

**Mitigation Monitoring and Reporting Program
for the
FINAL
Environmental Impact Report
Selma Crossings Project
City of Selma, Fresno County, California**

State Clearinghouse No. 2007071008

Prepared for:



City of Selma
1710 Tucker Street
Selma, CA 93662
559.891.2209

Contact: D-B Heusser, City Manager

Prepared by:

Michael Brandman Associates
1234 O Street
Fresno, CA 93721
559.497.0310

Contact: Jason M. Brandman, Project Director
Grant Gruber, Project Manager



April 17, 2013

Table 1: Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
1 - Aesthetics, Light, and Glare					
<p>MM AES-2: Prior to issuance of building permits for the proposed project, the applicant shall provide a lighting plan for the City of Selma to review and approve. The plan shall include provisions to ensure that outdoor lighting is designed so that potential glare or light spillover to surrounding land uses is minimized through appropriate site design and shielding of light fixtures (e.g., full cut-off fixtures). The City will review the final site design plans to ensure that all lighting is directed downward and away from residences, and surrounding land uses. This mitigation measure does not preclude the use of small-scale decorative lighting that may be directed upward, such as wall wash lighting or spot lighting for landscaping. This type of lighting is allowed if it does not spill over onto adjacent roadways or properties.</p>	Approval of plan	Prior to issuance of building permits	City of Selma		
2 - Agricultural Resources					
<p>MM AG-1: At the time of development of each phase, the project applicant shall preserve Important Farmland acreage (i.e., Prime Farmland, Unique Farmland, and Farmland of Statewide Importance), as mapped by the California Department of Conservation Farmland Mapping and Monitoring Program, within Fresno County (but outside the Selma Planning Area) at a ratio of no less than 1:1 for each acre of Important Farmland converted to non-agricultural use by the proposed project. Preserved acreage shall be of equal or higher quality than farmland converted to non-agricultural use. The preservation shall be accomplished through one of the following approaches:</p>	Either (1) receipt of fees; or (2) submittal of documentation verifying irrevocable instrument	At the time of development of each phase	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> The applicant shall pay fees to the City of Selma equivalent to the cost of preserving Important Farmland. The City shall use the fees to fund an irrevocable instrument (e.g., deed restriction or preservation easements) to permanently preserve farmland via a Trust for Farmland Funds Disbursements. This option shall be pursued if the City of Selma has a farmland preservation program in place at the time permits are sought. The applicant shall enter into a binding agreement with one or more private property owners or third-party organizations acceptable to the City of Selma (e.g., Fresno County Farm Bureau or the American Farmland Trust) to permanently preserve farmland. The agreement shall identify an irrevocable instrument that will be recorded against the preserved acreage property. This option shall be pursued if the City of Selma does not have a farmland preservation program in place at the time permits are sought. This latter approach may be implemented in conjunction with Mitigation Measure BIO 1d. 			City of Selma		
3 - Air Quality					
<p>MM AIR-2a: During construction activities involving architectural coatings, the reactive organic gases/volatile organic compounds limit shall not exceed 127 grams of ROG/VOC/liter.</p>	Notes on construction plans; site inspection	During construction activities involving architectural coatings	City of Selma		
<p>MM AIR-2b: Prior to issuance of building permits, the City of Selma shall verify that the following air emissions reduction measures are depicted on building plans:</p> <ol style="list-style-type: none"> Provide a pedestrian-friendly and interconnected streetscape to make walking more convenient, comfortable, and safe (including appropriate signalization and signage requirements). 	Approval of plans	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ol style="list-style-type: none"> 2. Provide good access to/from the development for pedestrians, bicyclists, and transit users. 3. Provide connections to bicycle routes/lanes in the vicinity of the project. 4. Provide shade tree planting in parking lots to reduce evaporative emissions from parked vehicles. The landscaping design shall provide 50 percent tree coverage within 10 years of construction using low ROG-emitting, low-maintenance, native drought-resistant trees. 5. Use native plants that require minimal watering and are low ROG-emitting. 6. Provide easements or land dedications and construct bikeways and pedestrian walkways as part of roadway improvements along the project frontage. 7. Implement onsite circulation design elements in parking lots to reduce vehicle queuing and improve the pedestrian environment. 8. Provide employee lockers in buildings with a minimum of 50 employees. 9. Plant drought-tolerant native shade trees along southern exposures of buildings to reduce energy used to cool buildings in summer. 10. Provide and maintain a kiosk displaying transportation information in a prominent area accessible to employees and patrons. 11. Implement a Transportation Choice Program to reduce employee commute trips. The applicant shall work with Rideshare for free consulting services on how to start and maintain a program. 					

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM AIR-4: Prior to approval of site plans for Phase 3, the applicant shall identify the location of any residential units and their distance from State Route 99. If any units are proposed at a distance less than 500 feet from State Route 99, the applicant shall provide a health risk assessment to determine if any units would be exposed to risks exceeding the SJVAPCD threshold of significance of 10 in a million, and if necessary, provide mitigation measures to reduce potentially significant impacts to less than significant levels. Such measures may include Heating, Ventilation, and Air Conditioning (HVAC) systems or use of tree species such as redwood, deodar, or live oak that can filter out particulate matter	Approval of plans	Prior to approval of site plans for Phase 3	City of Selma		
MM AIR-7a: Prior to issuance of building permits for each building, the project applicant shall prepare and submit plans to the City of Selma that demonstrate the use of light-colored “cool” roofs. The approved plans shall be incorporated into the proposed project.	Approval of plans	Prior to issuance of building permits for each building	City of Selma		
MM AIR-7b: Prior to issuance of building permits for each building, the project applicant shall prepare and submit plans to the City of Selma that demonstrate the use of energy efficient lighting, (including light emitting diodes) for outdoor lighting. The approved plans shall be incorporated into the proposed project.	Approval of plans	Prior to issuance of building permits for each building	City of Selma		
MM AIR-7c: Prior to issuance of building permits for each building, the project applicant shall prepare and submit plans to the City of Selma that demonstrate that project buildings exceed the latest adopted edition of the Title 24 energy efficiency standards by a minimum of 10 percent. The approved plans shall be incorporated into the proposed project.	Approval of plans	Prior to issuance of building permits for each building	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM AIR-7d: Prior to issuance of building permits for each building, the project applicant shall prepare and submit plans to the City of Selma that demonstrate that building designs shall incorporate “solar ready” roofs that provide conduits for future solar installation, minimize shade obstructions, and optimize sunlight exposure. The approved plans shall be incorporated into the proposed project.	Approval of plans	Prior to issuance of building permits for each building	City of Selma		
MM AIR-7e: Prior to issuance of building permits for each building, the project applicant shall prepare and submit plans to the City of Selma that demonstrate that shade tree planting in parking lots can achieve 50 percent shade coverage within 15 years of planting. The approved plans shall be incorporated into the proposed project.	Approval of plans	Prior to issuance of building permits for each building	City of Selma		
4 - Biological Resources					
MM BIO-1a: If tree or vegetation removal occurs during the nesting season (February 15 to August 31), no more than 5 days prior to any ground-disturbing activities for each phase or any further subdivision thereof, including vegetation removal or grading, the project applicant will retain a qualified biologist to conduct a nesting bird survey to determine if nests are active or occupied onsite. If passerine birds are found to be nesting, or there is evidence of nesting behavior within 250 feet of the impact area, a 250-foot buffer shall be established around the nests. For raptor species—birds of prey such as hawks and owls—this buffer shall be 500 feet, whereas for special-status raptor species (such as Swainson’s hawk), the buffer shall be 0.5 mile. A qualified biologist shall monitor the nests, and construction activities may commence within the buffer area at the discretion and presence of the biological monitor. No pre-construction survey for nesting birds are required if construction activities occur outside of the nesting bird season (September 1 through February 14).	Completion of survey; submittal of documentation	No more than 5 days prior to construction activities between February 15 through August 31	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM BIO-1b: Prior to ground-disturbing activities for construction activities that disturb agricultural land for each phase, a qualified biologist shall conduct a 30-day pre-construction burrowing owl survey to determine the presence or absence of this species. If burrowing owls are determined to be present, mitigation measures for potential impacts to this species shall follow the guidelines outlined by the Burrowing Owl Consortium (BOC), including passive relocation.</p>	<p>Completion of survey; submittal of documentation</p>	<p>No more than 30 days prior to construction activities</p>	<p>City of Selma</p>		
