City of Yuba City

MITIGATION MEASURES AND MONITORING PLAN

Housing Element Rezones:

Initial Study and Mitigated Negative Declaration EA 22-07

For General Plan Amendment 22-03 and Rezone 22-04

Impact	Mitigation Measure	Responsible Party	Timing
3.3 Air Quality	**Air Quality Mitigation 1:** For any development project on the project parcels that would involve excavation, grading, or site preparation that would expose soil, the applicant shall comply with all applicable Rules of the Feather River Air Quality Management District (FRAQMD) and shall include the required FRAQMD Basic Construction Emission Control Practices on all grading or improvement plans. **Air Quality Mitigation 2:** Compliance with FRAQMD standards related to a Fugitive Dust Control Plan and permit requirements relative to the operation of facility heaters, fumigation, and boiler processes shall be adhered to pursuant to established regulations. **Air Quality Mitigation 3:** Prior to individual project entitlement approval for any future development project, each multi-family residential project shall be screened for construction emissions based on the then-current screening criteria established by the FRAQMD. If the project emissions fall within the limit of the screening criteria, no further action is required. If the project exceeds the screening criteria the applicant shall model emissions for the project. If the emissions fall below the thresholds of significance for construction air emissions, no further action will be required. If the air emissions model reflects emissions above the thresholds for construction emissions, the applicant shall mitigate such emissions consistent with applicable rules and procedures of the FRAQMD and City of Yuba City. This mitigation includes the following measures: 1. Implement the Fugitive Dust Control Plan. 2. Construction equipment exhaust emissions shall not exceed FRAQMD Regulation III, Rule 3.0, Visible Emissions limitations (40 percent opacity or Ringelmann 2.0).	Developer, Public Works Dept., Development Services Dept.	During construction phase

	3. The contractor shall be responsible to ensure that all construction equipment is properly tuned and maintained prior to and for the duration of onsite operation. 4. Limiting idling time to 5 minutes – saves fuel and reduces emissions. (State idling rule: commercial diesel vehicles – 13 CCR Chapter 10 Section 2485 effective 02/01/2005; off road diesel vehicles – 13 CCR Chapter 9 Article 4.8 Section 2449 effective 05/01/2008). 5. Utilize existing power sources (e.g., line power) or clean fuel generators rather than temporary power generators. 6. Develop a traffic plan to minimize traffic flow interference from construction activities. The plan may include advance public notice of routing, use of public transportation, and satellite parking areas with a shuttle service. Schedule operations affecting traffic for off-peak hours. Minimize obstruction of through-traffic lanes. Provide a flag person to guide traffic properly and ensure safety at construction sites. 7. Portable engines and portable engine-driven equipment units used at the project work site, with the exception of on-road and off-road motor vehicles, may require CARB Portable Equipment Registration with the State or a local district permit. The owner/operator shall be responsible for arranging appropriate consultations with CARB or the District to determine registration and permitting requirements prior to equipment operation at the site. 8. All grading operations on a project should be suspended when winds exceed 20 miles per hour or when winds carry dust beyond the property line despite implementation of all feasible dust control measures. 9. Work areas shall be watered or treated with Dust Suppressants as necessary to prevent fugitive dust violations. 10. An operational water truck should be available at all times. Apply water to control dust as needed to prevent visible emissions violations and offsite dust impacts. Travel time to water sources should be considered and additional trucks used if needed. 11. Onsite dirt piles or other stockpiled material should be covered, wind breaks installed, and water and/or soil stabilizers employed to reduce wind-blown dust emissions. Incorporate the use of approved non-toxic soil stabilizers according to manufacturer's specifications to all inactive construction areas. 12. All transfer processes involving a free fall of soil or other particulate matter shall be operated in such a manner as to minimize the free fall distance and fugitive dust emissions.		

