

# **Mitigation Monitoring and Reporting Program Yorba Linda 2021-2029 Housing Element Implementation Programs Project**

**State Clearinghouse No. 2022040574**

**Prepared for:**

**City of Yorba Linda**  
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## Mitigation Monitoring and Reporting Program

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
<b>4.1 AIR QUALITY</b>						
<p><b>Threshold a:</b> Would the Project conflict with or obstruct implementation of the applicable air quality plan?</p>	<p>Goal LU-3, Policy LU-3.1, Goal CR-3, Policies CR-3.7, CR-3.8</p>		<p>MM 4.1-1 Prior to issuance of grading permits, project applicants shall prepare and submit a technical assessment evaluating potential project construction-related air quality impacts (regional and localized) to the City for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology for assessing air quality impacts. If construction-related criteria air pollutants are determined to have the potential to exceed the South Coast AQMD’s adopted thresholds of significance, the City shall require that applicants for new development projects incorporate all feasible mitigation measures to reduce air pollutant emissions below the significant threshold during construction activities. These identified measures shall be incorporated into all appropriate construction documents (e.g., construction management plans) submitted to the City and shall be verified by the City.</p> <p>Mitigation measures to reduce construction-related emissions could include, but are not limited to:</p>	<p>Project Applicant</p>	<p>City of Yorba Linda</p>	<p>Prior to the issuance of grading permit.</p>

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			<ul style="list-style-type: none"> <li>• Require construction equipment that meets or exceeds CARB Certified Tier 3 or Tier 4 engine standards.</li> <li>• Limit the idling time of diesel off-road construction equipment to no more than five (5) minutes.</li> <li>• Require the use of “Super-Compliant” low VOC paints which have been reformulated to exceed the regulatory VOC limits put forth by South Coast AQMD’s Rule 1113. Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Alternatively, projects may utilize building materials that do not require the use of architectural coatings.</li> <li>• The Construction Contractor shall require by contract specifications that construction operations rely on the electricity infrastructure surrounding the construction site, if available rather than electrical generators powered by internal combustion engines.</li> <li>• The Construction Contractor shall require the use of alternative fueled, engine retrofit technology, after-treatment products (e.g., diesel oxidation catalysts, diesel particulate filters), and/or other options as they become</li> </ul>			

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			<p>available, including all off-road and portable diesel-powered equipment.</p> <ul style="list-style-type: none"> <li>The Construction Contractor shall require that construction equipment be maintained in good operation condition to reduce emissions. The Construction Contractor shall ensure that all construction equipment is being properly serviced and maintained as per the manufacturer's specification. Maintenance records shall be available at the construction site for City verification.</li> </ul>			
			<p>MM 4.1-2 Prior to issuance of a grading permit, project applicants shall prepare and submit a technical assessment evaluating potential project operation air quality impacts (regional and localized) to the City for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (South Coast AQMD) methodology in assessing air quality impacts. If operation-related air pollutants are determined to have the potential to exceed the South Coast AQMD's adopted thresholds of significance, the City shall require that applicants for new development projects incorporate all feasible mitigation measures to reduce air pollutant emissions below significance thresholds during operational activities. The identified measures shall be included as part of the conditions of approval.</p>	Project Applicant	City of Yorba Linda	Prior to the issuance of grading permit.

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			<p>Possible mitigation measures to reduce operational emissions could include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Increase in insulation such that heat transfer and thermal bridging is minimized;</li> <li>• Limit air leakage through the structure and/or within the heating and cooling distribution system;</li> <li>• Use of energy-efficient space heating and cooling equipment;</li> <li>• Installation of electrical hook-ups at loading dock areas;</li> <li>• Installation of dual-paned or other energy efficient windows;</li> <li>• Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;</li> <li>• Installation of automatic devices to turn off lights where they are not needed;</li> <li>• Application of a paint and surface color palette that emphasizes light and off-white</li> </ul>			

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			<p>colors that reflect heat away from buildings;</p> <ul style="list-style-type: none"> <li>• Design of buildings with “cool roofs” using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;</li> <li>• Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems;</li> <li>• Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.</li> <li>• Landscaping palette emphasizing drought tolerant plants;</li> <li>• Use of water-efficient irrigation techniques;</li> <li>• U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads.</li> <li>• Applicants for residential within 1,000 feet of a major sources of TACs (e.g., warehouses, industrial areas, freeways,</li> </ul>			

