

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)	
5.2 AGRICULTURE AND FORESTRY RESOURCES							
2-1	The City shall adopt either a 1) regional agricultural preservation program in coordination with regional partners, such as the Fresno Council of Governments (COG), its member agencies and farming stakeholders; or 2) a local Farmland Preservation Plan (FPP) by June 25, 2017, which is the expiration date of the City's Memorandum of Understanding with the County, as amended in 2000 (commonly referred to as the Tax Sharing MOU). The 2008 Model Farmland Conservation Program for Fresno County prepared by COG and the American Farmland Trust may be considered as a starting point for either program. Additionally, either program shall evaluate and incorporate, as appropriate, any policies, programs, and implementation tools contained in the Guide for Resource Management proposed as part of the Phase II San Joaquin Valley Greenprint work program. The adopted program shall include policies, standards and measures to avoid the unnecessary conversion of agricultural lands and shall include provisions for: (a) minimizing potential detrimental effects caused by urban development; (b) avoiding the premature conversion of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance; (c) preserving farmland, including, if appropriate, mitigation fees to fund farmland preservation efforts; (d) integrating identified mitigation measures into the entitlement process; and (e) addressing enforcement through the regulatory environment.	Yes	Yes	City of Clovis Planning Division in conjunction with applicable regional entities	Prior to discretionary project approval	City of Clovis Planning Division	
2-2	Upon adoption, project applicants for properties that include designated Prime Farmland, Farmland of Statewide Importance, or Unique Farmland shall comply with the requirements of the adopted regional agricultural preservation program or local FFP.	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	
2-3	Pending adoption of a regional agricultural preservation program or local FFP, or if a regional agricultural preservation program or local FFP is not in place by June 25, 2017, the following requirements shall apply: (1) Project applicants for properties that include more than 20 acres designated Prime Farmland, Farmland of Statewide Importance, or	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>Unique Farmland shall be prepare or fund an agricultural resource evaluation prior to project approval.</p> <p>(2) The resource evaluation shall use generally accepted methodologies (such as the Land Evaluation and Site Assessment Model) to identify the potentially significant impact of the loss of agricultural land.</p> <p>(3) If the loss of agricultural land is determined to be a potentially significant impact, the resource evaluation shall consider the economic viability of future agricultural use of the property.</p> <p>(4) If the agricultural resource is considered significant (based on LESA or other accepted methodology) and future agricultural use is considered economically viable, the conversion will be deemed significant. The City shall require mitigation by one of the following methods:</p> <p>(a) Mitigation at a 1:1 ratio of converted to preserved acreage through a regional conservation easement, or payment of its valuation equivalent if a fee mitigation program is established. If 1:1 mitigation is determined to be economically infeasible, based upon all of the evidence, the ratio may be reduced to an economically feasible ratio or no further mitigation shall be required. This determination shall be made by the City's Director of Planning and Development Services based upon substantial evidence in the record; or</p> <p>(b) Other potential mitigation which achieves the same mitigating effect as the measures identified above, consistent with the CEQA Statutes and Guidelines. This determination shall be made by the City's Director of Planning and Development Services based upon substantial evidence in the record.</p> <p><i>One possible substitute mitigation measure to achieve the preservation of agricultural land is through the use of benchmark densities that are designed to increase development efficiency.</i></p>						

