

RESOLUTION NO. LAFC 1193

**RESOLUTION OF THE SACRAMENTO LOCAL AGENCY FORMATION
COMMISSION ADOPTING A MITIGATION MONITORING AND
REPORTING PROGRAM FOR THE CITY OF FOLSOM
SPHERE OF INFLUENCE AMENDMENT (4-97)**

WHEREAS, the Sacramento Local Agency Formation Commission is the entity authorized to approve a Sphere of Influence pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act; and

WHEREAS, the Sacramento Local Agency Formation Commission considered the proposal to amend the Sphere of Influence for the City of Folsom; and

WHEREAS, a Final Environmental Impact Report was certified as adequate and complete for the City of Folsom Sphere of Influence Amendment (4-97) as set forth in Resolution No. LAFC 1192 which is incorporated herein by reference; and

WHEREAS, the Final Environmental Impact Report identified mitigation measures for the environmental impacts described in the Final Environmental Impact Report; and

WHEREAS, certain of those mitigation measures were made conditions of approval prior to the Commission's approval of Sphere of Influence amendment and any application to annex property within the Sphere of Influence territory; and

WHEREAS, pursuant to Section 21081.6 of the Public Resources Code a Mitigation Monitoring and Reporting Program is required;

**NOW, THEREFORE, the SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION HEREBY RESOLVES AS FOLLOWS:**

The attached document entitled "MITIGATION MONITORING AND REPORTING PROGRAM FOR THE CITY OF FOLSOM SPHERE OF INFLUENCE AMENDMENT" (Attachment A) is hereby adopted and incorporated by reference as though wholly set forth herein.

On a motion by Commissioner COLLIN, seconded by
Commissioner PORTER, the foregoing Resolution was passed and
adopted by the SACRAMENTO LOCAL AGENCY FORMATION COMMISSION,
State of California, this 6th day of JUNE, 2001, by the following vote
to-wit:

AYES: E. Mulberg, W. Porter, R. MacGlashan, M. Johnson, I. Collin,
L. Hammond, C. Tooker.

NOES: None.

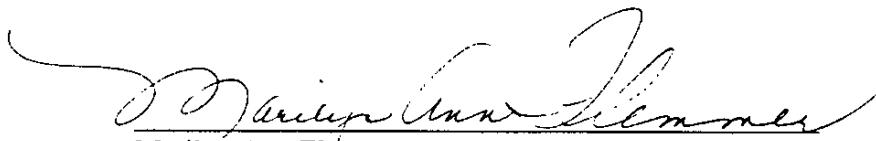
ABSTAIN: None.

ABSENT: None.



CHRISTOPHER TOOKER, Chair
SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

ATTEST:



Marilyn Ann Flemmer
Commission Clerk

05/04/01

(Reso 1193 FSOI)

CITY OF FOLSOM SPHERE OF INFLUENCE AMENDMENT

Mitigation Monitoring Program

April 2001

State Clearinghouse Number:
97042050

LAFCo Control Number:
4-97

Prepared By:

Sacramento Local Agency Formation Commission

With Technical Assistance From:



1. INTRODUCTION

Purpose of the Mitigation Monitoring Program

Assembly Bill 3180, passed by the California Legislature in the 1987-1988 session, added Section 21081.6 to the California Public Resources Code as follows:

A public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment. This mitigation monitoring program applies to mitigation measures adopted as part of EIRs or negative declarations. Mitigation monitoring is required on all projects after December 31, 1988.

The purpose of the mitigation monitoring program (program) is to ensure that the mitigation measures included in the Environmental Impact Report (EIR) for the City of Folsom Sphere of Influence Amendment project (State Clearinghouse # 97042050) are implemented.

Description of Project

The project under evaluation in the EIR is an application to the Sacramento Local Agency Formation Commission (LAFCo) by the City of Folsom to expand the City's Sphere of Influence. The Cortese-Knox Local Government Reorganization Act of 1985 defines the term "Sphere of Influence" as the "probable physical boundaries and service area of a local agency". Land use regulation and service delivery within a Sphere of Influence remain the responsibility of Sacramento County until such time as the area, or a portion thereof, is annexed to an incorporated City. Therefore, Sacramento County would continue to retain jurisdiction over areas within the City of Folsom's Sphere of Influence until such areas were annexed to the City.

