

Mitigation Monitoring and Reporting Program
Initial Study No. 8168
Classified Conditional Use Permit Application No. 3729

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Biological Resources	A qualified biologist shall conduct surveys for special-status plant species at the Project site following the California Department of Fish and Wildlife (CDFW) 2018 Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities. The surveys shall be timed to coincide with the blooming periods of the potentially occurring special-status species: April–May for Madera leptosiphon.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PWP)/California Dept of fish a7 Wildlife (CDFW)	Prior to ground disturbance
*2.	Biological Resources	If a special-status plant species is detected, the qualified biologist shall establish an exclusion zone of 50 feet between any population and the area of direct or indirect impacts. If a 50-foot exclusion zone cannot be established, a site-specific plan to minimize the potential for Project activities to affect individual plants shall be developed by the qualified biologist and implemented in consultation with the CDFW. Such a plan could involve conducting work after plant senescence and salvaging and relocating affected plants and associated topsoil.	Applicant	Applicant/PWP/CDFW	Prior to construction
*3.	Biological Resources	A qualified biologist shall survey the work area within one year prior to ground disturbing activities. Surveys should be conducted during the flying season (1 March to 1 September) when the species is most likely to be detected above ground (Thorp et al. 1983).	Applicant	Applicant/PWP/CDFW	Prior to ground disturbance
*4.	Biological Resources	If an individual is observed, Project activities shall not occur until the specie has left the work area of its own volition. If a nest is observed, no project activities shall occur until a plan to protect Crotch bumble bee, including over-wintering queens, has been submitted to CDFW and approved in writing by CDFW.	Applicant	Applicant/PWP/CDFW	As noted
		Survey results, including negative findings, shall be submitted to CDFW prior to implementing Project-related			

		<p>ground-disturbing activities. At minimum, a survey report should provide the following:</p> <ol style="list-style-type: none"> a. A description and map of the survey area, focusing on areas that could provide habitat for Crotch bumble bee. The map shall show surveyor(s) track lines to document that the entire site was covered during field surveys. b. Field survey conditions that should include name(s) of qualified biologist(s) and brief qualifications; date and time of survey; survey duration; general weather conditions; survey goals, and species searched. c. Map(s) showing the location of nests/colonies. d. A description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found. A sufficient description of biological conditions, primarily impacted habitat, should include native plant composition (e.g., density, cover, and abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species) 			
*5.	Biological Resources	<p>Within 30 days prior to the start of construction or ground disturbing activities, a qualified biologist shall survey the project site for American badger. If American badger is detected, the biologist shall passively relocate any individual out of the work area prior to construction if feasible. Potential and active dens that would be directly impacted by construction activities will be monitored for at least three consecutive nights using a wildlife-monitoring camera at the entrance. If no photos of badgers are captured after three nights, the den will be excavated and backfilled by hand. If passive relocation fails, the qualified biologist will consult with the California Department of Fish and Wildlife to explore other relocation options, which may include trapping.</p>	Applicant	Applicant/PWP/CDFW	Prior to construction
*6.		<p>A pre-construction clearance survey shall be conducted by a qualified biologist to ensure that no roosting pallid bats or western mastiff bats will be disturbed during the implementation of the project. A pre-construction clearance survey shall be conducted no more than 14 days prior to the initiation of construction activities.</p>	Applicant	Applicant/PWP/CDFW	Prior to ground disturbance

		During this survey, the qualified biologist shall inspect all potential roosting habitat in and immediately adjacent to the impact areas. If an active roost is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the roost. If work cannot proceed without disturbing the roosting bats, work may need to be halted or redirected to other areas until the roost is no longer in use.			
*7.	Biological Resources	To the extent practicable, construction shall be scheduled to avoid the nesting season, which extends from February through August. 2. If it is not possible to schedule construction between September and January, preconstruction surveys for nesting birds shall be conducted by a qualified biologist to ensure that no active nests will be disturbed during the implementation of the Project. A pre-construction survey shall be conducted no more than 14 days prior to the initiation of construction activities. During this survey, the qualified biologist shall inspect all potential nest substrates in and immediately adjacent to the impact areas. If an active nest is found close enough to the construction area to be disturbed by these activities, the qualified biologist shall determine the extent of a construction-free buffer to be established around the nest. If work cannot proceed without disturbing the nesting birds, work may need to be halted or redirected to other areas until nesting and fledging are completed or the nest has otherwise failed for non-construction related reasons.	Applicant	Applicant/PWP/CDFW	Prior to ground disturbance
*8.	Biological Resources	Prior to the issuance of any grading and/or building permits, an Oak Woodland Management Plan consistent with the policies of the Fresno County Oak Woodland Management Guidelines, shall be prepared by one of the following professionals: Biologist, Registered Forester, Arborist, Horticulturalist, or any other professionals experienced in the management of Oak tree habitat. The Plan shall contain provisions for preserving, maintaining, and replacing Oak trees currently existing on the project site at an acceptable ratio and maintenance of plantings for seven years. The plan shall be submitted to and approved by the Fresno County Department of Public Works and Planning in consultation with other agencies including the Sierra Resource Conservation District.	Applicant	Applicant/PWP/CDFW	Prior to issuance of building permit

*9.	Cultural Resources	If previously unidentified cultural resources are encountered during project implementation, altering the materials and their stratigraphic context shall be avoided and a qualified professional archaeologist shall be contacted to evaluate the situation. Project personnel should not collect cultural resources. Prehistoric resources include, but are not limited to, chert or obsidian flakes, projectile points, mortars, pestles, and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic resources include stone or abode foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.	Applicant	Applicant/PWP	During ground disturbance
*10.	Cultural Resources	If human remains are encountered, all work must be stopped in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and further recommendations regarding treatment of the remains is provided.	Applicant	Applicant/PWP	During ground disturbance
*11.	Transportation	According to the Traffic Impact Analysis (TIA) Report conducted for the project by JLB Traffic Engineering, Inc., and dated March 21, 2024, it is anticipated that the intersection of Office Driveway (Private Driveway) at State Route 168 (Auberry Road) will surpass its Level of Service (LOS) threshold during AM peak periods. When warranted by the California Department of Transportation, the applicant shall prepare an Intersection Control Evaluation. This evaluation may involve options such as installing traffic signals at the intersection or constructing a single lane roundabout. The results of this evaluation, along with a TIA Report, shall be submitted to the California Department of Transportation for assessment and approval.	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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