	13. Apply approved chemical soil stabilizers according to the manufacturers' specifications, to all inactive construction areas (previously graded areas that remain inactive for 96 hours) including unpaved roads and employee/equipment parking areas. 14. To prevent track-out, wheel washers should be installed where project vehicles and/or equipment exit onto paved streets from unpaved roads. Vehicles and/or equipment shall be washed prior to each trip. Alternatively, a gravel bed may be installed as appropriate at vehicle/equipment site exit points to effectively remove soil buildup on tires and tracks to prevent/diminish track-out. 15. Paved streets shall be swept frequently (water sweeper with reclaimed water recommended; wet broom) if soil material has been carried onto adjacent paved, public thoroughfares from the project site. 16. Provide temporary traffic control as needed during all phases of construction to improve traffic flow, as deemed appropriate by the Department of Public Works and/or Caltrans and to reduce vehicle dust emissions. 17. Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less and reduce unnecessary vehicle traffic by restricting access. Provide appropriate training, onsite enforcement, and signage. 18. Reestablish ground cover on the construction site as soon as possible and prior to final occupancy, through seeding and watering. If at the time of granting of each building permit, the FRAQMD has adopted a regulation applicable to construction emissions, compliance with the regulation may completely or partially replace this mitigation. Consultation with the FRAQMD prior to construction will be necessary to make this determination.		
3.8. Greenhouse Gases	**Greenhouse Gas Mitigation 1:** The City shall ensure application of the following measures to future multi-family residential development of the two project sites: • Use of green-building materials on buildings and other outdoor structures, such as low-emission concrete, recycled aggregate, recycled reinforcing, or waffle pods to be used in foundations; recycled plastics to be used in community structures such as fencing or playground equipment; wood flooring materials to be treated with low emissions varnishes and floor board substrates to be made from low emission particleboard; and other recycled building materials like recycled aluminum for window frames or post-consumer plastic for piping; • Installation of photovoltaic rooftop energy systems where feasible;	Development Services Dept.	Prior to issuance of building permits.

	• Establishment of tree-planting guidelines that encourage residents to plant trees to shade buildings primarily on the west and south sides of the buildings. Use of deciduous trees (to allow solar gain during the winter) and direct shading of air conditioning systems shall be included in the guidelines; • Include energy-conserving features as options for home buyers, such as 1. Increased wall and ceiling insulation (beyond building code requirements); 2. Energy efficient windows (double-paned or low-E); 3. Radiant heat barriers; 4. Solar water-heating systems; and 5. Low NOx-emitting or high-efficiency, energy efficient water heaters. • Awnings or other shading mechanisms for windows; • Porch, patio, and walkway overhangs; • Ceiling fans or whole-house fans; • Daylighting (natural lighting) systems such as skylights, light shelves, and interior transom windows; • Electrical outlets around the exterior of units shall be installed to encourage the use of electric landscape maintenance equipment; • Use of low and no-VOC coatings and paint; • Natural gas lines (if available to the project area) shall be provided in backyard or patio areas to encourage the use of gas barbecues; and • Pre-wire units with high-speed modem connections/DSL and extra phone lines. **Greenhouse Gas Mitigation 2:** Pertaining to potential cumulative impacts associated with GHG emissions, site grading process shall comply with the GHG Reduction Measures provided in the adopted Yuba City Resource Efficiency Plan.		
3.18. Tribal Cultural Resources	**Cultural Resources Mitigation 1: Unanticipated Discoveries:** If potential tribal cultural resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find (or an appropriate distance based on the apparent distribution of the TCR). A qualified cultural resources specialist meeting the Secretary of Interior's Professional Qualifications Standards for Archaeology, as well as Native American Representatives from traditionally and culturally affiliated Native American Tribes that have engaged in consultation for the project will be invited to assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment may include, but is not limited to, processing materials for reburial, minimizing handling of cultural objects,	Developer, Public Works Dept., Development Services Dept.	During construction phase

	leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. The United Auburn Indian Community of the Auburn Rancheria (Tribe) does not consider curation of TCR's to be appropriate or respectful and request that materials not be permanently curated, unless requested by the Tribe. The types of treatment preferred by UAIC that protects, preserves or restores the integrity of a TCR may include Tribal Monitoring, or recovery of cultural objects, and reburial of cultural objects or cultural soil that is done in a culturally appropriate manner. Recommendations of the treatment of a TCR will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record. If articulated or disarticulated human remains are discovered during ground disturbing construction activities or ground disturbing activities, all work shall cease within 100 feet of the find, and the provisions provided in the Health and Safety Code Section 7054 shall apply. If the remains are determined by the County Coroner to be human and that of a Native American, then Public Resources Code 5097.98, 5097.99. 5097.991, and compliance with the provisions of CEQA Guidelines Section 15064.5(e)(1) and (2) shall be implemented.		