

Exhibit B

MITIGATION MONITORING
AND
REPORTING PROGRAM
FOR THE
GENERAL PLAN UPDATE

CITY OF IONE GENERAL PLAN UPDATE MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the City of Ione General Plan Update. This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” A MMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

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The mitigation measures and/or the performance standards of the mitigation measures identified in the City of Ione General Plan Update Draft EIR have been structured to be incorporated as policies and/or action items into the General Plan policy document and thus, would be implemented as part of consideration of subsequent projects within the City (see Final EIR Table 2.0-1). Implementation would consist of determining whether subsequent projects are consistent with the General Plan, utilization of policies and action items as conditions of approval and/or mitigation measures and City-initiated planning activities as required by specific policies and action items. The MMRP, as outlined in the following table describes mitigation measures and where they have been placed in the City of Ione’s General Plan.

The City of Ione will be the primary agency for monitoring the mitigation measure implementation associated with implementation of the General Plan Update.

The MMRP is presented in tabular form on the following page.

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MITIGATION MONITORING AND REPORTING PROGRAM

| Proposed Mitigation | Mitigation Measure Description | Placement in General Plan/EIR | Verification |
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| <i>4.1 Land Use</i> | | | |
| MM 4.1.2a | <p>The following policy shall be incorporated into the Land Use Element of the General Plan:</p> <p>Development located adjacent to lands designated for Public Services shall include appropriate setbacks, fencing, and landscaping to avoid land use conflicts.</p> | Land Use Element Policy LU-2.6 | |
| MM 4.1.2a | <p>The following policy shall be incorporated into the Land Use Element of the General Plan:</p> <p>Ensure that public facilities located adjacent to areas designated for development include proper setbacks and landscape screening to avoid incompatibilities and provide shielding between uses.</p> | Land Use Element Policy LU-2.7 | |
| MM 4.1.3a | <p>The following policy shall be added to the Land Use Element:</p> <p>Require an urban/agriculture buffer between development and existing agricultural uses. Design each buffer area to match the specific needs of each urban/agriculture interface, and to take into account the specific urban and agricultural uses. Buffers may be established through the use of increased setbacks, roadways, barriers, landscaping or other appropriate methods to avoid conflicts. Development of this buffer must be done in consultation with Amador County and will not require the taking of existing agricultural land nor impede existing agricultural uses.</p> | Land Use Element Policy LU-2.8 | |

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| <i>4.2 Agricultural Resources</i> | | | |
| MM 4.2.1 | The City shall require development to protect a minimum of one acre of existing farmland of equal or higher quality for each acre of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance that would be converted to non-agricultural uses. This protection may consist of the establishment of farmland conservation easements, farmland deed restrictions, or other appropriate farmland conservation in perpetuity, but may also be utilized for compatible wildlife conservation efforts. The farmland to be preserved shall be located within Amador County and must have adequate water supply to support agricultural use. | Section 4.2 Agricultural Resources | |
| MM 4.2.3 | The following policy shall be added to the Conservation Element of the City of Ione General Plan: The City shall not support the development or conversion of any parcel subject to a Williamson Act contract until said contract has been terminated through the nonrenewal method pursuant to Government Code Section 51245. | Conservation Element CO-10.5 | |
| <i>4.4 Traffic and Circulation</i> | | | |
| MM 4.4.1a | The Circulation Element of the General Plan shall be revised to include the following policy: Coordinate with ACTC on the RTP update to revise the RTP LOS policies consistent with proposed Policies CIR-1.3 and CIR-1.4. | Circulation Element | |