<p>MM BIO-1c: If construction activities occur during the Swainson’s hawk nesting season (March 1 through September 15), a nesting raptor survey shall be conducted by a qualified biologist on the project site and within a 250-foot buffer of the project site 5 days prior to construction activities for each phase or any further subdivision thereof. Should an active nest be identified, the CDFG shall be contacted to determine avoidance and mitigation measures pursuant to the California Department of Fish and Game’s Mitigation Guidelines for Swainson’s Hawk.</p>	<p>Completion of survey; submittal of documentation</p>	<p>No more than 5 days prior to construction activities between March 1 through September 15</p>	<p>City of Selma</p>		
<p>MM BIO-1d: Prior to issuance of grading permits for each phase or any further subdivision thereof, the applicant shall provide documentation to the City of Selma demonstrating that Swainson’s hawk foraging habitat mitigation has been obtained at a ratio of 0.75 acre for each 1.00 acre of suitable foraging habitat developed. “Suitable foraging habitat” consists of fallow fields that would be affected by construction activities. Land planted as vineyards shall not be treated as suitable foraging habitat pursuant to the guidance in the Mitigation Guidelines for Swainson’s Hawk. The applicant shall mitigate for the loss of Swainson’s hawk foraging habitat through (1) payment of fees for offsite preservation of foraging habitat to a resource agency or a third-party organization acceptable to a resource agency or (2) acquisition of an irrevocable instrument (e.g., deed restriction or easement) for preservation of foraging habitat on a property</p>	<p>submittal of documentation</p>	<p>Prior to issuance of grading permits for each phase or any further subdivision thereof,</p>	<p>City of Selma</p>		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
that provides equal or greater quality habitat. This mitigation measure may be coordinated with Mitigation Measure AG-1.					
MM BIO-1e: Prior to ground-disturbing activities for each phase or any further subdivision thereof, a qualified biologist shall conduct a 30-day pre-construction San Joaquin kit fox survey to identify any potential kit fox species or denning locations. If kit foxes or kit fox dens are detected, a qualified biologist shall contact USFWS and implement the USFWS’s Standard Recommendations for the Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance.	Completion of survey; submittal of documentation	Prior to ground-disturbing activities for each phase or any further subdivision thereof	City of Selma		
5 - Cultural Resources					
MM CUL-1: If a potentially significant cultural resource is encountered during subsurface excavation for the project, all construction activities within a 50-foot radius of the find shall cease until a qualified archaeologist determines whether the resource requires further study. The City shall require the project applicant to include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of California Environmental Quality Act criteria by a qualified archaeologist. Potentially significant cultural resources could consist of but are not limited to stone, bone, glass, ceramic, wood, or shell artifacts; fossils; or features including hearths, structural remains, or historic dumpsites. If the resource is determined significant under CEQA, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan that will capture those categories of data for which the site is significant. The archaeologist shall also conduct appropriate technical analyses,	Notes on construction plans; site inspection	During construction (if a potentially significant cultural resource is encountered during subsurface excavation)	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
prepare a comprehensive report and file it with the appropriate Information Center, and provide for the permanent curation of the recovered materials.					
MM CUL-2: If deposits of prehistoric or historical archaeological materials are encountered during subsurface earthwork activities, all work within 50 feet of the resource shall cease until a qualified archaeologist can determine the significance of the find. The resource shall be evaluated for eligibility for listing on the California Register and recommendations made. The identified resource shall be avoided by project activities during evaluation. If the resource is not considered eligible, avoidance is not necessary. If the resource is considered eligible, they shall be avoided or any unavoidable adverse effects must be mitigated. Upon completion of the archaeologist’s evaluation, a report shall be prepared documenting the methods and results, as well as recommendations. The report shall be submitted to the City and the Southern San Joaquin Valley Inventory Center. The recommendations of the archaeologist shall be incorporated into construction plans.	Notes on construction plans; site inspection	During construction (if deposits of prehistoric or historical archaeological materials are encountered during subsurface earthwork activities)	City of Selma		
MM CUL-3: If animal or plant fossils are encountered during subsurface earthwork activities, all work within 50 feet of the discovery shall cease until a qualified paleontologist has determined the significance of the find and provides recommendations. Project personnel shall not collect or remove any paleontological material. If the paleontological finds are found to be significant, the area shall be avoided by project activities. The recommendations of the paleontologist shall be incorporated into construction plans.	Notes on construction plans; site inspection	During construction (if animal or plant fossils are encountered during subsurface earthwork activities)	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM CUL-4: If human remains are encountered during excavations associated with this project, all work will halt, and the Fresno County Coroner will be notified (Section 5097.98 of the Public Resources Code). The Coroner will determine whether the remains are of forensic interest. If the coroner, with the aid of the supervising archaeologist, determines that the remains are prehistoric, he/she will contact the Native American Heritage Commission (NAHC). The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 7050.5 of the California Health and Safety Code. The MLD will make his/her recommendations within 48 hours of their notification by the NAHC. This recommendation may include scientific removal and nondestructive analysis of human remains and items associated with Native American burials (Section 7050.5 of the Health and Safety Code).</p>	<p>Notes on construction plans; notification of County Coroner and NAHC; site inspection</p>	<p>During construction (if human remains are encountered during excavations)</p>	<p>City of Selma; Fresno County Coroner</p>		
<p>6 - Geology, Soils, and Seismicity</p>					
<p>MM GEO-1: Prior to issuance of building permits for the first building in each phase, the project applicant shall submit a design-level geotechnical report to the City of Selma for review and approval. The report shall demonstrate that the proposed project's plans for that structure incorporate all applicable seismic design standards of the latest adopted edition of the California Building Standards Code. The recommendations from the approved design-level geotechnical report shall be incorporated into the project plans, and the project applicant shall adhere to these approved plans in developing the project.</p>	<p>Approval of report</p>	<p>Prior to issuance of building permits for the first building in each phase</p>	<p>City of Selma</p>		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
7 - Hazards and Hazardous Materials					
<p>MM HAZ-2a: Prior to recordation of the final map for the Northwest Area, the project applicant shall consult with the United States Environmental Protection Agency and the California Department of Toxic Substances Control regarding the hexavalent chromium plume associated with the Selma Pressure Treatment Site. Following this consultation, the project applicant shall provide a copy of agreements that demonstrate that ongoing access for monitoring and remediation is provided to both agencies and that adequate controls are in place to protect the system (or a replacement system). Access shall be provided for the life of the project or until the regulatory agency(ies) with jurisdiction over the plume determine that it is no longer necessary. Access agreements and associated documentation shall be provided to the City of Selma and recorded in the final map.</p>	Submittal of documentation	Prior to recordation of the final map for the Northwest Area	City of Selma		
