

Exhibit M-4

Mitigation Measure Monitoring Program for Vesting Tentative Tract Map No. 6360

This Mitigation Monitoring and Reporting Program (MMRP) was formulated based upon the findings of the Initial Study (IS) and Environmental Impact Report (EIR) prepared for the proposed Vesting Tentative Tract Map No. 6360 (project). The MMRP, which is found in Table A of this section, lists mitigation measures recommended in the IS and EIR for the proposed project and identifies mitigation monitoring requirements.

This MMRP has been prepared to comply with the requirements of State law (Public Resources Code Section 21081.6). State law requires the adoption of an MMRP when mitigation measures are required to avoid significant impacts. This requirement facilitates implementation of all mitigation measures adopted through the California Environmental Quality Act (CEQA) process. The MMRP is intended to ensure compliance during implementation of the project.

The MMRP is organized in a matrix format. The first column identifies the mitigation measure. The second column, entitled "Timing for Mitigation Measure," refers to the implementation and schedule of mitigation measures. The third column, entitled "Mitigation Responsibility," refers to the party responsible for implementing the mitigation measure. The fourth column, entitled "Monitoring/Reporting Agency," refers to the agency responsible for oversight or ensuring that the mitigation measure is implemented. The fifth column, entitled "Verification," will be initialed and dated by the individual designated to verify adherence to the project specific mitigation, when the mitigation measure is completed.

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Table A: Mitigation Monitoring and Reporting Program

| MITIGATION MEASURE | Timing for Mitigation Measure | Mitigation Responsibility | Monitoring/ Reporting Agency | Verification (Initials and Date) |
|--|---------------------------------------|---------------------------|---|----------------------------------|
| I. AESTHETICS | | | | |
| Mitigation Measure AES-1: Lighting systems for street and parking areas shall include shields to direct light to the roadway surfaces and parking areas. Vertical shields on the light fixtures shall also be used to direct light away from adjacent light sensitive land uses such as residences. | Prior to issuance of building permits | Project Applicant | Public Works Department (PW) and Planning and Development | |
| Mitigation Measure AES-2: Lighting systems for public facilities such as active play areas shall provide adequate illumination for the activity; however, low intensity light fixtures and shields shall be used to minimize spillover light onto adjacent properties. | Prior to issuance of building permits | Project Applicant | Planning and Development | |
| Mitigation Measure AES-3: Lighting systems for freestanding signs shall not exceed 100 foot Lamberts (FT-L) when adjacent to streets which have an average light intensity of less than 2.0 horizontal footcandles and shall not exceed 500 FT-L when adjacent to streets which have an average light intensity of 2.0 horizontal footcandles or greater. | Prior to issuance of building permits | Project Applicant | Planning and Development | |
| Mitigation Measure AES-4: Materials used on building facades shall be non-reflective. | Prior to issuance of building permits | Project Applicant | Planning and Development | |
| II. AGRICULTURE AND FORESTRY RESOURCES | | | | |
| There are no significant impacts to Agriculture and Forestry Resources. | | | | |
| III. AIR QUALITY | | | | |

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| <p>Mitigation Measure AIR-2: Consistent with SJVAPCD Regulation VIII (Fugitive PM10 Prohibitions), the following controls are required to be included as specifications for the proposed project and implemented at the construction site:</p> <ul style="list-style-type: none"> • All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover. • All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. • All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking. • When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least 6 inches of freeboard space from the top of the container shall be maintained. | Prior to issuance of grading permits, during project construction | Construction Contractor | Planning and Development | |

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| <ul style="list-style-type: none"> All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.) Following the addition of materials to, or the removal of materials from, the surface of out-door storage piles, said piles shall be effectively stabilized of fugitive dust emission utilizing sufficient water or chemical stabilizer/suppressant. | | | | |
| Mitigation Measure AIR-3: During construction of the proposed project, the project contractor shall ensure all off-road diesel-powered construction equipment of 50 horsepower or more used for the project construction at a minimum meets the California Air Resources Board Tier 3 emissions standards equipped with Level 3 diesel particulate filters or equivalent. | During project construction | Construction Contractor | Planning and Development | |
| IV. BIOLOGICAL RESOURCES | | | | |
| There are no significant impacts to Biological Resources. | | | | |
| V. CULTURAL RESOURCES | | | | |
| Mitigation Measure CUL-1: If previously unknown resources are encountered before or during grading activities, construction shall stop in the immediate | Prior to and during construction | Construction contractor, qualified | Planning and Development | |