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| MM 4.4.1b | <p>The Circulation Element of the General Plan shall be revised to include the following policy:</p> <p>Coordinate with Caltrans on the update to the SR 104 and SR 124 Transportation Concept Reports to acknowledge the limitations of widening SR 104 and SR 124 through the City of Ione reflected by a lower LOS policy consistent with proposed Policies CIR-1.3 and CIR-1.4.</p> | Circulation Element Action CIR-1.3.2 | |
| MM 4.4.1c | <p>The Circulation Element of the General Plan shall be revised to include the following policy:</p> <p>The City's Capital Improvement Plan (CIP) shall be updated to include costs to widen of SR 124 between Washington Street and WIRIS, and SR 124 between WIRIS and Buena Vista Road, to four-lanes to provide LOS E or better operations.</p> | Circulation Element Action CIR-3.1.3 | |
| MM 4.4.3a | <p>The Circulation Element of the General Plan shall be revised to include the following policy:</p> <p>Coordinate with ACTC as regular updates to the Amador County Short Range Transit Plan are conducted to determine whether there are unmet transit needs in the City of Ione. Reasonable transit enhancements could include additional busses to existing transit routes or new routes to serve future development.</p> | Circulation Element Action CIR-1.5.5 | |
| 4.5 Air Quality and Greenhouse Gas Analysis | | | |
| MM 4.5.3a | <p>The following policy shall be incorporated into the Land Use Element of the General Plan:</p> <p>Residential development projects and</p> | Land Use Element Policy LU-2.9 | |

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| | <p>projects categorized as sensitive receptors shall be located an adequate distance from existing and potential sources of toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations. "Adequate distance" will be based on site-specific conditions, on the types and amounts of potential toxic emissions, and other factors.</p> | | |
| MM 4.5.3b | <p>The following policy shall be incorporated into the Land Use Element of the General Plan:</p> <p>The City shall require new air pollution point sources (such as, but not limited to, industrial, manufacturing, and processing facilities) to be located an adequate distance from residential areas and other sensitive receptors. "Adequate distance" will be based on site-specific conditions, the type and location of sensitive receptors, on the types and amounts of potential toxic emissions, and other factors.</p> | <p>Land Use Element Policy LU-2.10</p> | |
| MM 4.5.5a | <p>The City shall ensure that construction projects incorporate the following good housekeeping and/or work practices, as applicable, pursuant to AAPCD Rule 218:</p> <ul style="list-style-type: none"> • Application of water and/or approved chemicals to control emissions in the demolition of existing buildings or structures, construction operations, solid waste disposal operations, the grading of roads and/or the clearing of land. | <p>Section 4.5 Air Quality</p> | |

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| | <ul style="list-style-type: none"> • Application of asphalt, water and/or approved chemicals to road surfaces. • Application of water and/or suitable chemicals to material stockpiles and other surfaces that may generate fugitive dust emissions. • Paving and/or re-paving roads. • Maintenance of roadways in a clean condition by washing with water or sweeping promptly. • Covering or wetting material stockpiles and open-bodied trucks, trailers, or other vehicles transporting materials that may generate fugitive dust emissions when in motion. • Installation and use of paved entry aprons or other effective cleaning techniques to remove dirt accumulating on a vehicle's wheels on haul or access roads to prevent tracking onto paved roadways. • For process equipment, the installation and use of hoods, fans, and filters to enclose, collect, and clean the emissions prior to venting. • Ceasing operations until fugitive emissions can be reduced and controlled. • Using vegetation and other barriers to contain and to reduce fugitive emissions. | | |
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| | <ul style="list-style-type: none"> • Using vegetation for windbreaks. • Instituting good housekeeping practices by regularly removing piles of material that have accumulated in work areas and/or are generated from equipment overflow. • Maintaining reasonable vehicle speeds while driving on unpaved roads in order to minimize fugitive dust emissions. • Other precautions not specifically listed in this rule but have been approved in writing by the APCO prior to implementation. | | |
| MM 4.5.8a | <p>The following policies shall be incorporated into the Conservation & Open Space Element of the General Plan:</p> <p>The City of Ione shall work with ACTC and other partners to address vulnerability of the city's infrastructure and appropriate adaptation strategies to protect those resources that are likely to be impacted by adverse effects associated with global climate change.</p> | Public Facilities Element Policy PF-2.4 | |
| MM 4.5.8b | <p>The following policies shall be incorporated into the Conservation & Open Space Element of the General Plan:</p> <p>The City shall consider including mitigation measures to reduce impacts related to significant storm events and flooding resulting from global climate change, as applicable.</p> | Noise and Safety Element Action NS-3.2.9 | |