<p>MM HAZ-2b: Prior to issuance of grading permits within the Northeast Area, the project applicant shall retain a qualified consultant to investigate the potential presence of the Tidewater Associated Oil Company pipeline and associated residual weathered crude oil along the Golden State Boulevard frontage. The investigation shall include a field survey to determine the presence or absence of the pipeline or residual weathered crude oil. If either is encountered, the applicant shall develop an abatement plan in consultation with Chevron Environmental Management and implement it prior to earthwork activities within the affected area. The applicant shall submit documentation as part of the grading permit application demonstrating that this mitigation measure has been successfully completed.</p>	Submittal of documentation	Prior to issuance of grading permits within the Northeast Area	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM HAZ-2c: Prior to issuance of demolition permits for any structures located on the project site, the project applicant shall retain a certified hazardous waste contractor to properly remove and dispose of all materials containing asbestos and lead paint in accordance with federal and state law. The applicant shall submit documentation to the City of Selma demonstrating that this contractor has been retained part of the demolition permit application. Upon completion of removal and disposal, the project applicant shall provide documentation to the City of Selma demonstrating that these activities were successfully completed.</p>	Submittal of documentation	Prior to issuance of demolition permits for any structures located on the project site	City of Selma		
<p>MM HAZ-2d: Prior to issuance of grading permits for any portion of the project site that involved cultivated agricultural uses within the previous 5 years, the project applicant shall retain a qualified consultant to assess the affected soils for the presence of residual concentrations of agricultural chemicals. Soils shall be laboratory tested for organochlorine pesticides in accordance with California Department of Toxic Substances Control (DTSC) guidelines. If the laboratory testing yields concentrations in excess of acceptable limits for commercial development, the project applicant shall retain a qualified contractor to perform soil remediation in accordance with DTSC guidelines. The soil remediation activities shall be completed prior to grading activities. The applicant shall submit documentation to the City of Selma demonstrating that soil testing was performed and any necessary remediation was completed as part of the grading permit application.</p>	Submittal of documentation	Prior to issuance of grading permits for any portion of the project site that involved cultivated agricultural uses within the previous 5 years	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM HAZ-2e: Prior to issuance of grading permits for any of the project uses, the project applicant shall retain a qualified consultant to investigate the potential presence of aboveground storage tanks or underground storage tanks within the project site. The investigation shall include a field survey to determine the presence or absence of these vessels. If one or more vessels are encountered, the applicant shall retain a qualified contractor to remove the vessel(s) in accordance with state and federal requirements. If necessary, soil testing and abatement measures shall be performed in conjunction with vessel removal. The applicant shall submit documentation to the City of Selma demonstrating that investigation was performed and any necessary remediation was completed as part of the grading permit application.</p>	Submittal of documentation	Prior to issuance of grading permits for any of the project uses	City of Selma		
<p>8 - Hydrology and Water Quality</p>					
<p>MM HYD-1a: Prior to the issuance of the first grading permit or building permit for each phase or any further subdivision thereof (whichever occurs first) for the project, the project applicant shall prepare and submit a Stormwater Pollution Prevention Plan (SWPPP) to the Central Valley RWQCB that identifies specific actions and Best Management Practices (BMPs) to prevent stormwater pollution during construction activities to the maximum extent practicable. The City of Selma shall confirm that the RWQCB has approved the SWPPP prior to issuance of the grading permit or building permit (whichever occurs first). The SWPPP shall identify a practical sequence for BMP implementation and maintenance, site restoration, contingency measures, responsible parties, and agency contacts. The SWPPP shall include but not be limited to the following elements:</p> <ul style="list-style-type: none"> • Temporary erosion control measures shall be employed for disturbed areas. 	Approval of Stormwater Pollution Prevention Plan; notes on construction plans; site inspection	Prior to the issuance of the first grading permit or building permit for each phase or any further subdivision thereof (whichever occurs first) for the project	City of Selma; Central Valley Regional Water Quality Control Board		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> No disturbed surfaces shall be left without erosion control measures in place during the winter and spring months. Sediment shall be retained onsite by a system of sediment basins, traps, or other appropriate measures. The construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains. BMP performance and effectiveness shall be determined either by visual means where applicable (e.g., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination (such as inadvertent petroleum release) is required by the Central Valley Regional Water Quality Control Board to determine adequacy of the measure. In the event of significant construction delays or delays in final landscape installation, native grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance, as an interim erosion control measure throughout the wet season. 					
<p>MM HYD-1b: Prior to the issuance of the first building permit for each phase or any further subdivision thereof, the project applicant shall submit a stormwater quality management plan to the City of Selma for review and approval. The stormwater quality management plan shall identify pollution prevention measures and practices to prevent polluted runoff from leaving the project site. Examples of stormwater pollution prevention measures and practices to be contained in the plan include but are not limited to:</p> <ul style="list-style-type: none"> Strategically placed bioswales and landscaped areas that promote percolation of runoff Pervious pavement Roof drains that discharge to landscaped areas 	Approval of stormwater quality management plan	Prior to the issuance of the first building permit for each phase or any further subdivision thereof	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> • Trash enclosures with screen walls and roofs • Stenciling on storm drains • Curb cuts in parking areas to allow runoff to enter landscaped areas • Rock-lined areas along landscaped areas in parking lots • Catch basins • Oil/water separators • Regular sweeping of parking areas and cleaning of storm drainage facilities • Employee training to inform store personnel of stormwater pollution prevention measures <p>The project applicant shall also prepare and submit an Operations and Maintenance Agreement to the City of Selma for its approval identifying appropriate procedures to ensure that stormwater quality control measures work properly during operations.</p>					
<p>MM HYD-2a: Prior to recordation of the final map for each phase, the project applicant shall demonstrate that ongoing access for monitoring and remediation can be provided within the Northwest Area for the hexavalent chromium groundwater plume associated with the Selma Pressure Treatment site. Access shall be provided for the life of the project or until the regulatory agency(ies) with jurisdiction over the plume determine that it is no longer necessary.</p>	Submittal of documentation	Prior to recordation of the final map for each phase	City of Selma		
<p>MM HYD-2b: Prior to issuance of the first grading permits for each phase, the project applicant shall properly destroy groundwater wells in accordance with state and local regulations. All wells shall be sampled for lubricating oil prior to destruction. If oil is detected in the samples, the affected water shall be removed and disposed of in accordance with federal, state, and local regulations. The applicant shall include documentation verifying that wells were tested and properly destroyed as part of the grading permit application.</p>	Submittal of documentation	Prior to issuance of the first grading permits for each phase	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM HYD-3a: Prior to recordation of the final map for each phase, the project applicant shall submit the final project-specific Storm Drainage Master Plan to the City of Selma for review and approval. The final plan shall identify onsite drainage facilities that will ensure that runoff from the project site is controlled in manner equivalent to or better than the standards set forth in the latest adopted version of the City of Selma Storm Drainage Master Plan. Once City staff have determined the project-specific Storm Drainage Master Plan to be satisfactory, the City’s Storm Drainage Master Plan shall be amended to reflect the relevant provisions of the project-specific plan. The project applicant shall incorporate the approved plan into the proposed project plans.</p>	Approval of project-specific Storm Drainage Master Plan	Prior to recordation of the final map for each phase	City of Selma		
