monitor will determine if the proposed change will cause significant adverse impacts to environmental resources. The Project's Mitigation Implementation and Monitoring Representative / Contact will be notified of the City's designated MMRP Monitor's determination. If it is determined that the proposed change would result in a significant adverse effect to an environmental resource, the City will work with the Project's Mitigation Implementation and Monitoring Representative / Contact to determine if other viable alternatives exist. If no alternatives exist, appropriate parties will proceed with required / applicable evaluations, and / or agency negotiations for permit, mitigation or agreement modifications. The City's designated MMRP Monitor will coordinate with appropriate City departments and personnel on the status of all Project refinements or additions of mitigation measures, and / or permit changes.

The City's designated MMRP Monitor is responsible for documenting any Project refinement or addition of measures and notifying all appropriate parties.

## **2 Mitigation Implementation, Monitoring and Reporting Program**

The Mitigation Implementation, Monitoring and Reporting Program presented in this section specifies the Project mitigation measures, method for implementing each mitigation measure, as the City of Chowchilla Community Development Department is responsible for, and the timing of, the implementation; the monitoring and reporting program required to ensure the mitigation measure is implemented.

### **2.1 Mitigation Implementation and Monitoring Program**

The Mitigation Implementation and Monitoring Program table provided on the following pages of this Section follows the sequence of environmental topics found in the Project Final EIR. However, only those environmental topics found in the Project EIR for which included specified mitigation measures are presented in the following table. The “Mitigation Number” accompanying each mitigation measure follows the mitigation numbering system identified in the Project Final EIR.

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Mitigation No.	Mitigation Measure	Party Responsible for Implementation	Party Responsible for Monitoring / Reporting	Monitoring & Reporting Schedule	Date & Signature of Party Responsible for Verification of Compliance
<b>Air Quality</b>					
4.6.2.5.a(1)	<p>The project design is to include the following air quality mitigation measures:</p> <ul style="list-style-type: none"> <li>• Improve energy conservation of dwelling units a minimum of 10 percent above Title 24 requirements in place at the time building permits are issue;</li> <li>• Installation of weather and tamper proof exterior electrical outlets on the exterior of dwelling units to promote the use of electric powered landscape maintenance equipment;</li> <li>• A minimum of four public transit stops shall be shown in the Master plan at locations acceptable to the Chowchilla Area Transit system operator and the City of Chowchilla. The public transit stops shall provide for the installation of one bus shelter per location acceptable to the Chowchilla Area Transit system operator and the City of Chowchilla.</li> <li>• All residential units larger than 1,800 square feet and/or including more than two bathrooms shall</li> </ul>	Project Applicant, Developer and / or Successors in Interest	<p>Chowchilla Community Development Dept. and / or Public Works Dept. shall verify Title 24 energy calculations for buildings construction plans exceed Title 24 requirements by a minimum of 10 percent and that applicable weather and tamper proof exterior electrical outlets are provided in construction plans and have been installed.</p> <p>Chowchilla Community Development Department shall verify location of bus stop locations and design improvements on Project improvement plans meet City and Chowchilla Area</p>	<p>Verify Title 24 energy calculations prior to issuance of building permits for dwelling units.</p> <p>Verify and approve applicable weather and tamper proof exterior electrical outlets have been installed prior to issuance of certificate of occupancy permit.</p> <p>Verify and approve public transit stops prior to approval of any Project street / circulation improvement plan, or issuance of building permit.</p> <p>Prior to issuance of Final Map, verify location of required transit stop and improvements have been constructed to specifications.</p>	

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	<p>have an option in the dwelling to include solar hot water and/or a photovoltaic system;</p> <ul style="list-style-type: none"> <li>• “Cool roofs” or high albedo roofs shall be required for all residential units;</li> <li>• Tankless water heaters shall be installed in all residential units;</li> <li>• All appliances furnished by the home builder shall be Energy Star rated;</li> <li>• The project sponsor shall demonstrate that natural-gas-fired, fan-type central furnaces installed at the project site comply with applicable SJVAPCD requirements, and if there are no specific SJVAPCD requirements, then the standards set forth in South Coast Air Quality Management District’s Rule 1111 shall apply. Low-NOx space and water heaters generate approximately 25 to 60 percent less NOx relative to conventional models;</li> </ul>		Transit specifications.		