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			<p>roadways, and rail lines with traffic volumes over 10,000 vehicle per day), as measured from the property line of the project to the property line of the source/edge of the nearest travel lane, shall submit a health risk assessment (HRA) to the City of Yorba Linda prior to future discretionary Project approval. The HRA shall be prepared in accordance with policies and procedures of CEQA and the South Coast AQMD. If the HRA shows that the incremental cancer risk exceeds ten in one million (10E-06), PM10 concentrations exceed 2.5 microgram per cubic meter (<math>\mu\text{g}/\text{m}^3</math>), PM2.5 concentrations exceed 2.5 <math>\mu\text{g}/\text{m}^3</math>, or the appropriate noncancer hazard index exceeds 1.0, the applicant will be required to identify and demonstrate that mitigation measures are capable of reducing potential cancer and non-cancer risks to an acceptable level (i.e., below ten in one million or a hazard index of 1.0), including appropriate enforcement mechanisms. Measures to reduce risk may include but are not limited to:</p> <ul style="list-style-type: none"> <li>▪ Air intakes located away from high volume roadways and/or truck loading zones.</li> <li>• Heating, ventilation, and air conditioning systems of the buildings provided with</li> </ul>			

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			appropriately sized maximum efficiency rating value (MERV) filters (e.g., MERV 13 or better)			
<b>Threshold b:</b> Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Goal LU-3, Policy LU-3.1, Goal CR-3, Policies CR-3.7, CR-3.8		MM 4.1-1 and MM 4.1-2 would apply.	Project Applicant	City of Yorba Linda	Prior to issuance of grading permit
<b>Threshold c:</b> Would the Project expose sensitive receptors to substantial pollutant concentrations?	Goal LU-3, Policy LU-3.1		MM 4.1-1 and MM 4.1-2 would apply.	Project Applicant	City of Yorba Linda	Prior to issuance of grading permit
<b>Threshold d:</b> Would the Project result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	Goal LU-3, Policy LU-3.1		No mitigation is required.	N/A	N/A	N/A
<b>4.2 BIOLOGICAL RESOURCES</b>						
<b>Threshold a:</b> Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in	Goal CN-2, Policies CN-2.1, CN-2.2, CN-2.6,		MM 4.2-1 The City of Yorba Linda shall require applicants of future development projects on housing opportunity sites S5-008, S7-005, S3-203, and S4-053 to prepare a biological resources survey. The survey shall be conducted by a qualified biologist and shall be a reconnaissance level field survey of the sites for the presence and quality of biological	Project Applicant	City of Yorba Linda Planning Department	Prior to the approval of site plans

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<p>local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?</p>			<p>resources potentially affected by project development, including both direct and indirect impacts. These resources include, but are not limited to, special status species or their habitat, sensitive habitats such as wetlands or riparian areas, and jurisdictional waters. If sensitive or protected biological resources are absent from the sites and adjacent lands potentially affected by the future development, the biologist shall submit a written report substantiating such to the City of Yorba Linda before issuance of a grading permit by the City, and the project may proceed without any further biological investigation.</p> <p>If sensitive or protected biological resources are present on the project site or may be potentially affected by the project, implementation of Mitigation Measure MM 4.2-2 shall be required. If indirect impacts to sensitive, habitats, plant, and wildlife species are identified, measures shall be identified to minimize impact, such as fencing to reduce human and domestic pet intrusion.</p>			
			<p>MM 4.2-2 A qualified biologist shall evaluate impacts to sensitive or protected biological resources from development. The impact assessment may require focused surveys that determine absence or presence and distribution of biological resources on the site. These surveys may include, but are not limited to: 1) focused special status animal surveys if suitable habitat</p>	Project Applicant	City of Yorba Linda Planning Department	Prior to the approval of site plans

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			is present; 2) appropriately timed focused special status plant surveys that will maximize detection and accurate identification of target plant species; and 3) a delineation of jurisdictional boundaries around potential wetlands, riparian habitat, and waters of the United States or State.			
			MM 4.2-3 The results of these surveys will assess project impacts and develop site specific mitigation measures to avoid impacts to sensitive or protected biological resources. Depending on the resources potentially present on the project site, avoidance may include: 1) establishing appropriate no-disturbance buffers around onsite or adjacent resources, and/or 2) initiating construction at a time when special status or protected animal species will not be vulnerable to project-related mortality (e.g., outside the avian nesting season or bat maternal or wintering roosting season). Consultation with relevant regulatory agencies may be required in order to establish suitable buffer areas. The qualified biologist shall substantiate the impact evaluation or the assumed presence of special-status species in all suitable habitats onsite in a written report submitted to the City of Yorba Linda before issuance of a grading permit by the City. If the project avoids all sensitive or protected biological resources, no further action is required. If avoidance of all significant impacts to sensitive or protected biological resources is not feasible, the project	Project Applicant	City of Yorba Linda Planning Department	Prior to the approval of site plans