The proposed project consists of a request by the City of Folsom to LAFCo to expand the existing Folsom Sphere of Influence (SOI) by extending the SOI to include 3,584 acres south of the City's existing SOI boundary (which is presently coterminous with the existing City limits). See Plate 3-1 in the Final EIR. The proposed SOI amendment / expansion (SOIA) site lies in the area bounded by U.S. Highway 50, Prairie City Road, White Rock Road, and the Sacramento

County / El Dorado County boundary. (See Plate 3-2 in the Final EIR.) All of the territory within the SOI expansion area is currently within the unincorporated County of Sacramento.

Master Services Element - One of the requirements upon the City of Folsom in requesting amendment of the City's Sphere is to prepare and submit to LAFCo a demonstration of the City's ability to provide urban services to the area within the larger Sphere. As required by Sacramento LAFCo, the City of Folsom has submitted for LAFCo review and approval an updated Master Services Element (MSE) that assesses whether the City can provide adequate levels of services throughout the area within the amended Sphere of Influence and the existing City.

The Master Services Element prepared by the City of Folsom dated November 4, 1997 evaluates the provision of utilities and public services to the proposed Sphere of Influence Area. If all or portions of the Folsom SOIA area were ultimately annexed to the City of Folsom, the City and other regional agencies would provide the following urban services to the project area:

- domestic water
- wastewater collection and treatment
- stormwater drainage
- solid waste collection and disposal
- fire protection and emergency medical services
- police protection services
- parks and recreation services
- roads and street, and
- public transportation

The City of Folsom has identified the following major public improvements as necessary to serve urban development in the study area. Several of these improvements are also required to serve approved and planned development within the existing City of Folsom. Their utility to serve urban development in the SOIA area would result from excess capacity or would require that planned improvements be modified to provide additional service or capacity for the SOIA area.

- Oak Avenue Parkway Interchange
- Russell Ranch Road Interchange
- Expansion of the existing City of Folsom Water Treatment Plant
- Expansion of Zone 2 and Zone 3 Pump Stations at the City of Folsom Water Treatment Plant
- Construction of a new Water Treatment Plant and Zone 1 Pump Station at the Folsom South Canal Turnout

- Extensions of water distribution lines
- Extensions of wastewater collection lines
- Stormwater drainage facilities
- Connection to the planned Folsom Interceptor sewer trunk line.

Organization and Format

This program describes the requirements and procedures to be followed to ensure that all mitigation measures adopted as part of this project will be implemented as described in the EIR and adopted by the Sacramento Local Agency Formation Commission.

This Mitigation Monitoring Program contains the following sections:

- **Section 2 - Inventory of Mitigation Measures.** This section contains a list of all mitigation measures included in the EIR as adopted by the Sacramento Local Agency Formation Commission in numerical order.
- **Section 3 - Implementation Schedule and Monitoring Checklist.** This section contains a summary description of the required mitigation measures in checklist format. The timing of implementation of mitigation measures is indicated, in addition to implementation and monitoring responsibility.
- **Section 4 - Verification Record Sheets.** Verification record sheets may be maintained for each mitigation measure by the entity responsible for monitoring the mitigation (e.g., LAFCo or City staff, delegated authority, hired consultant).

Implementation of the Mitigation Monitoring Program

The Director of Sacramento LAFCo shall assign staff to manage the City of Folsom Sphere of Influence Amendment mitigation monitoring program under the Commission's responsibility.

Responsible staff shall have overall responsibility for ensuring implementation of measures under their jurisdiction and verification of such measures. Responsible staff may delegate duties and responsibilities to other Commission staff, state regulatory agencies, consultants, the project sponsor, or other authorities as necessary and appropriate.

After annexation, the Director of the City of Folsom, Planning, Inspections, and Permitting (PIP) Department shall complete similar duties for those measures that are to be implemented during project planning and construction by the City of Folsom.