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	<ul style="list-style-type: none"> <li>The project sponsor shall install double-panned glass in all exterior windows;</li> <li>Trees should be carefully selected and located to shade the structures during the hot summer months. This measure should be implemented on the southern and western exposures. Deciduous trees should be considered since they provide shade in the summer and allow sun to reach residences during cold and winter months;</li> <li>Construction of buildings should be oriented to maximize passive solar cooling and heating when practicable.</li> </ul>				
4.6.2.5.a(2)	<p>The following dust abatement measures shall be included in construction contracts awarded at the project site to comply with San Joaquin Valley Air Pollution Control District (SJVAPCD) Regulation VIII and to reduce construction related PM 10 emission to a less than significant level.</p> <ul style="list-style-type: none"> <li>All disturbed areas, including storage piles, which are not being actively utilized for construction</li> </ul>	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development Dept. and / or Public Works Dept. shall verify that applicable SJVAPCD specifications are included in Project improvement plans and are being implemented during construction.	Verify prior to approval of any applicable Project improvement plans that applicable SJVAPCD specifications are included and verify specifications are being implemented during Project construction activities.	

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	<p>purposes, shall be effectively stabilized to reduce dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover;</p> <ul style="list-style-type: none"> <li>• All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized to reduce dust emissions using water or chemical stabilizer/suppressant;</li> <li>• All land clearing, grubbing, scraping, excavation, land leveling, grading, cut &amp; fill, and demolition activities shall be effectively controlled to reduce fugitive dust emissions utilizing application of water or presoaking;</li> <li>• When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, or at least six inches of freeboard space from the top of the container shall be maintained;</li> <li>• All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours when</li> </ul>				

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	<p>operations are occurring. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions and the use of blower devices is expressly forbidden.);</p> <ul style="list-style-type: none"> <li>Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant;</li> <li>The requirements of SJVAPCD Rule 8041 – Carryout and Trackout shall be strictly adhered to by all contractors working on the construction of the site or in the public right-of-way.</li> </ul>				
4.6.2.5.a(3)	<p>The following dust abatement measures shall be included in construction contracts awarded at the project site to comply with SJVAPCD:</p> <ul style="list-style-type: none"> <li>The speed of construction vehicles on unpaved roads shall be limited to a maximum of 15 miles per hour; and</li> </ul>	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development and / or Public Works Dept. shall verify that applicable SJVAPCD specifications are included in Project improvement plans and are being implemented during	Verify prior to approval of any applicable Project improvement plans that applicable SJVAPCD specifications are included and verify specifications are being implemented during Project construction	

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	<ul style="list-style-type: none"> <li>Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.</li> </ul>		construction.	activities.	
4.6.2.5.a(4)	All new or modified paved roads shall be constructed in conformance with the American Association of State Highway and Transportation Officials guidelines for width of shoulders and median shoulders. Specifically, for new or modified paved roads with projected average daily vehicle trips between 500 and 3,000 vehicles, the minimum shoulder width shall be 4 feet, and for new or modified paved roads with projected average daily vehicle trips of 3,000 vehicles or more, the minimum shoulder width shall be 8 feet. Rule 8021 provides certain exceptions to the standards based on environmental (e.g., to avoid wetlands), historical or archaeological considerations.	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development and / or Public Works Dept. shall verify that applicable SJVAPCD specifications are included in Project improvement plans and are being implemented during construction.	Verify prior to approval of any applicable Project improvement plans that applicable SJVAPCD specifications are included and verify specifications are being implemented during Project construction activities.	
4.6.2.5.a(5)	<p>The following specifications shall be provided in Project construction contracts to reduce ozone precursor emissions generated by construction activities:</p> <ul style="list-style-type: none"> <li>Asphalt paving within the plan area shall comply with the specifications of SJVAPCD Rule 4641, which</li> </ul>	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development and / or Public Works Dept. shall verify that applicable SJVAPCD specifications are included in Project improvement plans	Verify prior to approval of any applicable Project improvement plans that applicable SJVAPCD specifications are included and verify specifications are being	

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	<p>restricts the use and manufacture of cutback, slow-cure, and emulsified asphalt paving materials. This rule would reduce ROG emissions from this construction- related emissions source;</p> <ul style="list-style-type: none"> <li>For all components of the project that involve the disturbance of more than one acre, the City shall require that at least 10 percent of the fuel used in the heavy equipment be composed of alternative fuels, such as biodiesel, which reduce GHG emissions, if such fuel is readily available at a comparable cost to standard fuel supplies. The City shall require the project sponsor to verify the purchase and use of alternative fuels;</li> <li>The City shall require that contractors limit the idling of inactive heavy equipment to ten minutes or less. This measure shall be shown on all project plans;</li> <li>The construction contract shall specify that heavy-duty construction equipment be diesel powered equipment certified to</li> </ul>		and are being implemented during construction.	implemented during Project construction activities.	