<p>MM HYD-3b: Prior to issuance of the first grading permits for each phase, the project applicant shall prepare a Vector Management Plan for the basin for review and approval by the City of Selma. At a minimum, the Vector Management Plan shall incorporate the Consolidated Mosquito Abatement District’s recommendations listed below. The approved plan shall be incorporated into the proposed project.</p> <ul style="list-style-type: none"> • The basin shall be designed and managed in manner that maintains water depths at a minimum of 4 feet to preclude invasive emergent vegetation such as cattails. • If water levels are subject to fluctuation during the summer months (mosquito breeding season), the basin shall be constructed to provide a low-flow/sump area to allow water to pond in this area and prevent the growth of invasive emergent vegetation. The low flow/sump area shall be a minimum of 4 feet below the elevation of the basin floor, with the balance of the basin draining to this area. • A free and unencumbered roadway shall be provided around the perimeter of the basin. • Basin edges shall be maintained and managed in a manner that prevents excess vegetation growth. 	Approval of Vector Management Plan	Prior to issuance of the first grading permits for each phase	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
10 – Noise					
<p>MM NOI-1a: Prior to issuance of building permits for each project use, the project applicant shall prepare and submit building plans to the City of Selma for review and approval demonstrating that appropriate noise attenuation measures have been incorporated to protect nearby sensitive receptors from excessive levels of non-transportation noise sources (mechanical equipment, solid waste and recycling facilities, truck loading areas, etc.). Such noise attenuation measures may include but are not limited to sound walls, landscaped berms, building orientation, setbacks/buffers, and other similar measures. The City of Selma as the discretion to request that the applicant provide calculations to demonstrate that sensitive receptors are protected from excessive levels of non-transportation noise sources on a case-by-case basis. The approved plans shall be incorporated into the project.</p>	Approval of plans	Prior to issuance of building permits for each project use	City of Selma		
<p>MM NOI-1b: Prior to issuance of building permits for the first use of each phase, the project applicant shall contact property owners with existing residences within 75 feet of the centerline of the following roadway segments and offer to (1) construct a soundwall along their street frontage or (2) replace existing windows and doors with sound-rated assemblies:</p> <ul style="list-style-type: none"> • Second Street (east of SR-99 southbound offramp) • Mountain View Avenue (between McCall Avenue and Mendocino Avenue) • Dockery Avenue (north and south of Mountain View Avenue) • Golden State Boulevard (north and south of Mountain View Avenue; east of Bethel Avenue) • Bethel Avenue (north of Golden State Avenue) 	Submittal of documentation	Prior to issuance of building permits for the first use of each phase	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
The applicant and property owner have the discretion to mutually determine the timing and cost-sharing arrangements of the sound wall or window/door installation. Property owners also have the option of declining the installation of sound walls, windows, or doors.					
MM NOI-1c: Prior to issuance of building permits for hotels or residential uses, the project applicant shall prepare and submit building plans to the City of Selma for review and approval demonstrating compliance with the City’s noise standards. Outdoor activity areas (e.g., patios, balconies) shall be exposed to noise levels no greater than 65 dBA L _{dn} and interior areas shall be exposed to noise levels no greater than 45 dBA L _{dn} .	Approval of plans	Prior to issuance of building permits for hotels or residential uses	City of Selma		
<p>MM NOI-4: During construction activities for the proposed project, the applicant shall require its construction contractors to adhere to the following noise attenuation requirements:</p> <ul style="list-style-type: none"> • Construction activities shall be limited to the hours between 6 a.m. and 7 p.m. on weekdays and between 9 a.m. and 7 p.m. on weekends. The City of Selma shall have the discretion to permit construction activities to occur outside of allowable hours if compelling circumstances warrant such an exception (e.g., weather conditions necessary to pour concrete). • All construction equipment shall use noise-reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer. If no noise-reduction features were installed by the manufacturer, then the contractor shall require that at least a muffler be installed on the equipment. • Construction staging and heavy equipment maintenance activities shall be performed a minimum distance of 300 feet from the nearest residence, unless safety or technical factors take precedence (e.g., an equipment breakdown). 	Notes on construction plans; site inspection	During construction activities	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> A 10-foot-high construction noise barrier shall be installed along the edge of the project site within 300 feet of any offsite residence prior to start of grading activities. The noise barrier shall either be constructed of a minimum ½-inch plywood or utilize acoustical blankets with a minimum Sound Transmission Class of 12. The barrier shall remain in place until noise intensive aspects of construction are completed. 					
11 - Public Services and Utilities					
<p>MM PSU-1: Prior to recordation of the final map for Phase 1, the project applicant shall enter into an agreement with the City of Selma to implement one of the following fire protection options:</p> <ul style="list-style-type: none"> Option A: The developer must dedicate a minimum of 1.5 acres parcel, to be used for a Fire Facility upon or before the issuance of building permits for Phase 1 of the project. Beginning with the issuance of building permits for Phase 1, the developer will contribute compensation equivalent to the cost incurred by the Fire Department to protect any and all structures within or immediately adjacent to the project area. The developer will continue to pay this contribution to the general fund, until the tax revenue generated by the project off sets the burden to the City for providing this public service to the project. Option B: Enter into an agreement with the Fresno County Fire Protection District to co-habitat Station No. 83 located at 11500 E. Mountain View Avenue as an interim measure. Under this option, two new fire personnel would need to be added to the Selma Fire Department and two existing Fresno County Fire Protection District positions would be used to augment the station staffing. Ultimately, the City may consider purchasing the station from the Fire Protection District if and when the latter agency vacates the area. Should 	<p>Either (1) dedicate a minimum of 1.5 acres parcel, to be used for a Fire Facility; or (2) enter into an agreement with the Fresno County Fire Protection District to co-habitat Station No. 83</p>	<p>Prior to recordation of the final map for Phase 1</p>	<p>City of Selma</p>		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>the City or Fire Protection District deem this option unacceptable, Option A shall be pursued. If Option B is pursued, this approach would only be applicable to the Northeast Area (Phase 1).</p> <p>If Option B is pursued, this approach would only be applicable to the Northeast Area (Phase 1). Option A would need to be fully implemented prior to occupancy of either the South Area (Phase 2) or the Northwest Area (Phase 3).</p>					
<p>MM PSU-2: Prior to issuance of the first certificate of occupancy for the Northeast Area (Phase 1), the project applicant shall prepare and submit plans to the City of Selma demonstrating that the following police protection facilities and security measures will be implemented:</p> <ul style="list-style-type: none"> • Inclusion of a storefront Police Department substation. • 24-hour mobile private security patrols, including the use of golf carts or bicycles where appropriate and feasible. • Video surveillance for exterior areas, including parking lot. The video surveillance system would be linked to the City’s fiber optic network to allow Police Department personnel to remotely view images. 	Approval of plans	Prior to issuance of the first certificate of occupancy for the Northeast Area (Phase 1)	City of Selma		