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p><i>When development equals or exceeds the benchmark densities, no further mitigation is required because the community has taken steps to preserve agricultural land by increasing densities beyond a certain threshold thereby accommodating growth trends on less land. When development does not equal or exceed the benchmark densities, a sliding scale of mitigation fees are paid.</i></p> <p><i>The General Plan contains many efficiency policies and land use designations to aid in the preservation of agricultural land, which are based upon the San Joaquin Valley Blueprint and Landscape of Choice principles. See, for example: Land Use Element Goal 3 (orderly and sustainable outward growth into three Urban Centers); Land Use Element Goal 4, Policy 3.8 (land use compatibility); Land Use Element Goal 4, Policy 3.9 (connected development); Land Use Element Goal 4, Policy 4.4 (farmland conservation); Land Use Element Goal 5 (diverse housing and transit oriented development); Land Use Goal 6, Policy 6.2 (smart growth); Land Use Element, Table LU-2 (land use designations); Economic Development Element, Goal 1, Policy 1.2 (jobs-housing ratio); Economic Development Element, Goal 5 (mix of land uses and types of development); Circulation Element, Goal 1, Policy 1.8 (network completion); Circulation Element, Goals 3 and 4, multimodal transportation, bicycle and transit system); Open Space and Conservation Element Goal 2, Policies 2.4 and 2.5 (agricultural lands and right to farm); Air Quality Element, Goal 1, Policy 1.1 (land use and transportation); 2010 Housing Element, Regional Housing Needs Assessment (RHNA) requirements; Fresno COG Sustainable Communities Strategy.</i></p> <p><i>These efficiency policies and land use designations are designed to prevent the premature conversion of farmland by encouraging infill development, by requiring new development to be built at considerably higher densities than Clovis or the region has traditionally seen, by requiring that development occur in a compact, orderly manner, and by providing for balanced</i></p>						

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p><i>development, including substantial emphasis on increasing the jobs-housing ratio.</i></p> <p><i>To the extent benchmark densities are adopted for Clovis or the region, and to the extent the City's General Plan policies and land use designations are consistent with those benchmark densities, mitigation may be met through implementation of the General Plan and application of the benchmark densities.</i></p> <p>(5) The following properties are determined to be not economically viable for future agricultural use, based upon all of the evidence in the record. Other properties shall be evaluated on a case by case basis:</p> <p>All properties within the Loma Vista Specific Plan ("Loma Vista").</p> <ul style="list-style-type: none"> Properties within Loma Vista were designated for urban development under the 1993 General Plan and the 2003 Loma Vista Specific Plan (formerly called the Southeast Urban Center Specific Plan). The Loma Vista Specific Plan EIR, page 5-34, makes the following observations: <p>"The project area is located adjacent to the incorporated Clovis City, within the updated 2000 sphere-of-influence limits, thereby supporting concentrated growth pattern adjacent to the existing urban development. The proposed Specific Plan would guide the conversion of the existing agricultural and rural lands to planned urban uses in a gradual, phased, and orderly manner, therefore alleviating development pressure off of outlying unincorporated lands."</p> <ul style="list-style-type: none"> Substantial development has occurred in Loma Vista since 2003. 						

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)	
<ul style="list-style-type: none"> The City, property owners and the development community have relied upon this urbanization in planning for and developing Loma Vista. The 2000 County General Plan, Land Use Policy LU-G, provides that the County will direct urban growth and development within city spheres of influences to existing incorporated cities, and this policy is memorialized in the City's Memorandum of Understanding with the County, as amended in 2000 (commonly referred to as the Tax Sharing MOU). The Tax Sharing MOU addresses Loma Vista and recognizes this area as becoming substantially urbanized. In fact, before development could proceed outside of Loma Vista, 60% of the developable area in Loma Vista has to be committed to development. In 2008, the City adopted a master plan community zone district for the Loma Vista Community Centers North and South and approved a master site plan review for those sites. Projects adjacent to and within the Community Centers have been approved or are pending. <p>The development community has nine pending project applications for development within Loma Vista.</p>							
5.3 AIR QUALITY							
SC-1	Prior to project approval, each applicant for individual, site-specific developments under the General Plan shall comply with the San Joaquin Valley Air Pollution Control District rules and regulations, including, without limitation, Indirect Source Rule 9510. The applicant shall document, to the City's reasonable satisfaction, its compliance with this standard condition.	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	
3-1	Prior to issuance of any construction permits, development project applicants shall prepare and submit to the City of Clovis Planning Division a technical assessment evaluating potential project construction-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted	Yes	Yes	Project Applicant	Prior to issuance of construction permits	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Clovis Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities. These identified measures shall be incorporated into appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City's Planning Division. Mitigation measures to reduce construction-related emissions could include, but are not limited to:</p> <ul style="list-style-type: none"> ▪ Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. A list of construction equipment by type and model year shall be maintained by the construction contractor onsite, which shall be available for City review upon request. ▪ Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards. ▪ Use of alternative-fueled or catalyst-equipped diesel construction equipment, if available and feasible. ▪ Clearly posted signs that require operators of trucks and construction equipment to minimize idling time (e.g., 5-minute maximum). ▪ Preparation and implementation of a fugitive dust control plan that may include the following measures: <ul style="list-style-type: none"> • Disturbed areas (including storage piles) that are not being actively utilized for construction purposes shall be effectively stabilized using water, chemical stabilizer/suppressant, or covered with a tarp or other suitable cover (e.g., revegetated). • Onsite unpaved roads and offsite unpaved access roads shall be effectively stabilized using water or chemical stabilizer/suppressant. • Land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled utilizing application of water or by presoaking. 						