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	<p>meet the recent NOx emissions standards established for new heavy duty diesel equipment by the CARB, gasoline-powered heavy-duty equipment fitted with catalytic converters, or alternative-fueled equipment (e.g., compressed natural gas);</p> <ul style="list-style-type: none"> <li>Require construction equipment used at the site to be equipped with catalysts/particulate traps to reduce particulate and NOx emissions. At the time that a contractor is selected for the project, the contractor shall show that the construction equipment used is equipped with particulate filters and/or catalysts or provide documentation why it is infeasible;</li> <li>Asphalt paving within the project shall comply with the specifications of SJVAPCD Rule 4641, which restricts the use and manufacture of cutback, slow-cure, and emulsified asphalt paving materials. This rule would reduce ROG emissions from this construction-related emissions source;</li> </ul>				

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	<ul style="list-style-type: none"> <li>Water trucks shall be used regularly to reduce dust and particulates generated during construction and along non-paved surfaces;</li> <li>Construction shall be restricted or banned on days of high winds (exceeding 30 miles per hour);</li> <li>Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant;</li> <li>When materials are transported to and from the site, all material shall be covered, effectively wetted to limit visible dust emissions, or at least six inches of freeboard space from the top of the container shall be maintained.</li> </ul>				
<b>Noise</b>					
4.7.2.6.c(1)i	Where commercial uses abut residential property lines, and / or truck circulation routes face the residential areas, the	Project Applicant, Developer and / or Successors in	Chowchilla Community Development Dept.	Verify prior to approval of applicable Project improvement plans and	

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	<p>following mitigation measures shall be included in the project design:</p> <ol style="list-style-type: none"> <li>1) Loading docks and truck delivery areas shall maintain a minimum distance of 30 feet from residential property line.</li> <li>2) Circulation routes for delivery trucks shall be located a minimum 30 feet from residential property lines.</li> <li>3) Delivery / loading activities shall comply with applicable City of Chowchilla noise level performance standards.</li> <li>4) Six to seven foot high solid masonry wall shall be provided at the commercial site property line abutting residential lots.</li> <li>5) All heating, ventilation, air conditioning (HVAC) equipment, emergency generators, air compressors, etc. shall be attenuated and shielded for residential uses and meet applicable City noise standards. Where possible, all mechanical equipment shall be located within mechanical rooms.</li> </ol>	Interest	shall verify that conditions appear on applicable improvement plans.	construction plans, and issuance of construction building permits. As applicable, field verify applicable conditions are implemented.	

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4.7.2.6.d (1)i	Construction activities shall adhere to the requirements of the local ordinances with respect to hours of operation.	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development Dept. and / or Public Works Dept. shall verify that conditions appear on applicable improvement and construction plans and that the Project Applicant, Developer and / or Successors-in-Interest has provided verification of project contractor notification prior to issuance of applicable construction permit or initiation of site improvements, and field verify compliance with conditions, as appropriate.	Verify prior to approval of applicable Project improvement plans and construction plans, and issuance of construction or building permits. As applicable, field verify applicable conditions are implemented.	
4.7.2.6.d (1)ii	All equipment shall be fitted with factory-equipped mufflers, and in good working order.	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development Dept. and / or Public Works Dept. shall verify that conditions appear on applicable improvement and	Verify prior to approval of applicable Project improvement plans and construction plans, and issuance of construction or building permits. As applicable, field verify applicable	

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			construction plans and that the Project Applicant, Developer and / or Successors-in-Interest has provided verification of project contractor notification prior to issuance of applicable construction permit or initiation of site improvements, and field verify compliance with conditions, as appropriate.	conditions are implemented.	
4.7.2.6.d (1)iii	Locate fixed construction equipment such as compressors and generators as far as possible from sensitive noise receptors. Shroud or shield all impact tools, and muffle or shield all intakes and exhaust ports on power construction equipment.	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development Dept. and / or Public Works Dept. shall verify that conditions appear on applicable improvement and construction plans and that the Project Applicant, Developer and / or Successors-in-Interest has provided verification of project contractor notification prior to	Verify prior to approval of applicable Project improvement plans and construction plans, and issuance of construction or building permits. As applicable, field verify applicable conditions are implemented.	