Documentation

Implementation Schedule and Monitoring Checklist

Section 3 contains a mitigation measure implementation schedule and monitoring checklist. Responsible Commission or City staff may use the checklist as a summary of the measures to be implemented and the entities responsible for mitigation implementation and monitoring and to check off mitigation implementation as it is completed.

Verification Record Sheets

Verification record sheets may be maintained for each mitigation measure by the entity responsible for monitoring the mitigation (e.g., LAFCo or City staff, delegated authority, hired consultant). The verification records should be prepared periodically, as directed by responsible staff.

Copies of the verification record sheets should be submitted to the responsible staff and filed in the project file available for public review.

Responsible staff should ensure that verification records are filed on a timely basis and, when identified, that plan violations are reported to the Commission or PIP Director. The Director and responsible staff should initiate any appropriate action necessary to correct the deficiency, including, but not necessarily limited to, holding a meeting with the applicant or requesting legal, Commission, or City action.

Monitoring Reports

Responsible staff should prepare annual environmental monitoring reports summarizing the results of the program. The report may be based on the verification record sheets and information received from any person or agency regarding compliance. The monitoring report should include at least the following items:

- summary of verification records;
- analysis of deficiencies and actions taken to correct them, and;
- recommendations for future mitigation measures and other corrective actions needed.

2. INVENTORY OF MITIGATION MEASURES

This section contains all of the required mitigation measures identified in the EIR for the City of Folsom Sphere of Influence Amendment. The mitigation measures are listed in numerical order. The corresponding section in the EIR is indicated in parentheses following the issue area.

TRANSPORTATION, TRAFFIC AND CIRCULATION

Mitigation Measure 4.4-1

Improvements to regional local roadways, outside of the City of Folsom would require coordination and adherence to regulatory standards of Sacramento County and El Dorado County. Development within the SOIA area will be required to fund its "fair share" of improvements. Therefore, prior to annexation of any property within the SOIA area, the City of Folsom shall cooperate with Sacramento County and El Dorado County to establish mitigation improvements and financing mechanisms that will provide service levels consistent with the General Plans for these jurisdictions.

Given the uncertainty of future potential land uses, LAFCo finds that it is not now possible to define mitigation with certainty. At the time annexation to the City of Folsom is proposed, consistent with the requirements of CEQA and the conditions of the foregoing mitigation measure, LAFCo will prepare a second tier environmental evaluation of the City's detailed land use plan and this potential impact, and will impose all additional feasible mitigation measures.

Mitigation Measure 4.4-2

Prior to annexing any property within the SOIA territory, the City of Folsom shall approve an infrastructure facilities and financing plan which provides for the timely installation of needed facilities (including, but not limited to transportation improvements as deemed necessary for the Highway 50 corridor). The regional and local roadway improvements shall be those required to maintain the minimum acceptable levels of service (LOS) of the City of Folsom, El Dorado County, Sacramento County, and Caltrans. To the extent feasible, the facilities and financing plan shall be designed to provide funding for the construction of roadway improvements that is concurrent with the planned land use development of the SOIA area. The City shall condition subsequent entitlements to fully mitigate the impacts from development within the SOIA area.

As requested by Caltrans, in evaluating the potential effects of increased traffic on U.S. 50, the second tier traffic study prepared prior to any annexation shall:

- Include among the significance criteria, that freeway offramps with queues that extend onto Route 50 would constitute a significant traffic impact;
- Include in the evaluation, additional parallel roads and overcrossings of Highway 50 without highway access to ensure local trips do not use Highway 50 so that there would be adequate circulation for trips needing to cross this highway;
- Include Prairie City and Scott Roads in future traffic analysis to determine if interchange improvements, such as additional ramp lanes, are needed to accommodate the traffic impacts of the SOI amendment area and maintain an acceptable Level of Service; and,
- Include coordination with Caltrans in the development of subsequent traffic studies.