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
			shall implement Mitigation Measure MM 4.2-4.			
			MM 4.2-4 The City of Yorba Linda shall require applicants to design development projects to minimize potential impacts to sensitive or protected biological resources to the greatest extent feasible, in consultation with a qualified biologist and/or appropriate regulatory agency staff. Minimization measures may include 1) exclusion and/or silt fencing, 2) relocation of impacted resources, 3) construction monitoring by a qualified biologist, and 4) an informative training program conducted by a qualified biologist for construction personnel on sensitive biological resources that may be impacted by project construction. If minimization of all significant impacts to sensitive or protected biological resources is infeasible, the project shall implement Mitigation Measure MM 4.2-5.	Project Applicant	City of Yorba Linda Planning Department	Prior to the approval of site plans
			MM 4.2-5 A qualified biologist will develop appropriate mitigations that will reduce project impacts to sensitive or protected biological resources to a less than significant level. The type and amount of mitigation will depend on the resources impacted, the extent of the impacts, and the quality of habitats to be impacted. Mitigations may include, but are not limited to: 1) compensation for lost habitat or waters in the form of preservation or creation of in-kind habitat or waters, either onsite or offsite, protected by conservation easement; 2)	Project Applicant	City of Yorba Linda Planning Department	Prior to the approval of site plans

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
			<p>purchase of appropriate credits from an approved mitigation bank servicing the Yorba Linda area; and 3) payment of in-lieu fees. Furthermore, project applicants shall obtain appropriate permit authorization(s) for impacts to jurisdictional waters, wetlands, and/or riparian habitats. The types of permits potentially required for impacts to jurisdictional waters are a Clean Water Act (Section 404) permit issued by the US Army Corps of Engineers, a California Water Certificate or Waste Discharge Order issued by the Regional Water Quality Control Board, and a Stream Alteration Agreement issued by the California Department of Fish and Wildlife.</p>			
<p><b>Threshold b:</b> Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?</p>	<p>Goal CN-2, Policies CN-2.1, CN-2.2, CN-2.6</p>		<p>MM 4.2-1 through MM 4.2-4 would apply.</p> <p>MM 4.2-5 A qualified biologist will develop appropriate mitigations that will reduce project impacts to sensitive or protected biological resources to a less than significant level. The type and amount of mitigation will depend on the resources impacted, the extent of the impacts, and the quality of habitats to be impacted. Mitigations may include, but are not limited to: 1) compensation for lost habitat or waters in the form of preservation or creation of in-kind habitat or waters, either onsite or offsite, protected by conservation easement; 2) purchase of appropriate credits from an approved mitigation bank servicing the Yorba Linda area; and 3) payment of in-lieu fees.</p>	<p>Project Applicant</p>	<p>City of Yorba Linda Planning Department</p>	<p>Prior to the approval of site plans</p>

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			Furthermore, project applicants shall obtain appropriate permit authorization(s) for impacts to jurisdictional waters, wetlands, and/or riparian habitats. The types of permits potentially required for impacts to jurisdictional waters are a Clean Water Act (Section 404) permit issued by the US Army Corps of Engineers, a California Water Certificate or Waste Discharge Order issued by the Regional Water Quality Control Board, and a Stream Alteration Agreement issued by the California Department of Fish and Wildlife.			
<b>Threshold c:</b> Would the Project have substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Goal CN-2, Policies CN-2.1, CN-2.2, CN-2.6		MM 4.2-1 through MM 4.2-5 would apply.	Project Applicant	City of Yorba Linda Planning Department	Prior to the approval of site plans
<b>Threshold d:</b> Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use	Goal CN-2, Policies CN-2.1, CN-2.2, CN-2.6		No mitigation is required.	N/A	N/A	N/A

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of native wildlife nursery sites?						
<b>Threshold e:</b> Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Goal CN-2, Policies CN-2.1, CN-2.2, CN-2.6		No mitigation is required.	N/A	N/A	N/A
<b>Threshold f:</b> Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	Goal LU-1, Policies LU-1.2, LU-1.3, Goal LU-3, Policies LU-3.1, LU-3.4, Goal-4, Policies LU-4.1, LU-4.3, LU-4.4, Goal LU-5, Policy LU-5.1		No mitigation is required.	N/A	N/A	N/A
<b>4.3 ENERGY</b>						
<b>Threshold a:</b> Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	N/A		No mitigation is required.	N/A	N/A	N/A
<b>Threshold b:</b> Would the Project conflict with or obstruct a state or local plan	N/A		No mitigation is required.	N/A	N/A	N/A