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<ul style="list-style-type: none"> • Material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained when materials are transported offsite. • Operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.) • 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. • Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday. • Any site with 150 or more vehicle trips per day shall prevent carryout and trackout. • Limit traffic speeds on unpaved roads to 15 mph. • Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1 percent. • Install wheel washers for all exiting trucks or wash off all trucks and equipment leaving the project area. • Adhere to Regulation VIII's 20 percent opacity limitation, as applicable. ▪ Enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA shall identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project. 						

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

	Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
3-2	<p>Prior to discretionary approval, applicants for phased development projects (i.e., construction would overlap operation/opening of the project) involving residential land uses shall coordinate with the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the City of Clovis in conjunction with the SJVAPCD in preparation of a health risk assessment (HRA) for construction activities. If the construction HRA identifies risk impacts that exceed the standards as determined by the SVJAPCD at the time the project is considered, it shall identify measures to reduce these impacts. Recommended measures may include those identified in Mitigation Measure 3-1. The recommendations of the construction HRA shall be incorporated into all construction management plans which shall be submitted to the City and verified by the City's Planning Division.</p>	Yes	Yes	Project Applicant	Prior to discretionary project approval	San Joaquin Valley Air Pollution Control District (SJVAPCD) and City of Clovis Planning Division	
3-3	<p>Prior to project approval, development project applicants shall prepare and submit to the City of Clovis Planning Division a technical assessment evaluating potential project operation phase-related air quality impacts. The evaluation shall be prepared in conformance with San Joaquin Valley Air Pollution Control District (SJVAPCD) methodology in assessing air quality impacts. If operational-related criteria air pollutants are determined to have the potential to exceed the SJVAPCD adopted thresholds of significance, as identified in the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), the City of Clovis Planning Division shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the Standard Conditions of Approval. Mitigation measures to reduce long-term emissions include, but are not limited to:</p> <ul style="list-style-type: none"> ▪ For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug in of the anticipated number of refrigerated trailers to reduce idling time and emissions. ▪ Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power (CHP) in appropriate 	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>applications to optimize renewable energy generation systems and avoid peak energy use.</p> <ul style="list-style-type: none"> ▪ Site-specific developments with truck delivery and loading areas, and truck parking spaces, shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with California Air Resources Board Rule 2845 (13 CCR Chapter 10 § 2485). ▪ Site-specific development shall demonstrate an adequate number of electrical vehicle Level 2 charging stations are provided onsite. The location of the electrical outlets shall be specified on building plans, and proper installation shall be verified by the Building Division prior to issuance of a Certificate of Occupancy. ▪ Applicant-provided appliances shall be Energy Star appliances (dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star appliances shall be verified by the Building Division during plan check. ▪ Applicants for large development projects shall establish an employee trip commute reduction program (CTR), in conformance with the San Joaquin Valley Air Pollution Control District Rule 9410. The program shall identify South Valley Rideshare and/or Valley Rides commute programs, which provide information about commute options and connect commuters for carpooling, ridesharing, and other activities. The CTR program shall identify alternative modes of transportation to the project site, including transit schedules, bike and pedestrian routes, and carpool/vanpool availability. Information regarding these programs shall be readily available to employees and clients and shall be posted in a highly visible location and/or made available online. The project applicant shall include the following incentives for commuters as part of the CTR program: <ul style="list-style-type: none"> • Ride-matching assistance (e.g., subsidized public transit passes) • Preferential carpool parking • Flexible work schedules for carpools • Vanpool assistance or employer-provided vanpool/shuttle • Telecommute and/or flexible work hour programs 						