<p>MM PSU-3a: Prior to issuance of building permits for each phase, the project applicant shall submit landscaping plans to the City of Selma for review and approval demonstrating that landscaping will comply with the Model Efficient Landscape Water Ordinance. The landscaping plans shall identify outdoor irrigation water conservation measures, such as but not limited to:</p> <ul style="list-style-type: none"> • Separate metering of irrigation water • Drought-resistant vegetation • Irrigation systems employing the following features: <ul style="list-style-type: none"> - Drip irrigation - Low-precipitation-rate sprinklers - Bubbler/soaker systems 	Approval of plans	Prior to issuance of building permits for each phase	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<ul style="list-style-type: none"> - Programmable irrigation controllers with automatic rain shutoff sensors and flow sensing capabilities - Matched precipitation rate nozzles that maximize the uniformity of the water distribution characteristics of the irrigation system - Conservative sprinkler spacings that minimize overspray onto paved surfaces - Hydrozones that keep plants with similar water needs in the same irrigation zone • Minimally or gently sloped landscaped areas to minimize runoff and maximize infiltration • Organic topdressing mulch in non-turf areas to decrease evaporation and increase water retention 					
<p>MM PSU-3b: Prior to issuance of building permits for each phase, the project applicant shall submit building plans to the City of Selma for review and approval that identify the following indoor water conservation measures:</p> <ul style="list-style-type: none"> • Separate metering of domestic water • Low-flow or ultra-low-flow toilets and urinals • Sensor-activated, low-flow faucets 	Approval of plans	Prior to issuance of building permits for each phase	City of Selma		
<p>MM PSU-6a: Prior to issuance of building permits for each building, the project applicant shall submit documentation to the City of Selma as part of the permit application demonstrating that construction and demolition debris recycling measures will be incorporated into the proposed project. Such activities shall include the retention of a qualified contractor to perform construction debris recycling with an objective of diverting a minimum of 50 percent of construction debris from the waste stream.</p>	Submittal of documentation	Prior to issuance of building permits for each building	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM PSU-6b: Prior to issuance of the final certificates of occupancy for each building, the project applicant shall install onsite facilities necessary to collect and store recyclable materials generated by customers and facility operations. Customer recyclable collection facilities (i.e., receptacles) shall be located in public spaces and clearly identify accepted materials. Facility operations recycling facilities (i.e., bale and pallet storage) shall be located in appropriate places and shall be enclosed for screening purposes.</p>	Site inspection	Prior to issuance of the final certificates of occupancy for each building	City of Selma		
12 - Transportation					
<p>MM TRANS-1a: Prior to recordation of the final map for Phase 1, the project applicant and the City of Selma shall establish a community facilities financing district or other financing mechanism to fund transportation improvements. The City of Selma Planning Department, Selma legal counsel and the applicant must develop the financing mechanism. The financing mechanism shall include a provision allow the “pass through” of transportation-related development fees collected as part of the City of Selma’s standard fee schedule to be applied to planned improvements identified by the City’s development fee program. Applicants that pursue development pursuant to the final map shall contribute a fair share of the costs of necessary improvements at the time building permits are sought.</p>	Establishment of community facilities financing district or other financing mechanism	Prior to recordation of the final map for Phase 1	City of Selma		
<p>MM TRANS-1b: Prior to issuance of the first certificate of occupancy for Phase 1, the project applicant shall install one of the following improvements at the Mountain View Avenue/SR-99 Southbound Ramps intersection:</p> <p>(A) A roundabout with two lanes, except along the north side and east side where only one circulating lane would be required; or</p>	Acceptance of improvements	Prior to issuance of the first certificate of occupancy for Phase 1	City of Selma; California Department of Transportation		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
(B) Improvements consisting of alignment of the on- and off-ramps, installation of traffic signals with protected left-turn phasing, and the elimination of the Van Horn Avenue approach. The following lane configurations shall be provided: (1) Eastbound—One through lane and one right-turn lane; (2) Westbound—One left-turn lane (minimum 160 feet) and one through lane; and (3) Southbound—One left-turn lane and one right-turn lane.					
<p>MM TRANS-1c: Prior to issuance of the first certificate of occupancy for Phase 1, the project applicant shall install one of the following improvements at the Mountain View Avenue/SR-99 Northbound Ramps intersection:</p> <p>(A) A roundabout with two lanes, except along the east side and west side where only one circulating lane would be required; or</p> <p>(B) Improvements consisting of alignment of the on- and off-ramps and the installation of traffic signals with protected left-turn phasing. The following lane configurations shall be provided: (1) Eastbound—One left-turn lane (minimum 50 feet) and one through lane; (2) Westbound—One through lane and one right-turn lane; and (3) Northbound—One left-turn lane and one right-turn lane.</p>	Acceptance of improvements	Prior to issuance of the first certificate of occupancy for Phase 1	City of Selma; California Department of Transportation		
<p>MM TRANS-1d: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Mountain View Avenue/Golden State Boulevard. The improvements shall consist of (1) two left-turn lanes (minimum 400 feet), two through lanes, and one right-turn lane on the eastbound approach; (2) two left-turn lanes, two through lanes, and two right-turn lanes on the westbound approach; (3) two left-turn lanes, two through lanes, and one right-turn lane on the northbound</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
approach; (4) two left-turn lanes, two through lanes, and two right-turn lanes on the southbound approach; and (5) modification of the signal operation to incorporate the pre-signal on the westbound approach required by Mitigation Measure TRANS-1h. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.					
MM TRANS-1e: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Mountain View Avenue/Bethel Avenue. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) one left-turn lane and two through lanes with a shared right turn on the eastbound approach; (3) one left-turn lane and two through lanes with a shared right turn on the westbound approach; (4) one left-turn lane and one through lane with a shared right turn on the northbound approach; and (5) one left-turn lane and one through lane with a shared right turn on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of building permits	City of Selma		
MM TRANS-1f: Prior to issuance of the first certificate of occupancy for Phase 1, the project applicant shall improve the intersection of Phase 1 Site Access/Golden State Boulevard. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) two left-turn lanes and two right-turn lanes on the eastbound approach; (3) two left-turn lanes (minimum 800 feet) and two through lanes on the northbound approach; and (4) two through lanes and a right-turn lane on the southbound approach. These improvements shall be in place prior to issuance of the first certificate of occupancy of Phase 1.	Acceptance of improvements	Prior to issuance of the first certificate of occupancy for Phase 1	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-1g: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to Mountain View Avenue between SR-99 to Golden State Boulevard. The improvements shall consist of widening Mountain View Avenue between the SR-99 northbound ramps and Golden State Boulevard to four lanes with a median. Transitions to the two-lane portion within the interchange may be accomplished east of the northbound ramps. In the westbound direction, one of the lanes may be trapped as a right-turn lane to northbound SR-99. Caltrans shall review and approve the proposed configuration. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma; California Department of Transportation		
<p>MM TRANS-1h: Prior to issuance of the first certificate of occupancy for Phase I, the project applicant shall improve the Mountain View Avenue railroad grade crossing. The improvements shall consist of (1) installation of a pre-signal on the westbound approach and (2) pedestrian access and safety improvements. This mitigation measure shall be coordinated with the improvements contemplated by Mitigation Measure TRANS-1d. This mitigation measure requires approval from the California Public Utilities Commission. The project applicant shall be responsible for the full cost of the improvements.</p>	Acceptance of improvements	Prior to issuance of the first certificate of occupancy for Phase I	City of Selma; California Public Utilities Commission		
<p>MM TRANS-2a: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Floral Avenue/Highland Avenue. The improvements shall consist of (1) two left-turn lanes, two through lanes, and one right-turn lane on the eastbound approach; (2) two left-turn lanes and two through lanes with a shared right turn on the westbound approach; (3) two left-turn lanes, two through lanes, and one right-turn lane on</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
the northbound approach; and (4) one left-turn lane, two through lanes, and two right-turn lanes on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.					
