

Mitigation Monitoring and Reporting Program
Initial Study No. 8337
Amendment Application No. 3852, Site Plan Review Application No. 8299

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	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/Fresno County Department of Public Works and Planning (PWP)	During ground disturbance
*2.	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 item 'a' below. The traffic improvements and the project's maximum pro-rata share based on 2.5 percent of the construction cost is as follows:</p> <p>a. North Avenue and Chestnut Avenue intersection shall be widened. The project's percent fair share for the 2045 weekday peak hour traffic scenario is 2.5 % construction cost or \$46,250, 15% preliminary engineering or \$6,937.50, 15% construction engineering or \$6,937.50, and 3% administrative fee or \$1,803.75, totaling \$61,928.75.</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</p>	Applicant	Applicant/(PWP)	As noted

		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.			
*3.	Transportation	Sidewalk, curb, and gutter shall be constructed from the subject property to the FID (Fresno Irrigation District) canal at the intersection of Chestnut and North Avenues, as depicted on approved site plan for the project.	Applicant	Applicant/(PWP)	Prior to occupancy
*4.	Transportation	The minimum U-Turn clearance (37 feet) from northbound approach to southbound lanes on Chestnut Avenue at the intersection of North Avenue shall be maintained as noted in Traffic Impact Study, dated January 17, 2024.	Applicant	Applicant/ (PWP)	As noted

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

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