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

	Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
	<ul style="list-style-type: none"> • Car-sharing program (e.g., Zipcar) • Bicycle end-trip facilities, including bike parking, showers, and lockers • End-of-trip facilities shall be shown on site plans and architectural plans submitted to the Planning Division Manager. The CTR program shall be prepared to the satisfaction of the Planning Division Manager prior to occupancy permits. • Applicants for future development projects along existing and planned transit routes shall coordinate with the City of Clovis and City of Fresno to ensure that bus pads and shelters are incorporated, as necessary. • Applicants for future development projects shall enter into a Voluntary Emissions Reduction Agreement (VERA) with the San Joaquin Valley Air Pollution Control District (SJVAPCD). The VERA shall identify the amount of emissions to be reduced, in addition to the amount of funds to be paid by the project applicant to the SJVAPCD to implement emission reduction projects required for the project. 						
3-4	<p>Prior to discretionary project approval, the City of Clovis shall evaluate new development proposals for sensitive land uses (e.g., residential, schools, day care centers) within the City for potential incompatibilities with regard to the California Air Resources Board's <i>Air Quality and Land Use Handbook: A Community Health Perspective</i> (April 2005). Applicants for sensitive land uses that are within the recommended buffer distances shall submit a health risk assessment (HRA) to the City of Clovis prior to future discretionary project approval. The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment (OEHHA) and the San Joaquin Valley Air Pollution Control District (SJVAPCD). The latest OEHHA guidelines shall be used for the analysis, including age sensitivity factors, breathing rates, and body weights appropriate for children age 0 to 6 years. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06), the appropriate</p>	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>noncancer hazard index exceeds 1.0, or the thresholds established by the SJVAPCD at the time a project is considered, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and noncancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk impacts may include but are not limited to the following:</p> <ul style="list-style-type: none"> ▪ Placement of air intakes away from high-volume roadways and/or truck loading zones. ▪ Heating, ventilation, and air conditioning systems of the buildings provided with appropriately sized maximum efficiency rating value (MERV) filters. ▪ Heating, ventilation, and air conditioning systems for units that are installed with MERV filters shall maintain positive pressure within the building's filtered ventilation system to reduce infiltration of unfiltered outdoor air. <p>Mitigation measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project. The air intake design and MERV filter requirements shall be noted and/or reflected on all building plans submitted to the City and shall be verified by the City's Planning Division.</p>						
<p>3-5 Prior to discretionary project approval, applicants for industrial or warehousing land uses in addition to commercial land uses that would generate substantial diesel truck travel (i.e., 100 diesel trucks per day or 40 or more trucks with diesel-powered transport refrigeration units per day based on the California Air Resources Board recommendations for siting new sensitive land uses), shall contact the San Joaquin Valley Air Pollution Control District (SJVAPCD) or the City of Clovis in conjunction with the SJVAPCD to determine the appropriate level of health risk assessment (HRA) needed. If preparation of an HRA is required, all HRAs shall be submitted to the City of Clovis.</p>	Yes	Yes	Project Applicant	Prior to discretionary project approval	San Joaquin Valley Air Pollution Control District (SJVAPCD) and City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>The HRA shall be prepared in accordance with policies and procedures of the state Office of Environmental Health Hazard Assessment and the San Joaquin Valley Air Pollution Control District (SJVAPCD). If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06) or the risk thresholds in effect at the time a project is considered, the appropriate noncancer hazard index exceeds 1.0, or the thresholds as determined by the SJVAPCD at the time a project is considered, the applicant will be required to identify and demonstrate that measures are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms.</p> <p>Measures to reduce risk impacts may include but are not limited to:</p> <ul style="list-style-type: none"> ▪ Restricting idling onsite beyond Air Toxic Control Measures idling restrictions, as feasible ▪ Electrifying warehousing docks ▪ Requiring use of newer equipment and/or vehicles ▪ Restricting offsite truck travel through the creation of truck routes <p>Measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project.</p>						
