

**Appendix B:  
Mitigation Measures Summary  
of the Approved Wasco Center**



## 5.0 MITIGATION MEASURE SUMMARY

This portion of the document is a compendium of the mitigation measures that have been developed in response to the results of some of the impact assessments undertaken as part of the environmental review for the proposed project.

### Air Quality

**AQC1** *During project construction, the proposed project shall comply with the following San Joaquin Valley Air Pollution Control District (SJVAPCD) Regulation VIII dust control requirements.*

- All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizers/suppressant, covered with a tarp, or other suitable cover or vegetative ground cover\*;
- All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizers/suppressant\*;
- All land clearing, grubbing, scraping, excavation, land leveling, grading, cut & fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking\*;
- When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained;\*;
- All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. *(The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.);*
- Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant;
- Within urban areas, track-out shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday; and
- Any site with 150 or more vehicle trips per day shall prevent carryout and track-out.

**AQC2** *During project construction, in addition to San Joaquin Valley Air Pollution Control District (SJVAPCD) Regulation VIII requirements for dust control, the proposed project shall also implement the following additional dust control measures:*

- Limit traffic speeds on unpaved roads to 15 mph;
- Limit area subject to excavation, grading, and other construction activity at any one time. (Construction area limited to 10 acres per day);
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than one percent.

- Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site;
- Install wind breaks at windward sides(s) of construction areas; and
- Suspend excavation and grading activity when winds exceed 20 mph.<sup>1</sup>

<sup>1</sup> – Regardless of wind speed, an owner/operator must comply with Regulation VIII's 20 percent opacity limitation.

**AQC3** *During project construction, the proposed project shall implement the following measures for the purpose of minimizing construction-related criteria pollutant emissions:*

- Minimize the idling time (e.g., 10 minute maximum) of heavy duty equipment (scrapers, graders, trenchers, earth movers, etc.);
- Limit the hours of operation of heavy duty equipment and/or the amount of equipment in use;
- Replace fossil-fueled equipment with electrically driven equivalents (provided they are not run via a portable generator set);
- Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing of construction activity during the peak-hour of vehicular traffic on adjacent roadways;
- Implement activity management (e.g. rescheduling activities to reduce short-term impacts); and,
- Use alternative fueled or catalyst equipped diesel construction equipment;

**AQO1** *The proposed project shall comply with applicable provisions of Indirect Source Review (ISR) Rule (Rule 9510) and the Administrative ISR Fee Rule (Rule 3180) in order to reduce PM<sub>10</sub> and NO<sub>x</sub> emissions. Based on the SJVAPCD ISR Public Fee Estimator 2008 spread sheet, the proposed project will pay a fee of \$78,433.68 to the SJVAPCD prior to issuance of grading permits. The subject fee breaks down as follows: NO<sub>x</sub> emissions \$21,165; PM<sub>10</sub> emissions \$54,252, and Administrative fees \$3,016.68.*

**AQO2** *The proposed project shall include the following measures to reduce project-related greenhouse gas emissions:*

- Project tenants shall ensure that preferential parking spaces are allocated to ultra-low emission vehicles and alternative fueled vehicles to encourage the use of alternative fuels and ultra-low emission vehicles.
- Landscape designers shall ensure that Project landscaping uses drought tolerant and smog tolerant plants to ensure the long-term viability and conserve water and energy.
- Landscape designers shall ensure that the Landscape plan includes drought resistant trees, shrubs, and groundcover within the parking lot and perimeter.
- Project designers shall ensure that design features incorporate light colored roofing materials that will deflect heat away from the building and conserve energy
- The Project designers shall ensure that designs include all illumination elements to have controls to allow selective use as an energy conservation measure.

**Biological Resources**

**BIO1** *Prior to the commencement of any project-related construction activity, the project proponent shall have a Phase II Burrow Survey undertaken by qualified professional biologist. Said survey shall be conducted pursuant to the Burrowing Owl Survey Protocol and Mitigation Guidelines prepared by the California Burrowing Owl Consortium. Survey results shall be documented in a report submitted to the City of Wasco Planning Department and CA Department of Fish & Game. If warranted, a pre-construction survey within 30 days of construction commencement may also be required. Monitoring to ensure that this survey, if warranted, is undertaken shall be the responsibility of the City of Wasco Planning Department.*

**BIO2** *Prior to the issuance of grading permits, the project proponent shall have a San Joaquin Kit Fox Evaluation Survey undertaken by a qualified professional biologist in full conformance with requisite US Fish & Wildlife Service protocols and procedures. The Evaluation Survey results shall be documented in a report submitted to both the City of Wasco Planning Department and US Fish & Wildlife Service.*