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| <p>vicinity of the find and a qualified historical resources specialist shall be consulted to determine whether the resource requires further study. The qualified historical resources specialist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the State CEQA Guidelines and the City's Historic Preservation Ordinance. If the resources are determined to be unique historical resources as defined under Section 15064.5 of the State CEQA Guidelines, measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.</p> <p>No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these. Any historical artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> | activities | historical resources specialist | | |
| <p>Mitigation Measure CUL-2: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed</p> | Prior to and during construction activities | Construction contractor, qualified archaeologist | Planning and Development | |

Table A: Mitigation Monitoring and Reporting Program

| MITIGATION MEASURE | Timing for Mitigation Measure | Mitigation Responsibility | Monitoring/ Reporting Agency | Verification (Initials and Date) |
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| <p>soils, a field survey and literature search for prehistoric archaeological resources shall be conducted. The following procedures shall be followed:</p> <ul style="list-style-type: none"> If prehistoric resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that buried prehistoric archaeological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The qualified archaeologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with State CEQA Guidelines Section 15064.5. If the resources are determined to be unique prehistoric archaeological resources as defined under Section 15064.5 of the State CEQA Guidelines, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead | | | | |

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| <p>Agency approves the measures to protect these resources. Any prehistoric archaeological artifacts recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> <ul style="list-style-type: none"> • If prehistoric resources are found during the field survey or literature review, the resources shall be inventoried using appropriate State record forms and submit the forms to the Southern San Joaquin Valley Information Center. The resources shall be evaluated for significance. If the resources are found to be significant, measures shall be identified by the qualified archaeologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the resources found during the field survey or literature review shall include an archaeological monitor. The monitoring period shall be determined by the qualified archaeologist. If additional prehistoric archaeological resources are found during excavation and/or construction activities, the procedure identified above for the discovery of unknown resources shall be followed. | | | | |

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| <p>Mitigation Measure CUL-3: In the event that human remains are unearthed during excavation and grading activities of any future development project, all activity shall cease immediately. Pursuant to Health and Safety Code Section 7050.5, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to PRC Section 5097.98(a). If the remains are determined to be of Native American descent, the coroner shall within 24 hours notify the Native American Heritage Commission (NAHC). The NAHC shall then contact the most likely descendent of the deceased Native American, who shall then serve as the consultant on how to proceed with the remains. Pursuant to PRC Section 5097.98(b), upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located is not damaged or disturbed by further development activity until the landowner has discussed and conferred with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.</p> | During construction activities | Construction contractor | Planning and Development | |
| VI. ENERGY | | | | |
| There are no significant impacts to Energy. | | | | |

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| VII. GEOLOGY AND SOILS | | | | |
| <p>Mitigation Measure GEO-1: Subsequent to a preliminary City review of the project grading plans, if there is evidence that a project will include excavation or construction activities within previously undisturbed soils, a field survey and literature search for unique paleontological/geological resources shall be conducted. The following procedures shall be followed:</p> <ul style="list-style-type: none"> • If unique paleontological/geological resources are not found during either the field survey or literature search, excavation and/or construction activities can commence. In the event that unique paleontological/geological resources are discovered during excavation and/or construction activities, construction shall stop in the immediate vicinity of the find and a qualified paleontologist shall be consulted to determine whether the resource requires further study. The qualified paleontologist shall make recommendations to the City on the measures that shall be implemented to protect the discovered resources, including but not limited to, excavation of the finds and evaluation of the finds. If the resources are determined to be significant, mitigation measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations | Prior to and during construction activities | Construction contractor, qualified paleontologist | Planning and Development | |