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for renewable energy or energy efficiency?						
<b>4.4 GREENHOUSE GAS EMISSIONS</b>						
<b>Threshold a:</b> Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Goal LU-3, Policy LU-3.1, Goal CR-3, Policies CR-3.7, CR-3.8		MM 4.1-1 and MM 4.1-2 would apply.	Project Applicant	City of Yorba Linda	Prior to the issuance of grading permit.
<b>Threshold b:</b> Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Goal LU-3, Policies LU-3.1, Goal LU-4, Policy LU-4.3, Goal LU-9, Goal LU-11, Policy LU-11.2, Goal CR-3, Policies CR-3.3, CR-3.4, CR-3.7, CR-3.8, Goal CR-5, Policy CR-5.2, Goal CR-6, Policies CR-6.1, CR-6.2, Goal GM-2.		MM 4.1-1 and MM 4.1-2 would apply.	Project Applicant	City of Yorba Linda	Prior to the issuance of grading permit.
<b>4.5 LAND USE AND PLANNING</b>						
<b>Threshold a:</b> Would the Project physically divide an established community	Goal LU-1, Policies LU-1.2, LU-1.3, Goal LU-3, Policies		No mitigation is required.	N/A	N/A	N/A

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	LU-3.1, LU-3.4, Goal-4, Policies LU-4.1, LU-4.3, LU-4.4, Goal LU-5, Policy LU-5.1					
<b>Threshold b:</b> Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Goal LU-1, Policies LU-1.2, LU-1.3, Goal LU-3, Policies LU-3.1, LU-3.4, Goal-4, Policies LU-4.1, LU-4.3, LU-4.4, Goal LU-5, Policy LU-5.1		No mitigation is required.	N/A	N/A	N/A
<b>4.6 NOISE</b>						
<b>Threshold a:</b> Would the Project generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Goal N-1, Policy N-1.4, Goal N-2, Policies N-2.1, N-2.2, N-2.3, Goal N-4, Policies N-4.1, N-4.3, N-4.5, Goal CR-3, Policy CR-3.8, Goal CR-6, Policy CR-6.1		MM 4.6-1 Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards, and all stationary construction equipment shall be placed so that emitted noise is directed away from the noise-sensitive use nearest the construction activity.	Project Applicant	City of Yorba Linda Planning Department	Prior to the issuance of construction permits
			MM 4.6-2 The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related	Project Applicant	City of Yorba Linda	Prior to the issuance of

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			noise sources and noise-sensitive receiver nearest to the construction activity.		Planning Department	construction permits
			MM 4.6-3 The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment Section 8.32.090[D] of the City of Yorba Linda Municipal Code. The contractor shall design delivery routes to minimize the exposure of sensitive land uses to delivery truck noise.	Project Applicant	City of Yorba Linda Planning Department	Prior to the issuance of construction permits
			MM 4.6-5 Prior to issuance of any construction permits, applicants for individual projects that are within 50 feet of a sensitive receptor, shall prepare and submit to the City of Yorba Linda Planning Department a study to evaluate potential operational-related stationary source noise impacts. The noise report shall be prepared by an acoustical engineer using the ISO 9613-2 protocol in the CadnaA (Computer Aided Noise Abatement) computer program. If the study determines a potential exceedance of the City's thresholds (55 dBA Leq daytime, or 50 dBA Leq nighttime), measures shall be identified that ensure noise levels are reduced to below the thresholds. Identified measures shall be included on all construction and building documents and submitted for verification to the City of Yorba Linda Planning Department.	Project Applicant	City of Yorba Linda Planning Department	Prior to the issuance of construction permits
<b>Threshold b:</b> Would the Project generate excessive groundborne vibration or groundborne noise levels?	Goal N-3, Policies N-3.1, LU-3, LU-3.4		MM 4.6-4 Prior to issuance of any construction permits, applicants for individual projects that involve vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, within 25 feet of sensitive receptors	Project Applicant	City of Yorba Linda Planning Department	Prior to the issuance of construction permits

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			(e.g., residences and fragile structures), shall prepare and submit to the City of Yorba Linda Planning Department a study to evaluate potential construction-related vibration impacts. The vibration assessment shall be prepared by an acoustical engineer and be based on recognized vibration-induced architectural damage criterion. If the study determines a potential exceedance of the thresholds, measures shall be identified that ensure vibration levels are reduced to below the thresholds. Identified measures shall be included on all construction and building documents and submitted for verification to the City of Yorba Linda Planning Department.			
<b>Threshold c:</b> For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?	Goal N-1, Policy N-1.4, Goal N-2, Policies N-2.1, N-2.2, N-2.3, Goal N-4, Policies N-4.1, N-4.3, N-4.5, Goal CR-3, Policy CR-3.8, Goal CR-6, Policy CR-6.1		No mitigation is required.	N/A	N/A	N/A
<b>4.7 PUBLIC SERVICES</b>						
<b>Threshold a:</b> Would the Project result in substantial adverse physical impacts	Goal PSU-1, Policies PSU-1.1, PSU-1.3,		No mitigation is required.	N/A	N/A	N/A