<p>3-6 Prior to project approval, if it is determined during project-level environmental review that a project has the potential to emit nuisance odors beyond the property line, an odor management plan shall be prepared and submitted by the project applicant prior to project approval to ensure compliance with San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 4102. The following facilities that are within the buffer distances specified from sensitive receptors (in parentheses) have the potential to generate substantial odors:</p> <ul style="list-style-type: none"> ▪ Wastewater Treatment Plan (2 miles) ▪ Sanitary Landfill (1 mile) ▪ Transfer Station (1 mile) ▪ Composting Facility (1 mile) ▪ Petroleum Refinery (2 miles) 	Yes	Yes	Project Applicant	Prior to discretionary project approval	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)	
<ul style="list-style-type: none"> ▪ Asphalt Batch Plan (1 mile) ▪ Chemical Manufacturing (1 mile) ▪ Fiberglass Manufacturing (1 mile) ▪ Painting/Coating Operations (1 mile) ▪ Food Processing Facility (1 mile) ▪ Feed Lot/ Dairy (1 mile) ▪ Rendering Plant (1 mile) <p>The Odor Management Plan prepared for these facilities shall identify control technologies that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. Control technologies may include but are not limited to scrubbers (e.g., air pollution control devices) at an industrial facility. Control technologies identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan.</p>							
5.4 BIOLOGICAL RESOURCES							
4-1	<p>Biological Assessment & Focused Surveys</p> <p>The City shall require applicants for future development or redevelopment projects that disturb vegetated, vacant land pursuant to prepare a biological resources survey. The survey shall be conducted by a qualified biologist. The biological resources survey shall include, but not be limited to:</p> <ul style="list-style-type: none"> ▪ Analysis of available literature and biological databases, such as the California Natural Diversity Database, to determine sensitive biological resources that have been reported historically from the proposed development project vicinity. ▪ Review of current land use and land ownership within the proposed development project vicinity. ▪ Assessment and mapping of vegetation communities present within the proposed development project vicinity. ▪ Evaluation of potential local and regional wildlife movement corridors. ▪ General assessment of potential jurisdictional areas, including wetlands and riparian habitats. 	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
<p>a) If the proposed development project site supports vegetation communities that may provide habitat for special status plant or wildlife species, a focused habitat assessment shall be conducted by a qualified biologist to determine the potential for special status plant and/or animal species to occur within or adjacent to the proposed development project area.</p> <p>b) If one or more special status species has the potential to occur within the proposed development project area, focused species surveys shall be conducted to determine the presence/absence of these species to adequately evaluate potential direct and/or indirect impacts to these species.</p> <p>c) If construction activities are not initiated immediately after focused surveys have been completed, additional preconstruction special status species surveys may be required, in accordance with the California Endangered Species Act and Federal Endangered Species Act, to assure impacts are avoided or minimized to the extent feasible. If preconstruction activities are required, a qualified biologist will perform these surveys as required for each special status species that is known to occur or has a potential to occur within or adjacent to the proposed development project area.</p> <p>The results of the biological survey shall be presented in a biological resources survey letter report (for proposed development projects with no significant impacts) or biological resources technical report (for proposed development projects with significant impacts that require mitigation to reduce the impacts to below a level of significance) and submitted to the City's Planning Director.</p>						