MM TRANS-2b: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Second Street/Whitson Street. The improvements shall consist of (1) one left-turn lane, two through lanes, and one right-turn lane on the eastbound approach; (2) one left-turn lane and two through lanes with a shared right turn on the westbound approach; (3) two left-turn lanes and two through lanes with a shared right turn on the northbound approach; and (4) one left-turn lane and two through lanes with a shared right turn on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of building permits	City of Selma		
MM TRANS-2c: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Mountain View Avenue/McCall Avenue. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) one left-turn lane and one through lane with a shared right turn on the eastbound approach; (3) one left-turn lane, one through lane, and one right-turn lane on the westbound approach; (4) one left-turn lane and one through lane with a shared right turn on the northbound approach; and (5) one left-turn lane and one through lane with a shared right turn on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-2d: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Mountain View Avenue/Dockery Avenue. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) one left-turn lane, two through lanes, and one right-turn lane on the eastbound approach; (3) two left-turn lanes (minimum 850 feet) and two through lanes with a shared right turn on the westbound approach; (4) two left-turn lanes, one through lane, and one right-turn lane on the northbound approach; and (5) one left-turn lane and one through lane with a shared right turn on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		
<p>MM TRANS-2e: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Mountain View Avenue/SR-99 Southbound Ramps. The improvements shall consist of (1) reconfiguring the intersection to have the southbound offramp and southbound onramp align with each other; (2) signalization with protected left-turn phasing; (3) widening the Mountain View Avenue overcrossing of SR-99; (4) converting Van Horn Avenue to a cul-de-sac south of Mountain View Avenue to accommodate the relocated southbound on-ramp; (5) three through lanes and one right-turn lane on the eastbound approach; (6) one left-turn lane and one two through lanes on the westbound approach; and (7) two left-turn lanes and two right-turn lanes on the southbound approach. Caltrans shall review and approve the proposed configuration. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma; California Department of Transportation		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-2f: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Mountain View Avenue/SR-99 Northbound Ramps. The improvements shall consist of (1) reconfiguring the intersection to have the northbound offramp and northbound onramp align with each other; (2) signalization with protected left-turn phasing; (3) widening the Mountain View Avenue overcrossing of SR-99; (4) two left-turn lanes (minimum 190 feet) and three through lanes on the eastbound approach; (5) two through lanes and one right-turn lane on the westbound approach; and (6) one left-turn lane and one right-turn lane on the northbound approach. Caltrans shall review and approve the proposed configuration. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma; California Department of Transportation		
<p>MM TRANS-2g: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Mountain View Avenue/Golden State Boulevard. The improvements shall consist of (1) two left-turn lanes (minimum 825 feet), three through lanes, and two right-turn lanes on the eastbound approach; (2) two left-turn lanes, three through lanes, and two right-turn lanes on the westbound approach; (3) two left-turn lanes, three through lanes, and two right-turn lanes on the northbound approach; and (4) two left-turn lanes (minimum 400 feet), three through lanes, and two right-turn lanes (minimum 425 feet) on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-2h: Prior to issuance of the first certificate occupancy for Phase 2, the project applicant shall improve the intersection of Phase 1 Site Access/Golden State Boulevard. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) two left-turn lanes (minimum 350 feet) and two right-turn lanes on the eastbound approach; (3) two left-turn lanes (minimum 1,125 feet) and two through lanes on the northbound approach; and (4) two through lanes and a right-turn lane on the southbound approach. In lieu of these improvements, the installation of a second signalized main access would provide acceptable levels of service and avoid concentrated northbound left turns at one location.</p>	Acceptance of improvements	Prior to issuance of the first certificate occupancy for Phase 2	City of Selma		
<p>MM TRANS-2i: Prior to issuance of the first certificate occupancy for Phase 2, the project applicant shall improve the intersection of Phase 2 Site Access/Dockery Avenue. The improvements shall consist of (1) signalization with protected left turn phasing; (2) one left-turn lane and one right-turn lane on the westbound approach; (3) one through lane and one right-turn lane on the northbound approach; and (4) two left-turn lanes (minimum 450 feet) and one through lane on the southbound approach.</p>	Acceptance of improvements	Prior to issuance of the first certificate occupancy for Phase 2	City of Selma		
<p>MM TRANS-2j: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to Mountain View Avenue between McCall and Dockery Avenues. The improvements shall consist of widening Mountain View Avenue to four lanes with a median. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a. The improvements shall be accounted for in the Phase 1 and Phase 2 designs, as applicable.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-2k: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to Mountain View Avenue between Dockery Avenue and SR-99. The improvements shall consist of widening Mountain View Avenue to four lanes with a median. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a. The improvements shall be accounted for in the Phase 1 and Phase 2 designs, as applicable.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma; California Department of Transportation		
<p>MM TRANS-2l: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to Mountain View Avenue between SR-99 and Golden State Boulevard. The improvements shall consist of widening Mountain View Avenue to six lanes with a median. Caltrans shall review and approve the proposed configuration. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a. The improvements shall be accounted for in the Phase 1 and Phase 2 designs, as applicable.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma; California Department of Transportation		
<p>MM TRANS-2m: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to Mountain View Avenue between Golden State Boulevard and Bethel Avenue. The improvements shall consist of widening Mountain View Avenue to six lanes with a median. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a. The improvements shall be accounted for in the Phase 1 and Phase 2 designs, as applicable.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-2n: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the Floral Avenue railroad grade crossing. The improvements shall consist of (1) installation of a pre-signal and (2) pedestrian access and safety improvements. This mitigation measure shall be coordinated with the improvements contemplated by Mitigation Measure TRANS-1d. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma; California Public Utilities Commission		
<p>MM TRANS-3a: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Floral Avenue/Highland Avenue. The improvements shall consist of (1) two left-turn lanes, three through lanes, and two right-turn lanes on the eastbound approach; (2) two left-turn lanes, three through lanes, and one right-turn lane; (3) two left-turn lanes, two through lanes, and one right-turn lane; and (4) two left-turn lanes, two through lanes, and two right-turn lanes. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		
<p>MM TRANS-3b: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Highland Avenue/SR-99 southbound onramp. The improvements shall consist of (1) two right-turn lanes on the eastbound approach; (2) two through lanes and one right-turn lane on the northbound approach; and (3) two left-turn lanes (minimum 275 feet) and two through lanes on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma; California Department of Transportation		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-3c: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Highland Avenue/Nebraska Avenue. The improvements shall consist of (1) two left-turn lanes, one through lane, and one right-turn lane on the eastbound approach; (2) one left-turn lane, one through lane, and one right-turn lane on the westbound approach; (3) one left-turn lane, two through lanes, and one right-turn lane on the northbound approach; and (4) one left-turn lane, two through lanes, and one right-turn lane on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		
<p>MM TRANS-3d: If the improvements identified in the City of Selma development fee program for the intersection of Nebraska Avenue/Thompson Avenue are determined not to be feasible, prior to issuance of building permits, the project applicant shall provide fair-share payments for alternative improvements. The alternative improvements shall consist of (1) signalization with protected left-turn phasing; (2) one left-turn lane and, one through lane with a shared right turn on the eastbound approach; (3) one left-turn lane (minimum 275 feet) and one through lane with a shared right turn on the westbound approach; (4) one left-turn lane, one through lane, and one right-turn lane on the northbound approach; and (5) one left-turn lane and one through lane with a shared right turn on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a. This mitigation measure shall not apply if the improvements identified in the City of Selma development fee program for the intersection of Nebraska Avenue/Thompson Avenue are determined to be feasible.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-3e: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Second Street/Whitson Street. The improvements shall consist of (1) two left-turn lanes, two through lanes, and one right-turn lane on the eastbound approach; (2) two left-turn lanes, two through lanes, and one right-turn lane on the westbound approach; (3) two left-turn lanes, three through lanes, and one right-turn lane on the northbound approach; and (4) one left-turn lane and three through lanes with a shared right turn on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		