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| <p>of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any paleontological/geological resources recovered as a result of mitigation shall be provided to a City-approved institution or person who is capable of providing long-term preservation to allow future scientific study.</p> <ul style="list-style-type: none"> If unique paleontological/geological resources are found during the field survey or literature review, the resources shall be inventoried and evaluated for significance. If the resources are found to be significant, mitigation measures shall be identified by the qualified paleontologist. Similar to above, appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. In addition, appropriate mitigation for excavation and construction activities in the vicinity of the resources found during the field survey or literature review shall include a paleontological monitor. The monitoring period shall be determined by the qualified paleontologist. If additional paleontological/geological resources are found during excavation and/or construction activities, the | | | | |

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| procedure identified above for the discovery of unknown resources shall be followed. | | | | |
| VIII. GREENHOUSE GAS EMISSIONS | | | | |
| Refer to Mitigation Measure TRA-2 below. | Prior to issuance of building permits. | Project Applicant | Public Works Department and Planning and Development | |
| IX. HAZARDS AND HAZARDOUS MATERIALS | | | | |
| There are no significant impacts to Hazards and Hazardous Materials. | | | | |
| X. HYDROLOGY AND WATER QUALITY | | | | |
| There are no significant impacts to Hydrology and Water Quality. | | | | |
| XI. LAND USE AND PLANNING | | | | |
| There are no significant impacts to Land Use and Planning. | | | | |
| XII. MINERAL RESOURCES | | | | |
| There are no significant impacts to Mineral Resources. | | | | |
| XIII. NOISE | | | | |
| Mitigation Measure NOI-1: The project contractor shall implement the following measures during construction of the project: | Prior to issuance of grading permits and during | Construction contractor | Planning and Development | |

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| <ul style="list-style-type: none"> • Equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. • Place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the active project site. • Locate equipment staging in areas that would create the greatest possible distance between construction-related noise sources and noise-sensitive receptors nearest the active project site during all construction activities. • Ensure that all general construction-related activities are restricted to between the hours of 7:00 a.m. and 10:00 p.m. Monday through Saturday. No construction shall occur on Sunday. • Designate a "disturbance coordinator" at the City who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaint (e.g., starting too early, bad muffler) and would determine and implement reasonable measures warranted to correct the problem. | project construction | | | |
| XIV. POPULATION AND HOUSING | | | | |
| There are no significant impacts to Population and Housing. | | | | |

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| XV. PUBLIC SERVICES | | | | |
| There are no significant impacts to Public Services. | | | | |
| XVI. RECREATION | | | | |
| There are no significant impacts to Recreation. | | | | |
| XVII. TRANSPORTATION | | | | |
| <p>Mitigation Measure TRA-2: Pursuant to the California Air Pollution Control Officers Association's "Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity", the following design element shall be implemented:</p> <ul style="list-style-type: none"> • The project would provide an internal circulation network in the project site to increase street connectivity. • The project would provide pedestrian improvements like sidewalks both internally in the project site and along the project frontage to improve pedestrian access to the site. • The project would provide a 25-foot-wide easement for bicycle and pedestrian infrastructure for the construction of a Class I Bike Path on East McKinley Avenue, pursuant to the City's ATP. | Prior to issuance of building permits. | Project Applicant | Public Works Department and Planning and Development | |

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| <ul style="list-style-type: none"> In coordination with the CUSD, the Project Applicant would aid the establishment of a Community Funded Bus Run program in the project site per Clovis Unified Board Policy and Administrative Regulation #8301. | | | | |
| XVII. TRIBAL CULTURAL RESOURCES | | | | |
| Refer to Mitigation Measures CUL-1, CUL-2, and CUL-3 above. | Prior to and during construction activities | Construction contractor, qualified archaeologist, qualified historical resources specialist | Planning and Development | |
| XIX. UTILITIES AND SERVICE SYSTEMS | | | | |
| There are no significant impacts to Utilities and Service Systems. | | | | |
| XX. WILDFIRE | | | | |
| There are no significant impacts to Wildfire. | | | | |
| XXI. MANDATORY FINDINGS OF SIGNIFICANCE | | | | |
| There are no significant impacts related to Mandatory Findings of Significance. | | | | |

Source: LSA (May 2024).

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