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associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: i. Fire Protection Services; ii. Police Protection Services; iii. School Services; iv. Parks; or v. Other Public Facilities	Goal PSU-2, Policies PSU-2.1, PSU-2.3, PSU-2.4, Goal PSU-3, Policies PSU-3.1, PSU-3.2, , Goal PSU-4, Policy PSU-4.2, Policy GM-1.1					
<b>4.8 RECREATION</b>						
<b>Threshold a:</b> Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Goal OR-1, Goal OR-3, Policy OR-3.1, Goal OR-5, Policies OR-5.1, OR-5.8		No mitigation is required.	N/A	N/A	N/A

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
<b>Threshold b:</b> Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Goal OR-1, Goal OR-3, Policy OR-3.1, Goal OR-5, Policies OR-5.1, OR-5.8		No mitigation is required.	N/A	N/A	N/A
<b>4.9 TRANSPORTATION</b>						
<b>Threshold a:</b> Would the Project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Policies CR-3.7, CR-6.1, CR-6.2		No mitigation is required.	N/A	N/A	N/A
<b>Threshold b:</b> Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	N/A		No mitigation is required.	N/A	N/A	N/A
<b>Threshold c:</b> Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Goal CR-8, Policy CR-8.2		No mitigation is required.	N/A	N/A	N/A

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<b>Threshold d:</b> Would the Project result in inadequate emergency access?	Goal CR-8, Policy CR-8.2		No mitigation is required.	N/A	N/A	N/A
<b>4.10 TRIBAL CULTURAL RESOURCES</b>						
<p><b>Threshold a:</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <p>1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p> <p>2) A resource determined by the lead agency, in its discretion and</p>	N/A		<p>MM 4.10-1 Prior to the commencement of any ground disturbing activity at the Project sites, the Project Applicant shall retain a Native American Monitor approved by the NAHC. A copy of the executed contract shall be submitted to the City of Yorba Linda Planning Department prior to the issuance of any permit necessary to commence a ground-disturbing activity. The Tribal monitor will only be present on-site during the construction phases that involve ground-disturbing activities into areas of undisturbed soils. The Tribal Monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when all ground-disturbing activities on the Project Site are completed, or when the Tribal Representatives and Tribal Monitor have indicated that all upcoming ground-disturbing activities at the Project Site have little to no potential for impacting Tribal Cultural Resources.</p> <p>Upon discovery of any Tribal Cultural Resources, construction activities shall cease in the immediate vicinity of the find (not less than the surrounding 50 feet) until the find can be</p>	Project Applicant	City of Yorba Linda Planning Department	Prior to commencement of any ground disturbing activity

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<p>supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?</p>			<p>assessed. All Tribal Cultural Resources unearthed by Project activities shall be evaluated by the qualified archaeologist and Tribal monitor approved by the Consulting Tribe. If the resources are Native American in origin, the Consulting Tribe will retain it/them in the form and/or manner the Tribe deems appropriate, for educational, cultural and/or historic purposes. Work may continue on other parts of the Project site while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section 15064.5[f]). If a non-Native American resource is determined by the qualified archaeologist to constitute a “historical resource” or “unique archaeological resource,” time allotment and funding sufficient to allow for implementation of avoidance measures, or appropriate mitigation, must be available. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Sections 21083.2(b) for unique archaeological resources.</p>			
<b>4.11 WILDFIRE</b>						
<p><b>Threshold a:</b> Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?</p>	<p>Goal CR-8, Policies CR-8.2, LU-3.1, Goal PS-1, Policy PS-1.3, Goal PS-8, Policies PS-8.1, PS-8.2</p>		<p>MM 4.11-1 Prior to issuance of a grading permit for sites within or adjacent to a Very High FHSZ and within a Wildland Urban Interface (WUI) Zone, the project applicant shall prepare a Fire Evacuation Analysis. The Fire Evacuation Analysis shall assess the time required for emergency evacuation under Existing and</p>	<p>Project Applicant</p>	<p>City of Yorba Linda Planning Department</p>	<p>Prior to the issuance of a grading permit</p>

