

**Mitigation Monitoring and Reporting Program  
Initial Study No. 8116  
Unclassified Conditional Use Permit Application No. 3718**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
*1.	Aesthetics	All outdoor lighting shall be hooded and directed downward as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PWP)	On-going; for duration of the project
*2.	Agricultural and Forestry Resources	A covenant shall be signed between the Applicant/property owner and the County of Fresno and shall run with the land requiring the site to be restored to agricultural uses at the cessation of 20 years of battery energy storage system.	Applicant	Applicant/PWP	Prior to issuance of building permits
*3.	Agricultural and Forestry Resources	Prior to the County of Fresno's issuance of the grading or any development permit, the project developer must enter into a reclamation agreement with the County of Fresno on terms and conditions acceptable to the County of Fresno, which reclamation agreement will require the project owner to (1) decommission, dismantle, and remove the project and reclaim the site to its pre-project condition in accordance with the approved Reclamation Plan, and (2) maintain a financial assurance to the County of Fresno, to secure the project owner's obligations under the reclamation agreement, in an amount sufficient to cover the costs of performing such obligations, as provided herein. Such financial assurance shall be in the form of cash and maintained through an escrow arrangement or other form of security acceptable at the discretion of the Board of Supervisors. The amount of the financial assurance under the reclamation agreement shall (1) initially cover the project owner's cost of performing its obligations under the reclamation agreement, as stated above, based on the final County of Fresno-approved design of the project, which cost	Applicant	Applicant/PWP	Prior to issuance of grading and building permits

		estimate shall be provided by the project owner to the County of Fresno, and be subject to approval by the County of Fresno, and (2) be automatically increased annually, due to increases in costs, using the Engineering News-Record construction cost index. This initial cost estimate will consider any project components, other than Improvements, that are expected to be left in place at the request of and for the benefit of the subsequent landowner as long as the improvements are directly supportive restoring the site to a viable agricultural use. (e.g., access roads, electrical lines, O&M building).			
*4.	Agricultural and Forestry Resources	The project shall substantially adhere to the provisions in the Draft Reclamation Plan as submitted to the Planning Commission and prepared for the decommissioning of the facility when operation ceases. Reasonable modifications may be made to the Plan to address changes of scope and configuration of the final Site Plan and improvements. The draft Reclamation Plan shall be reviewed and approved as final by the County of Fresno, Department of Public Works and Planning prior to the issuance of any development permits.	Applicant	PWP – Verified by Current Planning	Prior to issuance of building permits
*5.	Agricultural and Forestry Resources	The Reclamation Plan shall be revised to provide for an annual increase in costs at three percent (3%) or tied to the Engineering News-Record construction cost index, or other mechanism acceptable to the Fresno County Department of Public Works and Planning	Applicant	PWP – Verified by Current Planning	Prior to the implementation of Reclamation Plan
*6.	Agricultural and Forestry Resources	The project operator, throughout the life of the project operation, shall keep the project site free of rodent's infestation in accordance with the Pest Management Plan prepared for the project by New Leaf Energy dated February 23, 2023.	Applicant	PWP – Site Inspection	On-going; for duration of the project
*7.	Agricultural and Forestry Resources	The project operator, throughout the life of the project operation, shall keep the project site free of weeds and other vegetation that could harbor pests or become a fire hazard in accordance with the Pest Management Plan prepared for the project by New Leaf Energy dated February 23, 2023.	Applicant	PWP – Site Inspection	On-going; for duration of the project

*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, and 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 ground disturbance
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\*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.

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