

# Mitigation Monitoring Program

## Southeast Urban Center Specific Plan

This monitoring program has been prepared pursuant to Public Resources Code Section 21081.6, which requires adoption of a reporting or monitoring program for projects in which the agency has required changes or adopted mitigation to avoid significant environmental effects. Specific reporting and/or monitoring requirements to be enforced during project implementation must be defined prior to final approval of the project proposal by the responsible decision maker(s).

Each required mitigation measure is listed in the table below and categorized by impact area. Also designated is the phase of the project during which time the measure shall be implemented, i.e., Pre-construction, During construction, Prior to occupancy and/or Post occupancy.

<b>Southeast Urban Center Specific Plan Mitigation Monitoring Program</b>		
<b>Mitigation Measure</b>	<b>Phase of Implementation</b>	<b>Date of Compliance/Notes</b>
<b>Air Quality</b>		
5.3-1 Limit traffic speeds on unpaved roads to 15 mph.	During construction	
5.3-2 Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1%.	During construction	
5.3-3 The following measures are encouraged for construction located near sensitive receptors: <ul style="list-style-type: none"> <li>▪ Install wheel washers for all exiting trucks, to wash off all trucks and equipment leaving the site.</li> <li>▪ Install wind breaks at windward side(s) of construction areas.</li> <li>▪ Suspend excavation and grading activity when winds exceed 20 mph.</li> <li>▪ Limit areas subject to excavation, grading, and other construction activity at any one time.</li> </ul>	During construction	
<b>Biological Resources</b>		
The following mitigation measures shall be added as an open space policy of the Specific Plan to reduce potential impacts to a less than significant level:		
5.4-1 Development areas with potential special status species, as identified in the General Plan, Specific Plan, or by other substantive evidence, shall be subject to an appropriate level of biological reconnaissance. Mitigation measures to comply with state and federal regulations shall be made conditions of development.	Pre-construction	

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Mitigation Measure	Phase of Implementation	Date of Compliance/Notes
5.4-2 Setbacks from canals or creeks for the purposes of habitat protection along recreational trails shall be determined by site specific reconnaissance studies in consultation with the appropriate resource management agency(ies).	Pre-construction	
5.4-3 Developments with potential jurisdictional waters shall comply with the permit program of the appropriate resource management agency.	Pre-construction	

**Cultural Resources**

The following mitigation measures shall be added as an implementation policy of the Specific Plan to reduce potential impacts to a less than significant level:

5.5-1 Should site preparation, grading or excavation activities uncover a previously unidentified archaeological resource, work shall be stopped and a qualified archaeological consultant shall be retained to assess the find(s).	During construction	
5.5-2 In the event that site preparation, grading or excavation activities uncover a previously unidentified geological deposit identified as fossil bearing, work shall be stopped and a qualified paleontological consultant shall be retained to assess the find(s) and appropriate steps shall be instigated.	During construction	
5.5-3 Should site preparation, grading or excavation activities uncover previously unidentified human remains, work shall be stopped and a qualified paleontological consultant shall be retained to assess the find(s).	During construction	

**Noise**

The following mitigation measures shall be added as a land use policy of the Specific Plan to reduce potential impacts to a less than significant level:

5.8-1 Table 5.8-6 shall be used to evaluate potential noise impacts from Specific Plan development.	Prior to occupancy	
5.8-2 The minimum distance described in Table 5.8-6 may be reduced if measures to achieve required noise attenuation are demonstrated by the developer. Specific measures shall be incorporated into each project as determined in an acoustical analysis to be prepared as a condition of approval of any Tentative Tract Map or site plan.	During construction and/or Prior to occupancy	

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Mitigation Measure	Phase of Implementation	Date of Compliance/Notes
5.8-3 Table 5.8-7 shall be used to determine the potential for noise impacts from Specific Plan development at off-site sensitive land uses. The developer shall evaluate sensitive land uses situated along roadways subject to significant noise increase described in the table. Specific measures shall be incorporated into each project as determined in an acoustical analysis to be prepared as a condition of approval of any Tentative Tract Map or site plan.	During construction and/or Prior to occupancy	
5.8-4 Where the exterior noise standards are exceeded and berms and/or sound walls are not feasible, an acoustic study shall identify structural modifications to ensure that interior noise levels are reduced to the extent reasonably feasible or other modifications shall be made in the plan to ensure that acceptable noise levels are achieved.	During construction and/or Prior to occupancy	
<b>Public Safety and Health</b>		
5.9-1 As a condition of development evaluation a Phase I Environmental Site Assessment shall be performed for projects which have the potential to have been sites for chemical storage, batching or mixing using methodology acceptable to the Fresno County Health Service Agency.	Pre-construction	
<b>Public Services and Utilities</b>		
5.10-1 The surface water treatment facility shall be used to its maximum capacity whenever possible to allow optimal use of surface water supplies and maximum recharge of the aquifer.	Post occupancy	
5.10-2 Reclaimed water will be used whenever feasible to achieve a water balance.	Post occupancy	
5.10-3 Continue to recharge the aquifer through deliveries to flood control basins whenever possible.	Post occupancy	
5.10-4 Continue water conservation and enforcement actions.	Post occupancy	
5.10-5 The City shall select an alternative in their Wastewater Master Plan to provide the necessary wastewater facilities to serve the project area.	Pre-construction	

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5.10-6 The City shall ensure the provision of adequate trunk sewer and collector main capacities to serve the project area.	Pre-construction	
5.10-7 The City shall ensure that adequate trunk sewer capacity exists or can be provided to serve proposed development prior to the approval of any discretionary approvals, so that capacities of wastewater facilities are not exceeded.	Pre-construction	
5.10-8 Development in drainage areas DP, DO and 3G that may result in storm water runoff in excess of designed or constructed drainage facilities may be approved subject to the following conditions: <ol style="list-style-type: none"> <li>1. Construction of on-site detention ponds to reduce the peak flows from the development to that anticipated in the design of the FMFCD Master Plan for Storm Drainage;</li> <li>2. Implementation of landscaping and open space areas of sufficient size to make the runoff characteristics of the project area equivalent to those anticipated by the design of the FMFCD Master Plan for Storm Drainage facilities;</li> <li>3. Construction of non-Master Plan facilities to increase the system capacity of the FMFCD system; or</li> <li>4. Other as approved by FMFCD.</li> </ol>	Pre-construction	
<b>Traffic and Circulation</b>		
5.14-1 Based on the roadway analysis, the proposed 2-lane/center two-way left turn lane section for Barstow Avenue currently depicted in the Specific Plan shall be widened by 12 feet to provide 4-lanes, bike lanes, and on-street parking.	During construction	