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
<p><b>Threshold f:</b> Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>			<p>Existing with Project Conditions, assuming a worst case, wind-driven fire. The Fire Evacuation Analysis shall also identify how much the project would increase evacuation times by; how long it would take residents to evacuate; and how emergency response times would be affected by a mass evacuation under multiple scenarios. The Fire Evacuation Analysis shall be subject to the review and approval from the City of Yorba Linda and OCFA. The analysis shall demonstrate how the Project would not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan.</p>			
<p><b>Threshold b:</b> Would the Project, due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?</p> <p><b>Threshold g:</b> Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</p>	<p>Goal PS-5, Policies PS-5.1, PS-5.2, Goal PS-6, Policy PS-6.1, PS-6.2, PS-6.3, PS-6.5, PS-6.6</p>		<p>MM 4.11-2 Prior to issuance of a grading permit for sites within or adjacent to a Very High FHSZ and within a Wildland Urban Interface (WUI) Zone, the project applicant shall prepare a Fire Protection Plan (FPP). Prior to preparation of an FPP, the Project proponent shall coordinate with OCFA to ensure that modeling of the FPP and design of the project is appropriate to meet the requirements and standards of the OCFA. The FPP shall be subject to the review and approval from the City of Yorba Linda and OCFA. The FPP shall assess a project's compliance with current regulatory codes and ensure that impacts resulting from wildland fire hazards have been adequately mitigated. The FPP shall also specifically identify the need for fire systems, water availability, construction requirements, and fire-resistant landscaping i.e.</p>	<p>Project Applicant</p>	<p>City of Yorba Linda Planning Department</p>	<p>Prior to the issuance of a grading permit</p>

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
			fuel modification zones), and appropriate defensible space around structures.			
<b>Threshold c:</b> Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Goal PS-5, Policies PS-5.1, PS-5.2, Goal PS-6, Policy PS-6.1, PS-6.2, PS-6.3, PS-6.5, PS-6.6		No mitigation is required.	N/A	N/A	N/A
<b>Threshold d:</b> Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire instability or drainage change?	Goal PS-3, Policy PS-3.3; PS-3.5; Goal PS-4, Policy PS-4.1		No mitigation is required.	N/A	N/A	N/A
<b>PLANNING COMMISSION RECOMMENDATION</b>						
N/A	N/A	N/A	PC-1 Concurrent with submittal of development applications for housing opportunity sites S7-001, S3-207, S2-012, and S5-008, the project applicant shall prepare and submit the following project-level technical reports: 1) a traffic study consistent with the City's Traffic Impact Analysis Guidelines, including a safety analysis; 2) a geotechnical report pursuant to City Municipal	Project Applicant	City of Yorba Linda Planning Department	Concurrent with submittal of development applications

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
			Codes § 15.04.260 and 15.04.270; 3) a Fire Protection Plan consistent with Mitigation Measure MM 4.11-2 and Municipal Code § 15.08.010; and 4) a Fire Evacuation Analysis consistent with Mitigation Measure MM 4.11-1. The reports are subject to review and approval from the City of Yorba Linda.			
<b>5.4.1 AESTHETICS</b>						
<b>Threshold a:</b> Would the Project have a substantial adverse effect on a scenic vista?	Goal CN-1; Policies CN-1.1, Goal CN-3; Policies CN-3.1, CN-3.2, Goal LU-4, Policy LU-4.1, Goal LU-8, Policies LU-8.1, LU- 8.2, Goal LU-9, Policies LU- 9.1, LU-9.2, LU-9.3	Multi-Family Design Guidelines; Yorba Linda Municipal Code Chapters 18.10 and 18.16	No mitigation is required.	N/A	N/A	N/A
<b>Threshold b:</b> Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Goal CN-1; Policies CN-1.1, Goal CN-3; Policies CN-3.1, CN-3.2, Goal LU-4, Policy LU-4.1, Goal LU-8, Policies LU-8.1, LU- 8.2, Goal LU-9, Policies		No mitigation is required.	N/A	N/A	N/A

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
	LU- 9.1, LU-9.2, LU-9.3					
<b>Threshold c:</b> Would the Project in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Goal CN-1; Policies CN-1.1, Goal CN-3; Policies CN-3.1, CN-3.2, Goal LU-4, Policy LU-4.1, Goal LU-8, Policies LU-8.1, LU- 8.2, Goal LU-9, Policies LU- 9.1, LU-9.2, LU-9.3	Yorba Linda Zoning Code	No mitigation is required.	N/A	N/A	N/A
<b>Threshold d:</b> Would the Project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	N/A	Yorba Linda Municipal Code Chapter 18.10.110				
<b>5.4.2 AGRICULTURE AND FORESTRY RESOURCES</b>						
<b>Threshold a:</b> Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps	Goal LU-3, Policy LU-3.1		No mitigation is required.	N/A	N/A	N/A