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			issuance of applicable construction permit or initiation of site improvements, and field verify compliance with conditions, as appropriate.		
<b>Hydrology and Water Quality</b>					
4.9.2.7.b (1)i	Annex to or participate in the formation of a special district or other legal legislative body that has the authority to collect revenue, carryout capital improvements, maintain and operate water recharge facilities for the City of Chowchilla. The project is responsible for a total of 699 acre feet of recharge water per year. Such annexation or formation shall be accomplished prior to issuing a Certificate of Occupancy.	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development Dept. and / or Public Works Dept. shall verify prior to issuance of any Certificate of Occupancy.	Verify prior to issuance of any Certificate of Occupancy.	
<b>Biological Resources</b>					
4.10.2.6.a(1)i	Pre-Construction Survey. Retain a qualified biologist who shall conduct a pre-construction survey for Burrowing Owls within 30 days of the on-set of project construction for any phase of development. This survey shall be conducted according to methods described in the Staff Report on	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development Dept. shall verify that a qualified biologist has undertaken the required studies / surveys and those applicable conditions are complied with prior	Verify prior to issuance of any grading or construction permit. Where and when applicable, field verify applicable conditions are implemented.	

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	<p>Burrowing Owl Mitigation (CDFG 1995).</p> <p><u>Avoidance of Active Nest Burrows:</u> If pre-construction surveys is undertaken during the breeding season (February through July) locate active nest burrows within or near construction zones, establish an appropriate construction free setback around these nests until the conclusion of the breeding season. The distance of the setback should be determined by a qualified ornithologist in consultation with the CDFG. At the conclusion of the nesting season these owls may be relocated.</p> <p><u>Relocation.</u> If pre-construction surveys undertaken during the non-breeding season (August through January) locate resident owls, these individuals may be relocated to alternative habitat. The relocation of resident owls shall be conducted according to a relocation plan prepared by a qualified biologist in consultation with the California Department of Fish and Game. Passive relocation as described in Draft Report on Burrowing Owl Mitigation shall be the preferred method of relocation. The plan shall provide for the owl's relocation to nearby lands possessing available nesting habitat.</p>		to issuance of any grading or construction permit and shall field verify, if applicable, conditions specified.		

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<b>Transportation and Circulation</b>					
4.13.2.6.a (1)i	<p>Widen and re-stripe and signalize East Robertson Boulevard / Montgomery Lake Road to provide the following improvements:</p> <ul style="list-style-type: none"> <li>• One (1) northbound left-turn lane;</li> <li>• One (1) combined northbound through and right-turn lane;</li> <li>• Two (2) northbound left-turn lanes;</li> <li>• One (1) westbound left-turn lane;</li> <li>• One (1) additional westbound through lane;</li> <li>• One (1) combined westbound through and right-turn lane;</li> <li>• One (1) southbound left turn lane;</li> <li>• One (1) southbound through lane;</li> <li>• Two (2) eastbound left-turn lanes;</li> <li>• One (1) additional eastbound through lane;</li> </ul>	Project Applicant, Developer and / or Successors in Interest	<p>Chowchilla Community Development Dept. and / or Public Works Dept. shall verify prior to approval of applicable improvement plans and Final Map and issuance of building permits, applicable street improvements are included.</p> <p>Chowchilla Community Development Dept and / or Public Works Dept. shall verify prior to issuance of applicable improvement plan, Final Map and / or building permit, payment applicable fees have been paid and that an agreement with the City for the construction of traffic and circulation</p>	Verify prior to approval of applicable improvement plans and Final Map, and issuance of applicable building permit.	

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	<ul style="list-style-type: none"> <li>One (1) combined eastbound through and right-turn lane; and</li> <li>Signalize intersection.</li> </ul>		improvements is secured.		
4.13.2.6.a (1)ii	<p>Widen East Robertson Boulevard / Montgomery Lake Road to provide the following improvements:</p> <ul style="list-style-type: none"> <li>One (1) northbound left-turn lane;</li> <li>One (1) combined northbound through and right-turn lane;</li> <li>One eastbound left-turn lane;</li> <li>One (1) additional westbound through lane;</li> <li>One (1) westbound right-turn lane;</li> <li>One (1) southbound left turn lane;</li> <li>One (1) southbound through lane;</li> <li>One (1) southbound right-turn lane;</li> <li>One (1) eastbound left-turn lane;</li> <li>One (1) additional eastbound through lane;</li> </ul>	Project Applicant, Developer and / or Successors in Interest	<p>Chowchilla Community Development Dept. and / or Public Works Dept. shall verify prior to approval of applicable improvement plans and Final Map and issuance of building permits, applicable street improvements are included.</p> <p>Chowchilla Community Development Dept and / or Public Works Dept. shall verify prior to issuance of applicable improvement plan, Final Map and / or building permit, payment applicable fees have been paid and that an agreement with the City for the</p>	Verify prior to approval of applicable improvement plans and Final Map, and issuance of applicable building permit.	