<p>MM TRANS-3f: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Mountain View Avenue/Highland Avenue. The improvements shall consist of (1) one left-turn lane and two through lanes with a shared right turn on the eastbound approach; (2) one left-turn lane and two through lanes with a shared right turn on the westbound approach; (3) one left-turn lane, two through lanes, and one right-turn lane on the northbound approach; and (4) one left-turn lane, two through lanes, and one right-turn lane on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-3g: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Mountain View Avenue/Thompson Avenue. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) one left-turn lane and two through lanes with a shared right turn on the eastbound approach; (3) one left-turn lane and two through lanes with a shared right turn on the westbound approach; (4) one left-turn lane and two through lanes with a shared right turn on the northbound approach; and (5) one left-turn lane and two through lanes with a shared right turn on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		
<p>MM TRANS-3h: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Mountain View Avenue/McCall Avenue. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) one left-turn lane and two through lanes with a shared right turn on the eastbound approach; (3) one left-turn lane (minimum 300 feet), two through lanes, and one right-turn lane on the westbound approach; (4) one left-turn lane and two through lanes with a shared right turn on the northbound approach; and (5) two left-turn lanes and two through lanes with a shared right turn on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-3i: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Mountain View Avenue/Dockery Avenue. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) two left-turn lanes, three through lanes, and one right-turn lane on the eastbound approach; (3) two left-turn lanes (minimum 1,225 feet), three through lanes, and one right-turn lane on the westbound approach; (4) two left-turn lanes (minimum 350 feet), one through lane, and two right-turn lanes on the northbound approach; and (5) two left-turn lanes, one through lane, and one right-turn lane on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma; California Department of Transportation		
<p>MM TRANS-3j: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the Mountain View Avenue/SR-99 interchange. The improvements shall consist of reconfiguration of the interchange to a Type L-9 as described in the Caltrans Highway Design Manual Chapter 500. The Mountain View Avenue/SR-99 southbound ramps shall provide (1) three through lanes and one right-turn lane or slip ramp to SR-99 southbound direct onramp on the eastbound approach; (2) three through lanes and one right-turn lane or slip ramp to SR-99 southbound loop onramp on the westbound approach; and (3) two left-turn lanes and three right-turn lanes on the southbound approach. The Mountain View Avenue/SR-99 northbound ramps shall provide (1) three through lanes and one right-turn lane or slip ramp to SR-99 northbound loop onramp on the eastbound approach; (2) three through lanes and one right-turn lane or slip ramp to SR-99 northbound direct onramp on the westbound approach; and (3) two left-turn lanes and one right-turn lane on the northbound</p>	Receipt of fees	Prior to issuance of building permits	City of Selma; California Department of Transportation		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>approach. Caltrans shall review and approve the proposed configuration. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>					
<p>MM TRANS-3k: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Mountain View Avenue/Golden State Boulevard. The improvements shall consist of (1) two left-turn lanes (minimum 825 feet), three through lanes, and two right-turn lanes on the eastbound approach; (2) two left-turn lanes, three through lanes, and two right-turn lanes on the westbound approach; (3) two left-turn lanes (minimum 350 feet), three through lanes, and two right-turn lanes on the northbound approach; and (4) two left-turn lanes (minimum 450 feet), three through lanes, and two right-turn lanes on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		
<p>MM TRANS-3i: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Mountain View Avenue/Bethel Avenue. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) one left-turn lane and two through lanes with a shared right turn on the eastbound approach; (3) one left-turn lane and two through lanes with a shared right turn on the westbound approach; (4) one left-turn lane and two through lanes with a shared right turn on the northbound approach; and (5) one left-turn lane and two through lanes with a shared right turn on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-3m: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Mountain View Avenue/Academy Avenue. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) two left-turn lanes, two through lanes, and one right-turn lane on the eastbound approach; (3) one left-turn lane, two through lanes, and one right-turn lane on the westbound approach; (4) one left-turn lane, one through lane, and one right-turn lane on the northbound approach; and (5) one left-turn lane, one through lane, and one right-turn lane on the southbound approach. Measure C Rural Project I contemplates several of the previously described improvements; thus, this mitigation measure is only intended to require improvements that are in addition to those scheduled to be installed. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		
<p>MM TRANS-3n: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Mountain View Avenue/Mendocino Avenue. The improvements shall consist of (1) two left-turn lanes, two through lanes, and one right-turn lane on the eastbound approach; (2) one left-turn lane, two through lanes, and one right-turn lane on the westbound approach; (3) one left-turn lane, one through lane, and one right-turn lane on the northbound approach; and (4) one left-turn lane, one through lane, and one right-turn lane on the southbound approach. Measure C Rural Project I contemplates several of the previously described improvements; thus, this mitigation measure is intended to only require improvements that are in addition to those scheduled to be installed. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-3o: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Golden State Boulevard/Amber Avenue. The improvements shall consist of modifying the intersection to allow right-in/right-out access only in order to prevent left turns. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		
<p>MM TRANS-3p: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Bethel Avenue/Golden State Boulevard. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) two left-turn lanes, two through lanes, and one right-turn lane on the eastbound approach; (3) one left-turn lane, two through lanes, and one right-turn lane on the westbound approach; (4) one left-turn lane, two through lanes, and one right-turn lane on the northbound approach; and (5) two left-turn lanes, two through lanes, and one right-turn lane on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a. This mitigation measure shall not apply to any aspect of the previously described improvements if they are not feasible because of physical constraints (right-of-way, railroad, roadway alignment, etc.)</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-3q: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Bethel Avenue/Kamm Avenue. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) one through lane and one right-turn lane on the eastbound approach; (3) one left-turn lane and one through lane on the westbound approach; and (4) one left-turn lane and one right-turn lane on the northbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a. This mitigation measure shall not apply to any aspect of the previously described improvements if they are not feasible, due to physical constraints (e.g., right-of-way, railroad, roadway alignment, etc.)</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		
<p>MM TRANS-3r: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Kamm Avenue/Academy Avenue. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) one left-turn lane, two through lanes, and one right-turn lane on the eastbound approach; (3) one left-turn lane, two through lanes, and one right-turn lane on the westbound approach; (4) one left-turn lane, two through lanes, and one right-turn lane on the northbound approach; and (5) one left-turn lane, two through lanes, and one right-turn lane on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-3s: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Bethel Avenue/SR-99 northbound offramp. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) one left-turn lane and one right-turn lane on the westbound approach; (3) one through lane on the northbound approach; and (4) one through lane on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma; California Department of Transportation		
<p>MM TRANS-3t: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Bethel Avenue/Parkway Drive-SR-99 southbound onramp. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) one left-turn lane, one through lane, and one right-turn lane on the eastbound approach; (3) one left-turn lane and one through lane on the northbound approach; and (4) two left-turn lanes and one through lane with a shared right turn on the southbound approach. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma; California Department of Transportation		
<p>MM TRANS-3u: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Phase 1 Site Access/Golden State Boulevard. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) two left-turn lanes and two right-turn lanes on the eastbound approach; (3) two left-turn lanes (minimum 525 feet) and three through lanes on the northbound approach; and (4) three through lanes and one right-turn lane on the southbound approach. In lieu of these</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
improvements, the installation of a second signalized main access would provide acceptable levels of service and avoid concentrated northbound left turns at one location. These improvements shall be in place prior to issuance of the first certificate of occupancy of Phase 3. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.					