As requested by Sacramento County, in evaluating potential effects to area and regional circulation, the second tier traffic study shall include the following concepts:

- So that the transportation system for the new area is consistent with the transportation system north of U.S. Highway 50, investigate the possibility of constructing arterial connections between land uses north of U.S. Highway 50 and those in the sphere of influence area. The arterials should be connected to major facilities north and south of U.S. Highway 50. This type of connection would allow local traffic to cross U.S. Highway 50 without impacting the interchanges with U.S. Highway 50.
- Planning for the proposed annexation and subsequent development should identify a basic arterial street network that should be amended into the Sacramento County General Plan.
- A detailed traffic study should be completed after a more defined land use plan has been developed. The study should evaluate the impacts that the area would have on the current County of Sacramento General Plan designations for Prairie City Road,

Scott Road (north and south), Grant Line Road and White Rock Road. In the event that a road falls on a common boundary between the City of Folsom and the County of Sacramento, both parties, to ensure continuance of proper operation and maintenance of the road, should enter into a joint agreement.

- Protection of right-of-way for a transportation corridor south of U.S. Highway 50 that could be used to provide capacity to move people through the U.S. Highway 50 corridor should be included with any new development. The location of any new corridor shall be consistent with other measures identified in the EIR for the protection of natural resources, including the oak woodland occurring within the SOIA area.

Given the uncertainty of future potential land uses, LAFCo finds that it is not now possible to define mitigation with certainty. At the time annexation to the City of Folsom is proposed, consistent with the requirements of CEQA and the conditions of the foregoing mitigation measure, LAFCo will prepare a second tier environmental evaluation of the City's detailed land use plan and this potential impact, and will impose all additional feasible mitigation measures.

Mitigation Measure 4.4-3

Prior to annexing any property within the SOIA area, the City of Folsom shall complete a transit master plan for the project area consistent with policies of the City's General Plan. This plan will identify the roadways to be used by bus transit routes, locations for bus turnouts and pedestrian shelters, locations for bus transfer stations, alignments for fixed route rail service, and the location of rail service stations. Future development within the project area and the City of Folsom shall be responsible for implementing the master plan recommendations as development occurs within the project area.

Given the uncertainty of future potential land uses, LAFCo finds that it is not now possible to define mitigation with certainty. At the time annexation to the City of Folsom is proposed, consistent with the requirements of CEQA and the conditions of the foregoing mitigation measure, LAFCo will prepare a second tier environmental evaluation of the City's detailed land use plan and this potential impact, and will impose all additional feasible mitigation measures.

Mitigation Measure 4.4-4

Prior to annexing any property within the SOIA area, the City of Folsom shall update the Bikeway Master Plan to delineate bikeway and pedestrian facilities in the project area consistent with the goals and policies of the City's General Plan. This update will identify on-street and off street bikeways and pedestrian routes as well as support facilities such as multi-modal transfer locations. Future development and the City of Folsom shall be responsible for implementing the master plan recommendations as development occurs within the project area.

Given the uncertainty of future potential land uses, LAFCo finds that it is not now possible to define mitigation with certainty. At the time annexation to the City of Folsom is proposed, consistent with the requirements of CEQA and the conditions of the foregoing mitigation measure, LAFCo will prepare a second tier environmental evaluation of the City's detailed land use plan and this potential impact, and will impose all additional feasible mitigation measures.

Mitigation Measure 4.4-5

Mitigation Measure 4.4-4 would require an update of the *City of Folsom Bikeway Master Plan* to identify specific bikeway and pedestrian facilities to be implemented within the project area. The update shall incorporate the bikeway designations for Prairie City Road and White Rock Road to be equivalent or better than those contained in the *Sacramento City/County Bikeway Master Plan (2000)*.

Given the uncertainty of future potential land uses, LAFCo finds that it is not now possible to define mitigation with certainty. At the time annexation to the City of Folsom is proposed, consistent with the requirements of CEQA and the conditions of the foregoing mitigation measure, LAFCo will prepare a second tier environmental evaluation of the City's detailed land use plan and this potential impact, and will impose all additional feasible mitigation measures.