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	<ul style="list-style-type: none"> <li>One (1) eastbound right-turn lane; and</li> <li>Signalize intersection.</li> </ul>		construction of traffic and circulation improvements is secured.		
4.13.2.6.a (1)iii	<p>Widen and re-stripe East Robertson Boulevard / Genoa Lake Way to provide the following improvements:</p> <ul style="list-style-type: none"> <li>One (1) northbound left-turn lane;</li> <li>One (1) combined northbound through and right-turn lane;</li> <li>One (1) eastbound left-turn lane;</li> <li>One (1) additional westbound through lane;</li> <li>One (1) westbound right-turn lane;</li> <li>One (1) southbound left turn lane;</li> <li>One (1) southbound through lane;</li> <li>One (1) southbound right-turn lane;</li> <li>One (1) eastbound left-turn lane; and</li> </ul>	Project Applicant, Developer and / or Successors in Interest	<p>Chowchilla Community Development Dept. and / or Public Works Dept. shall verify prior to approval of applicable improvement plans and Final Map and issuance of building permits, applicable street improvements are included.</p> <p>Chowchilla Community Development Dept and / or Public Works Dept. shall verify prior to issuance of applicable improvement plan, Final Map and / or building permit, payment applicable fees have been paid</p>	Verify prior to approval of applicable improvement plans and Final Map, and issuance of applicable building permit.	

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	<ul style="list-style-type: none"> <li>Signalize intersection.</li> </ul>		and that an agreement with the City for the construction of traffic and circulation improvements is secured.		
4.13.2.6.a (1)iv	<p>Widen and re-stripe West Robertson Boulevard / Chowchilla Boulevard to provide the following improvements:</p> <ul style="list-style-type: none"> <li>One (1) northbound left-turn lane;</li> <li>One (1) northbound through lane;</li> <li>One (1) northbound right-turn lane;</li> <li>One (1) additional westbound through lane;</li> <li>One (1) westbound right-turn lane;</li> <li>One (1) additional southbound left turn lane;</li> <li>One (1) combined southbound through and right-turn lane;</li> <li>One (1) additional eastbound through lane; and</li> <li>Signalize intersection.</li> </ul>	Project Applicant, Developer and / or Successors in Interest	<p>Chowchilla Community Development Dept. and / or Public Works Dept. shall verify prior to approval of applicable improvement plans and Final Map and issuance of building permits, applicable street improvements are included.</p> <p>Chowchilla Community Development Dept and / or Public Works Dept. shall verify prior to issuance of applicable improvement plan, Final Map and / or building permit, payment applicable fees have been paid</p>	Verify prior to approval of applicable improvement plans and Final Map, and issuance of applicable building permit.	

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			and that an agreement with the City for the construction of traffic and circulation improvements is secured.		
4.13.2.6.b (1)i	Widen SR 99 to 8 lanes to provide acceptable levels of service north of the North Santa Cruz Avenue / Pacific View Avenue interchange to provide acceptable daily LOS operations.	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development Dept. shall verify prior to issuance of applicable building permit, applicable development impact fee has been paid.	Verify prior to issuance of applicable building permit.	
4.13.2.6.b (1)ii	Construct East Robertson Boulevard east of SR 99 ramps as an Arterial with six through-lanes to provide acceptable daily LOS operations.	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development Dept. and / or Public Works Dept. shall verify prior to approval of applicable improvement plans and Final Map and issuance of building permits, applicable street improvements are included.  Chowchilla Community	Verify prior to approval of applicable improvement plans and Final Map, and issuance of applicable building permit.	

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			Development Dept and / or Public Works Dept. shall verify prior to issuance of applicable improvement plan, Final Map and / or building permit, payment applicable fees have been paid and that an agreement with the City for the construction of traffic and circulation improvements is secured.		
4.13.2.6.b (1)iii	Construct East Robertson Boulevard est of Montgomery Lake Road as an Arterial with four through lanes to provide acceptable daily LOS operations.	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development Dept. and / or Public Works Dept. shall verify prior to approval of applicable improvement plans and Final Map and issuance of building permits, applicable street improvements are included.  Chowchilla Community	Verify prior to approval of applicable improvement plans and Final Map, and issuance of applicable building permit.	