**Cultural Resources**

**CUL1** *During all project-related earth movement activities, in the event that any subsurface archaeological deposits are unearthed, the project proponent shall ensure that all activities will be suspended in the vicinity of the find until the deposit(s) are recorded by a qualified archaeologist.*

**CUL2** *During all project-related earth movement activities, in the event human remains of any kind are found, the project proponent shall ensure that all activities will cease immediately and that a qualified archaeologist and the Kern County Coroner are notified.*

**CUL3** *During all project-related earth movement activities, in the event that any older sedimentary rock units are encountered which have a lithology conducive to paleontological preservation, the project proponent shall ensure that all activities will be suspended in the vicinity of the find and that a qualified vertebrate paleontologist is retained to examine the depositional context to determine their potential to yield significant paleontological resources.*

**Noise**

**NOI1** *Throughout the construction phase of the proposed project, the project proponent shall ensure that: 1) all construction equipment is properly maintained with operating mufflers and air intake silencers; 2) the location of equipment staging and storage occurs as far as practical from existing residential units and other nearby sensitive receptors; and, 3) all construction equipment activities will occur only between the hours of 7:00AM to 7:00PM Monday through Friday and 9:00AM to 6:00PM on weekends. The foregoing shall be implemented to the satisfaction of the City of Wasco Planning Director.*

**NOI2** *All windows within the proposed residential townhouses shall be dual-pane windows with a sound transmission class (STC) rating of 25 or more to reduce interior noise levels at or below the 45 dBA CNEL Interior Noise Standard.*

**Transportation and Traffic**

*Notes: Some of the mitigation measures described below includes references to Figures for illustrative purposes. Said Figures are included in the following report, "Traffic Impact Study for Wasco Center, Wasco, California", July 2008, PSOMAS. The subject report is provided in this document as Appendix G.*

*Several of the following improvements listed as mitigation measures are completely on the project site; and therefore, they are the sole financial responsibility of the project proponent. Where this is not the case, "Fair Share Percentages", from the above referenced Traffic Impact Study are included..*

**TRA1** Prior to the issuance of Building Permits for Wasco Center Phase I, the proposed project will either construct or contribute its fair-share funding to construct the following circulation system improvements:

- Improve Highway 46 to a 4-Lane divided section between Central Avenue and Griffith Avenue as shown in Figure 5.
  - The project proponent will be responsible for 83% of the cost of the Poplar Avenue eastbound through lane; 84% of the cost of the Poplar Avenue westbound through lane and 95% of the cost of the Griffith Avenue eastbound right turn lane.
- Extend Central Avenue from Highway 46 to Margalo Street (1/4 mile) as a 4-Lane roadway with raised median (Figure 44).
- Improve a short section of Palm Avenue north of Highway 46 to a 5-Lane section (4 through lanes with a two-way left turn lane) through the frontage of the project.
- Improve a short section of Margalo Street east of Central Avenue through the frontage of the project.
- Provide turn lanes as shown in Figure i.
  - Fair share percentages are listed in the previous mitigation measures.

**TRA2** Prior to the issuance of Building Permits for Wasco Center Phase II, the proposed project will either construct or contribute its fair-share funding to construct the following circulation system improvements:

- Improve Highway 46 to a 4-Lane divided section between Magnolia Avenue and Central Avenue, and between Griffith Avenue and Highway 43 South, as shown in Figure 5. The addition of these improvements to those associated with Wasco Center Phase I will result in a 4-Lane divided facility for Highway 46 between Magnolia and Highway 43 South / F Street.
  - The project proponent will be responsible for 98% of cost for the Magnolia Avenue eastbound through lane; 95% of the cost of the Magnolia Avenue westbound through lane, 100% of the cost of the Magnolia westbound right turn, and 82% of the cost for the Griffith Avenue westbound through lane.
- Construct the eastern half of a 5-Lane section on Magnolia Avenue between Highway 46 and Margalo Street (Figure 45). This would result in two northbound through lanes, a two-way left-turn lane, and one southbound through lane.
  - The project proponent will be responsible for 100% of the cost of the Magnolia Avenue southbound through lane.
- Construct Margalo as a 2-Lane roadway between Magnolia Avenue and Central Avenue (Figure 45).
- Install a traffic signal at the intersection of Magnolia Avenue and Highway 46.
  - The project proponent will be responsible for 90% of the cost of the Magnolia Avenue Signal.
- Install a traffic signal at the intersection of Central Avenue and Highway 46.
  - The project proponent will be responsible for 94% of the cost of the Central Avenue Signal.
- Provide turn lanes as shown in Figure i.
  - Fair share percentages are listed in the previous mitigation measures.