

**Mitigation Monitoring and Reporting Program
Initial Study (IS) No. 7504
General Plan Amendment (GPA) Application No. 555
Amendment Application (AA) No. 3832**

IS 7054 Mitigation Measures					
Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
1.	Aesthetics	To minimize visual impact on a single-family residence located on a neighboring parcel resulting from development of industrial uses on a 9.29-acre project parcel, a six (6) foot high cyclone fence with privacy slats or any other appropriate fencing type as approved by Fresno County shall be erected along south property line of the subject parcel.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PWP)	Prior to occupancy granted to a use on the property
2.	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	Applicant/Fresno County Department of Public Works and Planning (PWP)	Prior to occupancy granted to a use on the property
3.	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 construction
4.	Geology and Soils	The project site shall be annexed to the Selma-Kingsburg Fowler Sanitation (SKF) District, or the City of Selma as a condition of sewer service provided by either agency as and when it becomes available..	Applicant	Applicant/PWP/ Selma-Kingsburg Fowler Sanitation (SKF) District	As noted

5.	Geology and Soils	Only low water uses and uses that generate small amounts of liquid waste shall be permitted until the project site is served by a community sewer and water system or adequate information is submitted to the Fresno County Public Health Department, Environmental Health Division to demonstrate that the property can accommodate higher volumes of liquid wastes.	Applicant	Applicant/PWP/ Fresno County Public Health Department	
6.	Transportation	Prior to the issuance of building permits for a new development proposal on the project site, a trip generation analysis shall be performed for the new development, and a traffic signal warrants analysis and operational analyses shall be performed for the intersection of Manning Avenue and DeWolf Avenue in accordance with the California Manual on Uniform Traffic Control Devices (CMUTCD). If the new development causes the level of service to drop below LOS C or (if the intersection is already operating worse than LOS C) causes an increase in average vehicle delay of 5.0 seconds or more, and if warrants are satisfied, the intersection shall be signalized prior to the granting of occupancy to the use.	Applicant	Applicant/PWP/ Fresno County Transportation Planning Unit	As noted
7.	Transportation	<p>Prior to the issuance of any future building permits for a new development proposal on the subject parcels zoned M-3 zoned, the applicant shall enter 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, b and c below and pay for funding deemed appropriate by Caltrans based on the following pro-rata shares:</p> <p>a. Widen overcrossing at Manning Avenue and State Route 99 based on Table 25 of Updated Traffic Study dated December 21, 2022. The project's maximum fair share for the 2040 traffic scenario is \$52,792.22 (13 trips at \$4,060.94 per trip fee). The fee associated with each building permit shall be based on trip generation calculations and trip assignment for that proposed building and shall be calculated using the per trip fee.</p> <p>b. Install traffic signal at Manning Avenue and State Route 99 northbound ramps based on Table 25 of Updated Traffic Study dated December 21, 2022. The project's maximum fair share for the 2040 traffic scenario is \$28,210.93 (31 trips at \$910.03 per trip fee). The fee</p>	Applicant	Applicant/PWP/ California Department of Transportation	As noted

		<p>associated with each building permit shall be based on trip generation calculations and trip assignment for that proposed building and shall be calculated using the per trip fee.</p> <p>c. Install traffic signal at Manning Avenue and State Route 99 southbound ramps based on Table 25 of Updated Traffic Study dated December 21, 2022. The project's maximum fair share for the 2040 traffic scenario is \$15,633.67 (13 trips at \$1,202.59 per trip fee). The fee associated with each building permit shall be based on trip generation calculations and trip assignment for that proposed building and shall be calculated using the per trip fee.</p>			
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