

Mitigation Monitoring and Reporting Program
Initial Study Application No. 7494; General Plan Amendment Application No. 553; Amendment Application No. 3830

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Dept. of Public Works and Planning (PW&P)	As noted
*2.	Cultural Resources	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 should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	As noted
*3.	Energy	The idling of on-site vehicles and equipment will be avoided to the most extent possible to avoid wasteful or inefficient energy consumption during project construction.	Applicant	Applicant/PW&P	As noted
*4.	Hydrology and Water Quality	If onsite water wells and/or sewage disposal systems are permitted, only low water uses and uses that generate small amounts of liquid waste shall be permitted until such time that the property is served by a community sewer and water facilities or adequate information is submitted to the Fresno County Department of Public Health and Department of Public Works and Planning to demonstrate that the property can accommodate higher volumes of liquid waste.	Applicant	Applicant/ Fresno County Department of Public Health (FCDPH)	As noted
*5.	Noise	At the Site Plan Review stage of the project, the applicant may be required to submit an acoustical analysis, as determined by the Fresno County Department of Public	Applicant	Applicant/ (FCDPH)	As noted

		Health, Environmental Health Division, to be prepared by a qualified acoustical consultant, which must address the potential impacts to nearby noise sensitive receivers from the proposed project.			
*6.	Noise	The project may result in significant short-term localized noise impacts due to construction equipment use. Construction specifications shall require that all construction equipment be maintained according to manufacturers' specifications, and that noise-generating construction equipment be equipped with mufflers. Noise-generating activities should be limited to the hours of 6:00 a.m. to 9:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. Saturday and Sunday. Construction noise is considered exempt from compliance with the Fresno County Noise Ordinance provided construction activity occurs between these hours.	Applicant	Applicant/ (FCDPH)	As noted
*7.	Transportation	<p>Prior to the issuance of building permits for the uses allowed on M-1 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' 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. One-mile structural section overlay of Cherry Avenue at the location of Cherry Avenue and Adams Avenue is required for the project. The project's maximum share for the 2040 scenario is 100% or \$217,630.14 (includes construction cost, contingencies, preliminary engineering, and construction engineering).</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>	Applicant	Applicant/PW&P	As noted

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.
EA:
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