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			Development Dept and / or Public Works Dept. shall verify prior to issuance of applicable improvement plan, Final Map and / or building permit, payment applicable fees have been paid and that an agreement with the City for the construction of traffic and circulation improvements is secured.		
4.13.2.6.c (1)i	Trucks delivering materials to and from construction site shall stay on designated truck routes determined by the City. It is expected that most of the truck trips would occur to and from SR 99 / Robertson Boulevard interchange and along East Robertson Boulevard. A construction haul route shall be prepared and submitted to the City for approval.	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development Dept. and / or Public Works Dept. shall verify that conditions appear on applicable improvement and construction plans.  City Community Development Dept. and / or Public Works Dept. shall verify the Project Applicant, Developer and / or	Verify prior to approval of applicable Project improvement plans and construction plans, and issuance of construction or building permits. As applicable, field verify applicable conditions are implemented.	

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			Successors-in-Interest has provided verification of project contractor notification prior to issuance of applicable construction permit or initiation of site improvements, and field verify compliance with conditions, as appropriate.		
4.13.2.6.c (1)ii	Should temporary road and / or lane closure be necessary during construction, the Project applicant shall provide traffic control activities and personnel, as necessary, to minimize traffic impacts. This may include detour signage, cones, construction area signage, flagmen and other measures required for ensuring safe traffic flow conditions in the construction zone.	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development Dept. and / or Public Works Dept. shall verify that conditions appear on applicable improvement and construction plans.  City Community Development Dept. and / or Public Works Dept. shall verify the Project Applicant, Developer and / or Successors-in-Interest has provided verification of project contractor notification	Verify prior to approval of applicable Project improvement plans and construction plans, and issuance of construction or building permits. As applicable, field verify applicable conditions are implemented.	

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Mitigation No.	Mitigation Measure	Party Responsible for Implementation	Party Responsible for Monitoring / Reporting	Monitoring & Reporting Schedule	Date & Signature of Party Responsible for Verification of Compliance
			prior to issuance of applicable construction permit or initiation of site improvements, and field verify compliance with conditions, as appropriate.		
<b>Cumulative Impacts</b>					
5.6.2.2.a(1)	<p>The project design is to include the following air quality mitigation measures:</p> <ul style="list-style-type: none"> <li>Improve energy conservation of dwelling units a minimum of 10 percent above Title 24 requirements in place at the time building permits are issue;</li> <li>Installation of weather and tamper proof exterior electrical outlets on the exterior of dwelling units to promote the use of electric powered landscape maintenance equipment;</li> <li>A minimum of four public transit stops shall be shown in the Master plan at locations acceptable to the Chowchilla Area Transit system operator and the City of Chowchilla. The public transit stops</li> </ul>	Project Applicant, Developer and / or Successors in Interest	<p>Chowchilla Community Development Dept. and / or Public Works Dept. shall verify Title 24 energy calculations for buildings construction plans exceed Title 24 requirements by a minimum of 10 percent and that applicable weather and tamper proof exterior electrical outlets are provided in construction plans and have been installed.</p> <p>Chowchilla Community Development</p>	<p>Verify Title 24 energy calculations prior to issuance of building permits for dwelling units.</p> <p>Verify and approve applicable weather and tamper proof exterior electrical outlets have been installed prior to issuance of certificate of occupancy permit.</p> <p>Verify and approve public transit stops prior to approval of any Project street / circulation improvement plan, or issuance of building permit.</p>	

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	<p>shall provide for the installation of one bus shelter per location acceptable to the Chowchilla Area Transit system operator and the City of Chowchilla.</p> <ul style="list-style-type: none"> <li>All residential units larger than 1,800 square feet and/or including more than two bathrooms shall have an option in the dwelling to include solar hot water and/or a photovoltaic system;</li> <li>“Cool roofs” or high albedo roofs shall be required for all residential units;</li> <li>Tankless water heaters shall be installed in all residential units;</li> <li>All appliances furnished by the home builder shall be Energy Star rated;</li> <li>The project sponsor shall demonstrate that natural-gas-fired, fan-type central furnaces installed at the project site comply with applicable SJVAPCD requirements, and if there are no specific SJVAPCD requirements, then the standards set forth in South Coast Air Quality</li> </ul>		<p>Department shall verify location of bus stop locations and design improvements on Project improvement plans meet City and Chowchilla Area Transit specifications.</p>	<p>Prior to issuance of Final Map, verify location of required transit stop and improvements have been constructed to specifications.</p>	