MM TRANS-3v: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Phase 2 Site Access/Dockery Avenue. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) one left-turn lane and one right-turn lane on the westbound approach; (3) one through lane and one right-turn lane on the northbound approach; and (4) two left-turn lanes (minimum 500 feet) and one through lane on the southbound approach. These improvements shall be in place prior to issuance of the first certificate of occupancy of Phase 3. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of building permits	City of Selma		
MM TRANS-3w: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the intersection of Phase 3 Site Access/Mountain View Avenue. The improvements shall consist of (1) signalization with protected left-turn phasing; (2) one left-turn lane and three through lanes on the eastbound approach; (3) three through lanes and one right-turn lane (minimum 475 feet) on the westbound approach; and (4) two left-turn lanes (minimum 325 feet) and one right-turn lane on the southbound approach. These improvements shall be in place prior to issuance of the first certificate of occupancy of Phase 3. These	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.					
MM TRANS-3x: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to Mountain View Avenue between Highland Avenue and Thompson Avenue. The improvements shall consist of widening Mountain View Avenue to four lanes with a median. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of building permits	City of Selma		
MM TRANS-3y: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to Mountain View Avenue between Thompson Avenue and McCall Avenue. The improvements shall consist of widening Mountain View Avenue to four lanes with a median. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of building permits	City of Selma		
MM TRANS-3z: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to Mountain View Avenue between McCall Avenue and Dockery Avenue. The improvements shall consist of widening Mountain View Avenue to six lanes with a median. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-3aa: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to Mountain View Avenue between Dockery Avenue and SR-99. The improvements shall consist of widening Mountain View Avenue to six lanes with a median. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma; California Department of Transportation		
<p>MM TRANS-3bb: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to Mountain View Avenue between SR-99 and Golden State Boulevard. The improvements shall consist of widening Mountain View Avenue to six lanes with a median. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma; California Department of Transportation		
<p>MM TRANS-3cc: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to Mountain View Avenue between Golden State Boulevard and Bethel Avenue. The improvements shall consist of widening Mountain View Avenue to six lanes with a median. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-3dd: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to Mountain View Avenue between Bethel Avenue and Academy Avenue. The improvements shall consist of widening Mountain View Avenue to six lanes with a median. Measure C Rural Project I contemplates widening this roadway segment to four lanes; thus, this mitigation measure is only intended to require the two additional lanes that are in addition to those scheduled to be installed. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		
<p>MM TRANS-3ee: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to Kamm Avenue between SR-99 and Academy Avenue. The improvements shall consist of widening Kamm Avenue to four lanes. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		
<p>MM TRANS-3ff: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to McCall Avenue between Valley View Street and Mountain View Avenue. The improvements shall consist of widening McCall Avenue to four lanes. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
MM TRANS-3gg: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to McCall Avenue between Mountain View Avenue and Caruthers Avenue. The improvements shall consist of widening McCall Avenue to four lanes. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of building permits	City of Selma		
MM TRANS-3hh: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to Dockery Avenue between Mountain View Avenue and Caruthers Avenue. The improvements shall consist of widening Dockery Avenue to four lanes. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of building permits	City of Selma		
MM TRANS-3ii: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the Highland Avenue at-grade railroad crossing. The improvements shall consist of installing a pre-signal. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of building permits	City of Selma; California Public Utilities Commission		
MM TRANS-3jj: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the Second Street at-grade railroad crossing. The improvements shall consist of a raised median. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.	Receipt of fees	Prior to issuance of building permits	City of Selma; California Public Utilities Commission		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-3kk: Prior to issuance of building permits, the project applicant shall provide fair-share payments for improvements to the Bethel Avenue at-grade railroad crossing. The improvements shall consist of a raised median. These improvements shall be programmed into the community facilities financing district or other financing mechanism contemplated by Mitigation Measure TRANS-1a.</p>	Receipt of fees	Prior to issuance of building permits	City of Selma; California Public Utilities Commission		
<p>MM TRANS-6a: Prior to approval of the final improvement plans for each phase, the project applicant shall prepare and submit plans to the City of Selma depicting appropriate public transit facilities for review and approval. Such facilities shall adhere to the applicable policies contained in the City of Selma 2035 General Plan and the requirements of Selma Transit and Southeast Transit, and, and may consist of a centralized transit facility or enhanced stops that feature turnouts, shelters, seating, lighting, and other amenities, as appropriate. The approved public transit facilities shall be incorporated into the final improvement plans for each phase.</p>	Approval of plans	Prior to approval of the final improvement plans for each phase	City of Selma		
<p>MM TRANS-6b: Prior to issuance of the certificate of occupancy for each building, the project applicant shall install bicycle storage facilities in convenient locations near building entrances. Bicycle storage facilities shall consist of racks that provide spaces equivalent to 2 percent of the building’s minimum parking requirement. Where appropriate, the bicycle parking requirements for multiple buildings may be consolidated into a single location.</p>	Site inspection	Prior to issuance of the certificate of occupancy for each building	City of Selma		

Table 1 (cont.): Selma Crossings Project Mitigation and Monitoring Program

Mitigation Measures	Method of Verification	Timing of Verification	Responsible for Verification	Verification of Completion	
				Date	Initial
<p>MM TRANS-6c: Prior to approval of the final improvement plans for each phase, the project applicant shall prepare and submit plans to the City of Selma depicting pedestrian facilities along all street frontages. Meandering sidewalks shall be provided along major arterial roadways. All pedestrian facilities along all street frontages shall be connected to internal pedestrian facilities within each phase. The approved pedestrian facilities shall be incorporated into the final improvement plans for each phase.</p>	Approval of plans	Prior to approval of the final improvement plans for each phase	City of Selma		