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?						
<b>Threshold b:</b> Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?	Goal LU-3, Policy LU-3.1		No mitigation is required.	N/A	N/A	N/A
<b>Threshold c:</b> Would the Project conflict with existing zoning for, or cause rezoning of, forest land as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Goal LU-3, Policy LU-3.1		No mitigation is required.	N/A	N/A	N/A
<b>Threshold d:</b> Would the Project result in the loss of forest land or conversion of forest land to non-forest use?	Goal LU-3, Policy LU-3.1		No mitigation is required.	N/A	N/A	N/A
<b>Threshold e:</b> Would the Project involve other changes in the existing	Goal LU-3, Policy LU-3.1		No mitigation is required.	N/A	N/A	N/A

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?						
<b>5.4.3 CULTURAL RESOURCES</b>						
<b>Threshold a:</b> Would the Project cause a substantial adverse change in the significance of a historical resource in pursuant to § 15064.5?	Goal HR-2		No mitigation is required.	N/A	N/A	N/A
<b>Threshold b:</b> Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	Goal HR-2, Policy HR-2.5	City Standard Condition Planning no. 06	No mitigation is required.	N/A	N/A	N/A
<b>Threshold c:</b> Would the Project disturb any human remains, including those interred outside of formal cemeteries?	N/A	California Health and Safety Code Section 7050.5; Public Resources Code Section 5097.98	No mitigation is required.	N/A	N/A	N/A
<b>5.4.4 GEOLOGY AND SOILS</b>						
<b>Threshold a:</b> Would the Project directly or indirectly	Goal PS-3, Policies PS-3.1,	Yorba Linda Municipal	No mitigation is required.	N/A	N/A	N/A

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
cause potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42; strong seismic ground shaking; seismic-related ground failure, including liquefaction; landslides?	PS-3.3, PS-3.4, PS-3.5, PS-3.6, PS-3.7, CN-3.3	Code Title 15; California Building Code				
<b>Threshold b:</b> Would the Project result in substantial soil erosion or the loss of topsoil?	Policy CN-3.3	State Water Resources Control Board Order No. 2009-0009-DWQ (General Construction Permit); Stormwater Pollution Prevention Plan (SWPPP);	No mitigation is required.	N/A	N/A	N/A

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
		National Pollutant Discharge Elimination System (NPDES) Permit				
<b>Threshold c:</b> Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Goal PS-3, Policies PS-3.1, PS-3.3, PS-3.4, PS-3.5, PS-3.6, PS-3.7, CN-3.3	Yorba Linda Municipal Code Title 15; California Building Code; Yorba Linda Municipal Code Chapter 18.30, Hillside Development	No mitigation is required.	N/A	N/A	N/A
<b>Threshold d:</b> Would the Project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Goal PS-3, Policies PS-3.1, PS-3.3, PS-3.4, PS-3.5, PS-3.6, PS-3.7, CN-3.3	Yorba Linda Municipal Code Title 15; California Building Code	No mitigation is required.	N/A	N/A	N/A
<b>Threshold e:</b> Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where	Goal PS-3, PS-3.1, PS-3.3, PS-3.4, PS-3.5, PS-3.6, PS-3.7, CN-3.3		No mitigation is required.	N/A	N/A	N/A

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
sewers are not available for the disposal of waste water?						
<b>Threshold f:</b> Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Goal HR-2, Policy HR-2.5	Standard Condition Planning no. 06	No mitigation is required.	N/A	N/A	N/A
<b>5.4.5 HAZARDS AND HAZARDOUS MATERIALS</b>						
<b>Threshold a:</b> Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Goal CR-8, Policies CR-8.2, LU-3.1, Goal PS-1, Policy PS-1.3, Goal PS-8, Policies PS-8.1, PS-8.2	California Department of Toxic Substances Control, US Environmental Protection Agency, California Division of Occupational Safety and Health, California Department of Transportation, Orange County Environmental Health Division, and OCFA	No mitigation is required.	N/A	N/A	N/A

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
<b>Threshold b:</b> Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Goal CR-8, Policies CR-8.2, LU-3.1, Goal PS-1, Policy PS-1.3, Goal PS-8, Policies PS-8.1, PS-8.2	California Department of Toxic Substances Control, US Environmental Protection Agency, California Division of Occupational Safety and Health, California Department of Transportation, Orange County Environmental Health Division, and OCFA	No mitigation is required.	N/A	N/A	N/A
<b>Threshold c:</b> Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Goal CR-8, Policies CR-8.2, LU-3.1, Goal PS-1, Policy PS-1.3, Goal PS-8, Policies PS-8.1, PS-8.2	California Department of Toxic Substances Control, US Environmental Protection Agency, California Division of Occupational	No mitigation is required.	N/A	N/A	N/A