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| 4.8 Biological Resources | | | |
| MM 4.8.1a | <p>The following shall be added to the Conservation and Open Space Element as an action item:</p> <p>The City shall require a biological resources evaluation for private and public development projects in areas identified to contain or possibly contain listed plant and/or wildlife species based upon the City's biological resource mapping provided in the General Plan EIR or other technical materials. This evaluation shall be conducted prior to the authorization of any ground disturbance.</p> | <p>Conservation Element Action CO-1.1.5</p> | |
| MM 4.8.1b | <p>For proposed private and public projects in which special-status species are found, likely to occur, or where the presence of species can be reasonably inferred, a biological resources inventory shall be conducted prior to the project application being deemed as complete. Feasible mitigation shall be coordinated with the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG), and shall emphasize a multi-species approach to the maximum extent feasible. This may include development or participation in a habitat conservation plan.</p> | <p>Section 4.8 Biological Resources</p> | |
| MM 4.8.1c | <p>The following shall be added to the Conservation and Open Space Element as an action item:</p> <p>Adopt and maintain a Noxious Weed Ordinance. The Noxious Weed Ordinance shall include regulatory</p> | <p>Conservation Element Action CO-8.1.4</p> | |

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| | standards for construction activities that occur adjacent to natural areas to inhibit the establishment of noxious weeds through accidental seed import. | | |
| MM 4.8.4b | The following shall be added to the Conservation and Open Space Element as an action item: Coordinate with Amador County and adjoining jurisdictions, as well as with federal and state agencies such as Caltrans, to assure regional connectivity of open space and wildlife corridors. | Conservation Element Action CO-1.1.6 | |
| <i>4.9 Cultural and Paleontological Resources</i> | | | |
| MM 4.9.1a | The following policies shall be incorporated into the Conservation Element: When historic architectural resources that are either listed in or determined eligible for inclusion in the NRHP or the CRHR, or the local historical registry, are proposed for demolition or modification, require an evaluation of the proposal to determine whether the project proposal would result in an adverse impact on the historic resource. If an adverse impact to the resource is identified, feasible measures shall be identified to mitigate the impact, which may include modification of the design, reuse of the structure, or avoidance of the structure. | Economic Development Element Action ED-3.1.5 | |
| MM 4.9.1b | The Planning Department shall be notified immediately if any prehistoric, archaeological, or fossil artifact or resource is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's | Section 4.9 Cultural Resources | |

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| | Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. | | |
| MM 4.9.1c | All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California’s Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. | Section 4.9 Cultural Resources | |
| MM 4.9.2a | The city shall protect and enhance the historic character of the downtown and historic properties in order to preserve archaeologically significant resources (including Native American remains) in place if feasible, or provide mitigation (avoidance, excavation, documentation, curation, data recovery, or other appropriate measures prior to further disturbance. | Section 4.9 Cultural Resources | |
| MM 4.9.2c | The following policies shall be incorporated into the Conservation Element: Promote community participation in the preservation of historic resources in the City. | Economic Development Element Action ED-3.1.6 | |
| <i>4.10 Hydrology</i> | | | |
| MM 4.10.1a | The City shall not permit new development projects to result in new or increased flooding impacts on adjoining parcels in either upstream or downstream areas. | Section 4.10 Hydrology and Water Quality | |
| MM 4.10.1b | The City shall seek to minimize toxic runoff from such sources as homes, businesses, public facilities and | Section 4.10 Hydrology and Water Quality | |

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| | <p>recreation areas, and roadways. Examples of potential programs include:</p> <ul style="list-style-type: none"> • The use of “bioswales” and similar features (such as infiltration trenches, filter trips, and vegetated buffers) to trap contaminants; • Installation of grease/oil separators to keep these contaminants out of storm runoff; • Regular street sweeping programs to prevent the buildup of oil, grease, and other contaminants and keep them from being swept into creeks and rivers; • Minimizing pesticide use and promoting the use of natural pest controls; • Encouraging the installation of “gray water” systems. | | |
| MM 4.10.1c | <p>General Plan Policy CO-2.3 shall be revised as follows:</p> <p>Applications for new development projects shall have been coordinated with local, state, and federal agencies in order to determine when natural creek corridors can handle <u>projected</u> storm flows and when separate stormwater facilities should be constructed. <u>Applicants shall demonstrate that agency consultations have been undertaken that that projects will take into account issues including flow velocity, sediment load, and volume.</u></p> | Conservation Element Policy CO-2.3 | |

