

**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7071; Amendment Application No. 3815**

IS 7071 Mitigation Measures					
Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	All outdoor lighting associated with the development of industrial uses on the property shall be hooded and directed downward so as to not shine toward adjacent property and public streets.	Applicant	Fresno County Department of Public Works and Planning (PWP)	At Time of Installation
2.	Biological Resources	If construction activities, including tree removal, start during the breeding or nesting season for Migratory Bird Treaty Act (MBTA) protected breeds, a preconstruction survey for nesting birds shall be implemented. Surveys shall be conducted in accordance with U.S. Fish and Wildlife, guidance for minimizing impacts to migratory birds (breeding season is generally defined as between February 1 and mid-September and nesting season between March 1 and mid-September).	Applicant	Applicant/)/ California Dept. of Fish & Wildlife (CDFWL)	Prior to the start of construction
3.	Biological Resources	Prior to ground-disturbing activities, a qualified biologist shall conduct a habitat assessment for the San Joaquin kit fox and the Fresno kangaroo rat. If habitat for such species is determined to be present, additional studies will be necessary to determine the actual presence of special-status species and further mitigation may be required.	Applicant	Applicant/CDFWL	As noted
4.	Biological Resources	In order to reduce impact to the San Joaquin Kit Fox (SJKF), if suitable habitat is present, the applicant shall implement the following measures: a. Not more than 30 days prior to and not less than 14 days earlier than the start of ground-disturbing activities, a qualified biologist shall assess the presence or absence of SJKF by conducting surveys following US Fish and Wildlife Service's (USFWS) "Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance" (2011).	Applicant	Applicant/ CDFWL	As noted

		<p>b. If SJKF is determined to be present at the site, the applicant shall consult with California Department of Fish and Wildlife (CDFW) to determine how to avoid take, or if avoidance is not feasible, shall acquire an Incidental Take Permit prior to ground-disturbing activities.</p>			
5.	Biological Resources	<p>In order to reduce impacts to the Fresno Kangaroo Rat (FKR), if suitable habitat is present, the applicant shall implement the following measures:</p> <p>a. Focused protocol-level trapping surveys shall be conducted by a qualified biologist in accordance with USFWS's "Survey Protocol for Determining Presence of Fresno Kangaroo Rats" (2013).</p> <p>b. If FKR is detected, the developer shall consult with CDFW and implement recommended avoidance and minimization measures prior to the start of ground disturbance</p>	Applicant	Applicant/ CDFWL	Prior to the start of Construction
6.	Cultural Resources	<p>In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.</p>	Applicant	Applicant/PWP	During Construction
8.	Transportation	<p>Prior to the issuance of building permits for the uses allowed on M-1 (c) zoned property, the applicant shall enter into an agreement with the County of Fresno agreeing to participate on a pro-rata basis per acreage developed in the funding of future off-site traffic improvement defined in items a, b, c & d below. The traffic improvements and the project's maximum pro-rata share based on 8.38 acres of the associated costs are as follows:</p> <p>a. North Avenue and Willow Avenue intersection shall be widened, and the eight-phase traffic signal operations shall be implemented. The project's percent fair share for the 2040 P.M. peak hour traffic scenario is 3.57 %</p>	Applicant	Applicant/PWP	As noted

		<p>construction cost or \$ 38,913.00, 15% preliminary engineering or \$ 5,837, 15% construction engineering or \$5,837, totaling \$50,587.00.</p> <p>b. The project's percent fair share for right -of-way acquisition at North Avenue and Willow Avenue intersection is 3.57 % or \$ 5,248.00.</p> <p>c. North Avenue and Peach Avenue intersection shall be widened, and the eight-phase traffic signal operations shall be implemented. The project's percent fair share for the 2040 P.M. peak hour traffic scenario is 3.91 % construction cost or \$ 51,439.00, 15% preliminary engineering or \$7,716, 15% construction engineering or \$7,716, totaling \$66,871.00.</p> <p>d. The project's percent fair share for right -of-way acquisition at North Avenue and Chestnut Avenue intersection is 3.91 % or \$5,748.00.</p> <p>The County shall update cost estimates for the above specified improvements prior to execution of the agreement. The Board of Supervisors pursuant to Ordinance Code Section 17.88 shall annually adopt a Public Facilities Fee addressing the updated pro-rata costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index.</p>			
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