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
		Safety and Health, California Department of Transportation, Orange County Environmental Health Division, and OCFA				
<b>Threshold d:</b> Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Goal CR-8, Policies CR-8.2, LU-3.1, Goal PS-1, Policy PS-1.3, Goal PS-8, Policies PS-8.1, PS-8.2		No mitigation is required.	N/A	N/A	N/A
<b>Threshold e:</b> For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the project area?	N/A		No mitigation is required.	N/A	N/A	N/A

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
<b>5.4.6 HYDROLOGY AND WATER QUALITY</b>						
<b>Threshold a:</b> Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Goal CN-4, Policies CN-4.2, CN-4.3, CN-4.4, CN-4.6, PSU-5.4, Goal PSU-6, Policies PSU-6.3, PSU-6.4, Goal GM-1, Policies GM-1.1, Goal PS-4, Policy PS-4.1	General Construction Permit; SWPPP; NPDES Permit; Yorba Linda Municipal Code Section 16.04, Water Quality Control; Water Quality Management Plan (WQMP)	No mitigation is required.	N/A	N/A	N/A
<b>Threshold b:</b> Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Goal CN-4, Policies CN-4.2, CN-4.6, Goal PSU-6, Policies PSU-6.3, PSU-6.4		No mitigation is required.	N/A	N/A	N/A
<b>Threshold c:</b> Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through	Goal CN-4, Policies CN-4.2, CN-4.3, CN-4.4, CN-4.6, PSU-5.4, Goal PSU-6, Policies PSU-	SWPPP; WQMP; Yorba Linda Municipal Code Chapter 15.12	No mitigation is required.	N/A	N/A	N/A

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
the addition of impervious surfaces, in a manner which would: result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or impeded or redirect flood flows?	6.3, PSU-6.4, Goal GM-1, Policies GM-1.1, Goal PS-4, Policy PS-4.1					
<b>Threshold d:</b> Would the Project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Goal CN-4, Policies CN-4.2, CN-4.3, CN-4.4, CN-4.6, PSU-5.4, Goal PSU-6, Policies PSU-6.3, PSU-6.4, Goal GM-1, Policies GM-1.1, Goal PS-4, Policy PS-4.1		No mitigation is required.	N/A	N/A	N/A

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
<b>Threshold e:</b> Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	N/A	General Construction Permit; SWPPP; NPDES Permit; Yorba Linda Municipal Code Section 16.04, Water Quality Control; WQMP	No mitigation is required.	N/A	N/A	N/A
<b>5.4.7 MINERAL RESOURCES</b>						
<b>Threshold a:</b> Would the Project result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	N/A		No mitigation is required.	N/A	N/A	N/A
<b>Threshold b:</b> Would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	N/A		No mitigation is required.	N/A	N/A	N/A
<b>5.4.8 POPULATION AND HOUSING</b>						
<b>Threshold a:</b> Would the Project induce substantial unplanned population	N/A		No mitigation is required.	N/A	N/A	N/A

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure?						
<b>Threshold b:</b> Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	N/A		No mitigation is required.	N/A	N/A	N/A
<b>5.4.9 UTILITIES AND SERVICE SYSTEMS</b>						
<b>Threshold a:</b> Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Goal PSU-5, Policies PSU-5.1, PSU-5.2, PSU-5.4		No mitigation is required.	N/A	N/A	N/A
<b>Threshold b:</b> Would the Project have sufficient water supplies available to serve the project and	Goal PSU-5, Policies PSU-5.1, PSU-5.2, Goal PSU-6,		No mitigation is required.	N/A	N/A	N/A

Potential Impacts	General Plan Policies And	Regulatory Requirements	Mitigation Measures	Responsible Party	Monitoring Party	Timing
reasonably foreseeable future development during normal, dry and multiple dry years?	PSU-6.3, PSU-6.4					
<b>Threshold c:</b> Would the Project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Goal PSU-5, Policies PSU-5.1, PSU-5.2		No mitigation is required.	N/A	N/A	N/A
<b>Threshold d:</b> Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Goal PSU-5, Policy PSU-5.1		No mitigation is required.	N/A	N/A	N/A
<b>Threshold e:</b> Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Goal PSU-5, Policy PSU-5.1		No mitigation is required.	N/A	N/A	N/A