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	<p>Management District's Rule 1111 shall apply. Low-NOx space and water heaters generate approximately 25 to 60 percent less NOx relative to conventional models;</p> <ul style="list-style-type: none"> <li>The project sponsor shall install double-panned glass in all exterior windows;</li> <li>Trees should be carefully selected and located to shade the structures during the hot summer months. This measure should be implemented on the southern and western exposures. Deciduous trees should be considered since they provide shade in the summer and allow sun to reach residences during cold and winter months;</li> <li>Construction of buildings should be oriented to maximize passive solar cooling and heating when practicable.</li> </ul>				
5.6.2.2.a(2)	The following dust abatement measures be included in construction contracts awarded at the project site to comply with SJVAPCD Regulation VIII and to reduce construction-related PM-10 emissions to a less than significant level.	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development Dept. and / or Public Works Dept. shall verify that applicable SJVAPCD specifications are	Verify prior to approval of any applicable Project improvement plans that applicable SJVAPCD specifications are	

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	<ul style="list-style-type: none"> <li>All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized to reduce dust emissions using water, chemical stabilizer/suppressant, or vegetative ground cover;</li> <li>All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized to reduce dust emissions using water or chemical stabilizer/suppressant;</li> <li>All land clearing, grubbing, scraping, excavation, land leveling, grading, cut &amp; fill, and demolition activities shall be effectively controlled to reduce fugitive dust emissions utilizing application of water or presoaking;</li> <li>When materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, or at least six inches of freeboard space from the top of the container shall be maintained;</li> <li>All operations shall limit or expeditiously remove the</li> </ul>		included in Project improvement plans and are being implemented during construction.	included and verify specifications are being implemented during Project construction activities.	

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	<p>accumulation of mud or dirt from adjacent public streets at least once every 24 hours when operations are occurring. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions and the use of blower devices is expressly forbidden.);</p> <ul style="list-style-type: none"> <li>Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant;</li> <li>The requirements of SJVAPCD Rule 8041 – Carryout and Trackout shall be strictly adhered to by all contractors working on the construction of the site or in the public right-of-way;</li> </ul>				
5.6.2.2.a(3)	<p>The following dust abatement measures shall be included in construction contracts awarded at the project site to comply with SJVAPCD:</p> <ul style="list-style-type: none"> <li>The speed of construction vehicles on unpaved roads shall be limited</li> </ul>	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development and / or Public Works Dept. shall verify that applicable SJVAPCD specifications are included in Project	Verify prior to approval of any applicable Project improvement plans that applicable SJVAPCD specifications are included and verify	

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	<p>to a maximum of 15 miles per hour; and</p> <ul style="list-style-type: none"> <li>Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.</li> </ul>		improvement plans and are being implemented during construction.	specifications are being implemented during Project construction activities.	
5.6.2.2.a(4)	All new or modified paved roads shall be constructed in conformance with the American Association of State Highway and Transportation Officials guidelines for width of shoulders and median shoulders. Specifically, for new or modified paved roads with projected average daily vehicle trips between 500 and 3,000 vehicles, the minimum shoulder width shall be 4 feet, and for new or modified paved roads with projected average daily vehicle trips of 3,000 vehicles or more, the minimum shoulder width shall be 8 feet. Rule 8021 provides certain exceptions to the standards based on environmental (e.g., to avoid wetlands), historical or archaeological considerations.	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development and / or Public Works Dept. shall verify that applicable SJVAPCD specifications are included in Project improvement plans and are being implemented during construction.	Verify prior to approval of any applicable Project improvement plans that applicable SJVAPCD specifications are included and verify specifications are being implemented during Project construction activities.	
5.6.2.2.a(5)	The City shall require that the project The following specifications shall be provided in Project construction contracts to reduce ozone precursor emissions generated by	Project Applicant, Developer and / or Successors in Interest	Chowchilla Community Development and / or Public Works Dept. shall verify that applicable SJVAPCD	Verify prior to approval of any applicable Project improvement plans that applicable SJVAPCD	

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	<p>construction activities:</p> <ul style="list-style-type: none"> <li>Asphalt paving within the plan area shall comply with the specifications of SJVAPCD Rule 4641, which restricts the use and manufacture of cutback, slow-cure, and emulsified asphalt paving materials. This rule would reduce ROG emissions from this construction- related emissions source;</li> <li>For all components of the project that involve the disturbance of more than one acre, the City shall require that at least 10 percent of the fuel used in the heavy equipment be composed of alternative fuels, such as biodiesel, which reduce GHG emissions, if such fuel is readily available at a comparable cost to standard fuel supplies. The City shall require the project sponsor to verify the purchase and use of alternative fuels;</li> <li>The City shall require that contractors limit the idling of inactive heavy equipment to ten minutes or less. This measure shall</li> </ul>		<p>specifications are included in Project improvement plans and are being implemented during construction.</p>	<p>specifications are included and verify specifications are being implemented during Project construction activities.</p>	

