

**Mitigation Monitoring and Reporting Program
Initial Study No. 8042;
Amendment Application No. 3845
Site Plan Review Application No. 8286**

IS 8042 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 not to shine toward adjacent properties and public streets.	Applicant	Fresno County Department of Public Works and Planning (PWP)	At Time of Installation
2.	Air Quality	For all buildings that would include ten (10) or more dock doors, prior to issuance of construction permit, the project applicant/successor-in-interest shall provide documentation to the County Planning Department that demonstrates all buildings shall be designed to provide infrastructure to support use of electric-powered forklifts and/or other interior vehicles.	Applicant	San Joaquin Valley Air Pollution Control District (SJVAPCD)/PWP	As noted
3.	Air Quality	Prior to first occupancy of any new building associated with the project, the project applicant, developer, or tenant shall post signage in the loading area advising truck drivers of California Air Resources Board (CARB) diesel idling regulations (i.e., no more than 5 minutes).	Applicant	PWP	As noted
4.	Biological Resources	A pre- construction survey for Swainson's hawk (SWHA) and other nesting raptors shall be conducted on the property using the survey methodology developed by the Swainson's Hawk Technical Advisory Committee (SWHA TAC, 2000) prior to any project-related ground or vegetation disturbance to identify any mitigation, minimization, and avoidance measures and/or the need for additional focused surveys.	Applicant	California Department of Fish and Wildlife (CDFW)	Prior to the issuance of Building Permits
5.	Biological Resources	The project-related activities shall be avoided within 0.5 mile of active Swainson's hawk (SWHA) nests from March 1 through September 15.	Applicant	CDFW	As noted

6.	Biological Resources	If known raptor nest trees are removed because of project activities, even outside of the nesting season, require these trees be replaced with an appropriate native tree species planting at a ratio of 3:1 at or near the project site or in another area that will be protected in perpetuity to reduce impacts resulting from the loss of nesting habitat.	Applicant	CDFW	As noted
7.	Biological Resources	In the event an active SWHA nest is detected during surveys and the one-half mile no disturbance buffer is not feasible, consultation with CDFW is warranted to discuss how to implement the project and avoid Take. If Take cannot be avoided, take authorization through the issuance of an Incidental Take Permit (ITP).	Applicant	CDFW	As noted
8.	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 shall 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/PWP	During Construction
9.	Transportation	<p>Prior to the issuance of building permits for the uses allowed on M-3 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 38.86 acres of the associated costs are as follows:</p> <p>a. Peach Avenue and Central Avenue intersection shall be improved with lanes addition, modification to existing lanes, and a traffic signal. The project's percent fair share for the 2042 AM peak hour traffic scenario is 41.5 % or \$1,316,510 of the total construction cost (total cost: \$3,172,313 - includes 15% contingency plan, 15% preliminary engineering, and 15% construction engineering).</p> <p>b. The project's percent fair share for right -of-way utility</p>	Applicant	Applicant/PWP	Prior to the issuance of Building Permits

		<p>relocation at Peach Avenue and Central Avenue intersection is 41.5 % or \$ 15,277.00 of the total relocation cost (total cost: \$36,813 - includes 15% contingency plan, 15% preliminary engineering, and 15% construction engineering.</p> <p>c. The project's percent fair share for right-of-way acquisition at Peach Avenue and Central Avenue intersection is 41.5 % or \$62,250.00 of the total acquisition cost (total cost: \$150,000).</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. A 3% administrative fee shall apply to the total fee to process and administer all related pro-rata costs.</p>			
10.	Transportation	<p>Prior to the issuance of building permits for the uses allowed on M-3 zoned property, the applicant shall enter into a "Traffic Mitigation Agreement" with California Department of Transportation, agreeing to participate in the funding of off-site traffic improvements as defined in items a below and pay for funding deemed appropriate by Caltrans based on the following pro-rata shares:</p> <p>a. Install a single-lane roundabout at Clovis Avenue and State Route 99 southbound ramp. The project's percent fair share for the 2042 A.M peak hour traffic scenario is 0.50% or \$11,500 of the project total cost (total cost: \$2,300,000)</p>	Applicant	Applicant/PWP	Prior to the issuance of Building Permits