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

	Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
4-2	<p>Resource Impact Avoidance/Minimization</p> <p>Project applicants shall avoid potential impacts to sensitive or protected biological resources. Avoidance may include:</p> <ul style="list-style-type: none"> ▪ Establishing appropriate no-disturbance buffers (consultation with relevant regulatory agencies may be required to establish suitable buffer areas); ▪ Initiating construction at a time when special status or protected animal species will not be vulnerable to project-related mortality (e.g., outside the avian nesting season or bat maternal or wintering roosting season); ▪ Minimizing impact by measures such as : <ul style="list-style-type: none"> ▪ exclusion and/or silt fencing ▪ relocation of impacted resources ▪ construction monitoring by a qualified biologist ▪ a training program by a qualified biologist for construction personnel on sensitive biological resources. 	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	
4-3	<p>Compensatory Mitigation</p> <p>If project-related impacts cannot be avoided or minimized to less than significant in accordance with Mitigation Measure 4-3, feasible, compensatory mitigation shall be developed by a qualified biologist and implemented to reduce impacts to sensitive or protected biological resources. Mitigation may include but is not limited to:</p> <ul style="list-style-type: none"> ▪ Compensation for lost habitat or waters in the form of preservation or creation of in-kind habitat or waters, either onsite or offsite, protected by conservation easement; ▪ Purchase of appropriate credits from an approved mitigation bank servicing the Clovis General Plan Update Area; ▪ Payment of in-lieu fees. 	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

	Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
4-4	<p>Jurisdictional Wetlands</p> <p>The City shall require applicants of development projects that have the potential to affect jurisdictional resources, to contract with a qualified biologist to conduct a jurisdictional delineation following the methods outlined in the US Army Corps of Engineers' Wetland Delineation Manual to map the extent of wetlands and nonwetland waters, determine jurisdiction, and assess potential impacts. The results of the delineation shall be presented in a wetland delineation letter report and shall be incorporated into the CEQA document(s) required for approval and permitting of the proposed development project.</p> <p>Applicants of development projects that have the potential to impact jurisdictional features shall obtain permits and authorizations from the US Army Corps of Engineers, California Department of Fish and Wildlife, and/or Central Valley Regional Water Quality Control Board. The agency authorization would include impact avoidance and minimization measures as well as mitigation measures for unavoidable impacts. Specific avoidance, minimization, and mitigation measures for impacts to jurisdictional resources shall be determined through discussions with the regulatory agencies during the proposed development project permitting process and may include monetary contributions to a mitigation bank or habitat creation, restoration, or enhancement.</p>	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	
4-5	<p>Migratory Birds</p> <p>The City shall require applicants for new development projects to conduct a pre-construction general nesting bird survey within all suitable nesting habitat that may be impacted by active construction during the general avian breeding season (January 1 to September 15). The preconstruction surveys shall be conducted no more than fourteen days prior to initiation of construction. If no active avian nests are identified within the proposed development project area or within a 300-foot buffer of the proposed development project area, no further mitigation is necessary. If active nests of bird species covered by the Migratory Bird Treaty Act are detected within the proposed development project area or</p>	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)	
within a 300-foot buffer of the proposed development project area, construction shall be halted until the young have fledged, until a qualified biologist has determined the nest is inactive, or until appropriate mitigation measures that respond to the specific situation have been developed and implemented in consultation with the regulatory agencies.							
5.5 CULTURAL RESOURCES							
5-1	Prior to any construction activities of individual projects that may affect historic resources, a historic resources assessment shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards requirements in architectural history or history. The assessment shall include a records search at the Southern San Joaquin Valley Information Center to determine if any resources that may potentially be affected by the project have been previously recorded, evaluated, and/or designated on the National Register of Historic Places or California Register of Historic Resources. Following the records search, the qualified architectural historian or historian will conduct a reconnaissance-level and/or intensive-level survey in accordance with the California Office of Historic Preservation guidelines to identify any previously unrecorded potential historic resources that may potentially be affected by the proposed project. If the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code Section 5024.1, Title 14 CCR, Section 4852), mitigation shall be identified within the technical study that ensures the value of the historic resource is maintained.	Yes	Yes	Project Applicant	Prior to construction activities	City of Clovis Planning Division	
5-2	To ensure that individual projects requiring the relocation, rehabilitation, or alteration of a historic resource do not impair its significance, the Interior's Standards for the Treatments of Historic Properties (Standards) shall be used. The application of the standards shall be overseen by a qualified architectural historian or historic architect meeting the Secretary of the Interior's Professional Qualifications Standards. Prior to any construction activities that may affect the historic resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City of Clovis.	Yes	Yes	Project Applicant	Prior to construction activities	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

	Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5-3	If an individual project would result in the demolition or significant alteration of a historic resource, it cannot be mitigated to a less than significant level. However, recordation of the resource prior to construction activities will assist in reducing adverse impacts to the resource to the greatest extent possible (but not avoid a significant impact). Recordation shall take the form of Historic American Buildings Survey, Historic American Engineering Record, or Historic American Landscape Survey documentation, and shall be performed by an architectural historian or historian who meets the Secretary of the Interior's Professional Qualifications Standards. Documentation shall include an architectural and historical narrative; medium- or large-format black-and-white photographs, negatives, and prints; and supplementary information such as building plans and elevations and/or historic photographs. Documentation shall be reproduced on archival paper and placed in appropriate local, state, or federal institutions. The specific scope and details of documentation will be developed at the project level.	Yes	Yes	Project Applicant	Prior to construction activities	City of Clovis Planning Division	
5-4	City staff shall require applicants for grading permits in undeveloped (not covered in buildings or pavement) areas requiring grading to provide studies by qualified archaeologists assessing the cultural and historical significance of any known archaeological resources on or next to each respective development site, and assessing the sensitivity of sites for buried archaeological resources. On properties where resources are identified, or that are determined to be moderately to highly sensitive for buried archaeological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a cultural preservation expert who meets the Secretary of the Interior's Professional Qualifications Standards.	Yes	Yes	Project Applicant	Prior to issuance of grading permit	City of Clovis Planning Division	
5-5	Should any cultural resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. e. Unanticipated discoveries shall be treated in accordance with applicable state law and evaluated for significance by a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards. If	Yes	Yes	Project Applicant	Prior to issuance of grading permit	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
significance criteria are met, then the project shall be required to protect the resource through avoidance or mitigate impacts to the resource by performing data recovery; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation Series 523 forms (Building, Structure, and Object Record; Archaeological Site Record; or District Record, as applicable).						
5-6 City staff shall require applicants for grading permits in undeveloped (not covered in buildings or pavement) areas requiring grading of undisturbed soil to provide studies by qualified paleontologists assessing the sensitivity of sites for buried paleontological resources. On properties determined to be moderately to highly sensitive for paleontological resources, such studies shall provide a detailed mitigation plan, including a monitoring program and recovery and/or in situ preservation plan, based on the recommendations of a qualified paleontologist who meets the Secretary of the Interior's Professional Qualifications Standards.	Yes	Yes	Project Applicant	Prior to issuance of grading permit	City of Clovis Planning Division	
5-7 Should any potentially significant fossil resources, including human remains, be discovered during project implementation, no further grading shall occur in the area of the discovery until the Planning Director concurs in writing that adequate provisions are in place to protect these resources. c. Unanticipated discoveries shall be treated in accordance with applicable state law and evaluated for significance by a certified professional paleontologist that meets the Secretary of the Interior's Professional Qualifications Standards. If significance criteria are met, then the project shall be required to protect the resource through avoidance or mitigate impacts to the resource by performing data recovery, professional identification, radiocarbon dates as applicable, and other special studies; curate materials with a recognized scientific or educational repository; and provide a comprehensive final report, including catalog with museum numbers.	Yes	Yes	Project Applicant	Prior to issuance of grading permit	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)	
5.7 GREENHOUSE GAS EMISSIONS							
7-1	<p>Prior to issuance of construction permits, the City of Clovis Planning Division shall require that applicants for new development projects submit documentation showing that greenhouse gas (GHG) emissions meet a 29 percent reduction from business-as-usual (BAU) in accordance with the methodology identified by the San Joaquin Valley Air Pollution Control District (SJVAPCD). The documentation shall identify measures to be incorporated into the considered project that would reduce GHG emissions from BAU. Such measures include, but are not limited to the following:</p> <ul style="list-style-type: none"> ▪ Provide a pedestrian access network that internally links all uses and connects to existing external streets and pedestrian facilities. ▪ Provide the minimum number of parking spaces required. ▪ Create a shared parking program, as feasible. ▪ Provide bicycle end-of-trip facilities (e.g., bike parking, showers, and lockers). ▪ Develop rideshare and ride-matching assistance programs. ▪ For planned residential development, design and incorporate a neighborhood electric vehicle system. ▪ Design buildings to be electric vehicle charging-station-ready. ▪ Coordinate with the City of Clovis and/or the Fresno Area Express to install bus stops at or near the project site. ▪ Design buildings to be energy efficient beyond the requirements of Title 24. ▪ Design and orient structures to maximize shade in the summer and sun exposure in the winter. ▪ Install vegetative roofs that cover at least 50 percent of the roof area. ▪ Design buildings to incorporate passive solar design and solar heaters. ▪ Install solar panels on carports and parking areas. ▪ Limit nonessential idling of commercial vehicles beyond Air Toxic Control Measures idling restrictions. 	Yes	Yes	Project Applicant	Prior to issuance of construction permit	City of Clovis Planning Division	