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	<p>be shown on all project plans;</p> <ul style="list-style-type: none"> <li>The construction contract shall specify that heavy-duty construction equipment be diesel powered equipment certified to meet the recent NOx emissions standards established for new heavy duty diesel equipment by the CARB, gasoline-powered heavy-duty equipment fitted with catalytic converters, or alternative-fueled equipment (e.g., compressed natural gas);</li> <li>Require construction equipment used at the site to be equipped with catalysts/particulate traps to reduce particulate and NOx emissions. At the time that a contractor is selected for the project, the contractor shall show that the construction equipment used is equipped with particulate filters and/or catalysts or provide documentation why it is infeasible;</li> <li>Asphalt paving within the project shall comply with the specifications of SJVAPCD Rule 4641, which restricts the use and manufacture of cutback, slow-cure, and emulsified asphalt paving</li> </ul>				

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	<p>materials. This rule would reduce ROG emissions from this construction- related emissions source;</p> <ul style="list-style-type: none"> <li>• Water trucks shall be used regularly to reduce dust and particulates generated during construction and along non-paved surfaces;</li> <li>• Construction shall be restricted or banned on days of high winds (exceeding 30 miles per hour);</li> <li>• Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant;</li> <li>• When materials are transported to and from the site, all material shall be covered, effectively wetted to limit visible dust emissions, or at least six inches of freeboard space from the top of the container shall be maintained.</li> </ul>				

## **2.2 Conditions of Approval**

The City of Chowchilla City Council action in certifying the Project Final EIR directed the implementation of the Mitigation Measures presented in their final form in this document and in the Project's Findings of Fact and Statement of Overriding Consideration adopted by the City of Chowchilla. The action of the City of Chowchilla City Council to approve the Project also included specific Conditions of Approval. These Conditions of Approval are separate from and are not Mitigation Measures. Although separate from the Project Mitigation Measures, the Project Conditions of Approval adopted by resolution and made part of the Project is subject to the reporting program described below and adopted for the Project.

## **2.3 Reporting Program**

Pursuant to California Public Resources Code 21081.6, the following describes the reporting program adopted for the Project. The program consists of the following steps:

1. The City of Chowchilla Community Development Department shall utilize the above-listed Mitigation Implementation and Monitoring Program and Conditions of Approvals as a checklist of mitigation measures and conditions to be implemented for the Project. Implementation of the applicable measures and conditions shall be included as a condition of all applicable discretionary approvals, improvement plans and / or construction permits.
2. The Project applicant, developer and / or successors-in-interest shall file a written report with the City of Chowchilla Community Development Department which will monitor the implementation of required mitigation measures and conditions of approval. Similarly, any public agency having jurisdiction over natural resources affected by the Project shall monitor and report upon the implementation of any mitigation measures and / or condition of approval incorporated at their request. Such written report(s) shall be submitted to the City of Chowchilla Community Development Department approximately once every twelve (12) months following approval of improvement plans and / or construction permits. The written report shall briefly state the status in implementing each adopted mitigation measure.
3. The City of Chowchilla Community Development Department shall review the monitoring report(s) and determine whether there is any unusual and substantial delay in, or obstacle to, implementing the adopted mitigation measure(s) and / or conditions of approval. In reviewing the timeliness of the implementation, the City of Chowchilla Community Development Department shall consider any timetable for the Project and the required mitigation measure(s) or condition of approval provided by the applicant and / or responsible agency, as applicable. The City of Chowchilla Community Development Department and other City of Chowchilla Departments may, to the extent deemed necessary, use scheduled inspections to monitor mitigation implementation.

4. The results of the City of Chowchilla Community Development Department shall be limited to imposing reasonable actions as permitted by law which implement the required mitigation measure(s) and conditions of approval. Any decision of the City of Chowchilla Community Development Department Director related to the annual monitoring report may be appealed to the City of Chowchilla Planning Commission and / or City Council, as applicable, within ten (10) calendar days following said written determination.
5. Such monitoring and reporting shall continue until the City of Chowchilla Community Development Department, in consultation with other applicable City of Chowchilla Departments, determines that compliance has been fully achieved or, for ongoing measures, determines that existing enforcement procedures relating to conditions of approval will provide adequate verification of compliance.

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