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| MM 4.10.2 | <p>General Plan Action Item CO-4.4.4 shall be revised as follows: <u>New development projects shall be required to incorporate Require the use of best management practices (BMPs) in order to protect receiving waters from the adverse effects of construction activities, sediment and urban runoff. BMPs shall be developed and incorporated in the project prior to approval by the City.</u></p> | Conservation Element Action Item CO-4.4.4 | |
| MM 4.10.3 | <p>As a part of mitigating for increases in runoff and mitigating for potential introduction of pollutants to surface water associated with new development, projects may be required to incorporate detention facilities, retention facilities, LID measures, or other measures into the project design. If such a facility is proposed to be located in a low-lying area having high percolation rates and a shallow depth to groundwater, measures (such as an impermeable liner or facility relocation) that will mitigate this impact shall be incorporated into the design of said facilities when warranted. The potential for introducing pollutants carried in stormwater to the groundwater shall be addressed via technical and soils investigations prepared by a California Registered Professional Engineer and submitted (along with remedial solutions) to the City for review and approval.</p> | Section 4.10 Hydrology and Water Quality | |
| MM 4.10.4a | <p>Development shall adhere to regulations set forth in the City's Floodplain Management Ordinance. When development is proposed to occur near an area where only</p> | Section 4.10 Hydrology and Water Quality | |

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| | <p>approximate 100-year floodplain mapping exists, a hydrologic and hydraulic analysis shall be performed to more accurately determine base flood elevations and floodplain limits, or at least verify that the project will not be impacted by the nearby flooding source. The hydrologic and hydraulic analysis shall be prepared by a California Registered Professional Engineer and submitted to the City for review and approval.</p> | | |
| <i>4.11 Geology and Soils</i> | | | |
| MM 4.11.3a | <p>Slope stability analysis shall be performed by a licensed Geotechnical Engineer for new improvements planned to be built on slopes greater than 30 percent or on or near constructed cut slopes. The purpose of the analysis shall be to develop design parameters for new improvements that will not induce slope failure and subsequently expose people and structures to hazards associated with slope instability.</p> | Section 4.11 Geology and Soils | |
| MM 4.11.3b | <p>Construction activities for all development activities within the city shall comply with OSHA (Occupational Safety and Hazard Administration) requirements for all temporary and permanent cut slopes.</p> | Section 4.11 Geology and Soils | |
| MM 4.11.6 | <p>The following policy shall be incorporated into the Noise and Safety Element of the General Plan: Projects requiring a grading permit or a building permit that would result in any earth disturbance that is located in an area likely to contain naturally-occurring asbestos (based on mapping developed by the DOC) shall prepare</p> | Noise and Safety Element Action NS-5.5.4 | |

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| | <p>an Asbestos Hazard Dust Mitigation Plan that addresses the handling and remediation for NOA sites in accordance with all local, state, and federal regulations for potential hazardous materials. The Asbestos Hazard Dust Mitigation Plan shall include practices to eliminate, to the greatest extent possible, the emission of fugitive dust from grading, excavation, and construction activity in order to protect workers and area residents.</p> | | |
| <p><i>4.12 Visual Resources</i></p> | | | |
| MM 4.12.4a | <p>As part of planned major roadway improvements identified in the Circulation Element, and particularly for the WIRIS bypass, the City shall require the installation of landscaping in areas identified where vehicle headlights could generate glare on existing residences or areas designated in the General Plan for future residential development.</p> | Section 4.12 Visual Resources | |
| MM 4.12.4b | <p>The following policy shall be added to the Conservation Element of the Ione General Plan: Street lighting on City roadways shall be limited to the minimum amount needed for public safety and shall be designed to focus light where it is needed (e.g., intersections). Streetlights shall consist of fixtures that are designed to block illumination of adjoining properties and prohibit light rays emitted from the fixture at angles above the horizontal plane.</p> | Public Facilities Element Policy PF-1.5 | |
| MM 4.12.4c | <p>The following policy shall be added to the Conservation Element of the Ione</p> | Public Facilities Element Action PF-1.5.1 | |

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| | <p>General Plan: As part of the development review process, the City shall require that all nighttime lighting associated with new development be designed to limit upward and sideways spillover of light.</p> | | |
| MM 4.12.4d | <p>The following policy shall be added to the Conservation Element of the Ione General Plan: As part of the development review process, the City shall restrict the use of reflective building materials that could cause glare.</p> | <p>Public Facilities Element Action PF-1.5.2</p> | |