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
5.12 NOISE						
12-1	Individual projects that involve vibration-intensive construction activities within 200 feet of sensitive receptors, such as blasting, pile drivers, jack hammers, and vibratory rollers, shall be evaluated for potential vibration impacts. A study shall be conducted for individual projects where vibration-intensive impacts may occur. If construction-related vibration is determined to be perceptible at vibration-sensitive uses, additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., nonexplosive blasting methods, drilled piles as opposed to pile driving, etc.).	Yes	Yes	Project Applicant	Prior to construction activities	City of Clovis Planning Division
12-2	Applicants for new development projects within 500 feet of sensitive receptors shall implement the following best management practices to reduce construction noise levels: <ul style="list-style-type: none"> Consider the installation of temporary sound barriers for construction activities immediately adjacent to occupied noise-sensitive structures. Equip construction equipment with mufflers. Restrict haul routes and construction-related traffic. Reduce nonessential idling of construction equipment to no more than five minutes. 	Yes	Yes	Project Applicant	Prior to construction activities	City of Clovis Planning Division
5.14 PUBLIC SERVICES						
14-1	For requests for annexation for noncontiguous development (defined as new development that is in excess of one-half mile from the existing City limits and is, on all sides, adjacent to or immediately across the street from vacant or agricultural land uses or other uses that do not have existing City water and sewer service), the City shall require an analysis of the fiscal impacts of the proposed development. The analysis shall quantify, to the satisfaction of the City, the likely and potential increase in capital costs and ongoing operations and maintenance costs over and above that expected from development that is contiguous. The City may oppose annexations that do not provide for a funding mechanism to pay for the increase in costs associated with the development being noncontiguous, and the funding mechanism shall be in addition to the taxes and other funding sources used	Yes	Yes	Project Applicant	Prior to project approval	City of Clovis Planning Division

Mitigation Monitoring and Reporting Program

Clovis General Plan and Development Code Update - Mitigation Monitoring and Reporting Program

Mitigation Measure	Applies to 2035 Scenario	Applies to Full Buildout	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature Required) (Date of Compliance)
for development that is contiguous. The City shall require subsequent development adjacent to the non-contiguous development to provide a similar funding mechanism. The City may terminate such funding mechanisms when it is satisfied that the development no longer poses a cost burden above and beyond that associated with contiguous development.						