Mitigation Measure 4.4-6

Improvements to these (*regional*) roadways would require coordination and adherence to regulatory standards of Sacramento County and El Dorado County. Development within the SOIA area will be required to fund its "fair share" of improvements. Therefore, prior to annexation of any property within the SOIA area, the City of Folsom shall cooperate with Sacramento County and El Dorado County to establish mitigation improvements and financing

mechanisms that will provide service levels consistent with the General Plans for these jurisdictions.

Given the uncertainty of future potential land uses, LAFCo finds that it is not now possible to define mitigation with certainty. At the time annexation to the City of Folsom is proposed, consistent with the requirements of CEQA and the conditions of the foregoing mitigation measure, LAFCo will prepare a second tier environmental evaluation of the City's detailed land use plan and this potential impact, and will impose all additional feasible mitigation measures.

AIR QUALITY

Mitigation Measure 4.5-1

During construction of any project or facility within the SOIA area, the City of Folsom will require contractors to comply with the following measures identified by the SMAQMD:

Category 1: Reducing NOx emissions from off-road diesel powered equipment

Upon enactment of applicable regulations by the SMAQMD, the City of Folsom shall implement SMAQMD's regulations by conditioning all discretionary entitlements to require the applicant to provide a plan for approval by SMAQMD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve a fleet-averaged 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average; and

The prime contractor shall submit to the SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs.

and

Category 2: Controlling visible emissions from off-road diesel powered equipment

The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Folsom and SMAQMD shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulations.

Mitigation Measure 4.5-2

Prior to submission of any application for annexation of the SOIA area or any portion thereof, the City of Folsom will prepare an Air Quality Plan for the SOIA area incorporating policies and other measures at least as stringent as those found in Sacramento County General Plan policies AQ-2 through AQ-31. For the equivalent of Sacramento County policy AQ-15, the City of Folsom shall adopt an Indirect Source Review and Mitigation Program as least as stringent as that provided by SMAQMD as Attachment B of their letter dated December 1, 2000 and entitled Recommended SMAQMD Guidance for AQ-15/NNCP Implementation. As requested by the SMAQMD, the total effectiveness of the Air Quality Plan adopted for the SOIA area will be a reduction of 35 percent from the potential emissions that could occur without the adopted air quality policies being implemented.

Mitigation Measure 4.5-5

- A. In preparing the Air Quality Plan pursuant to mitigation measure 4.5-2 above, the City of Folsom shall not permit urban development to occur within the SOIA area prior to 2005 or the adoption of an air quality attainment/maintenance plan prepared to supersede the 1994 SIP, whichever occurs sooner.

- B. In preparing the Air Quality Plan pursuant to mitigation measure 4.5-2 above, the City of Folsom shall coordinate with the SMAQMD and SACOG to ensure that urban

development forecast for the SOIA area is included in the emissions inventory prepared for the air quality attainment/maintenance plan prepared to supersede the 1994 SIP.

BIOLOGICAL RESOURCES

Mitigation Measure 4.7-2

Prior to annexation, a tree survey shall be completed, with measures B – H implemented during project design, construction, and occupancy:

- A. A reconnaissance-level tree survey of the SOIA area shall be performed by a certified arborist to identify native tree resources. The survey shall include identification of those which may be designated as landmark or heritage trees. This will enable the lead agency to track impacts to native trees on a regional basis, rather than a project by project basis.
- B. Avoidance of all tree species shall be attempted during project design. If avoidance is infeasible, mitigation of native oak trees pursuant to measures C-H below shall be conducted.
- C. Project proponents shall be encouraged to incorporate native trees and landscaping into site design.
- D. In addition to native oak trees, all native tree species should be protected under the City of Folsom's Tree Preservation Ordinance. Mitigation rates would be the same as those in the Ordinance, but would also require obtaining replacement trees from local genetic stock.
- E. A five-year monitoring plan would be completed for all mitigation plantings. The monitoring plan would include appropriate irrigation schedules, as well as criteria for success and reestablishment during the five-year period. A success rate of no less than 80 percent at the end of the five-year monitoring period is recommended.
- F. Individual trees or groups of trees preserved shall be fully protected during construction. A temporary protective fence shall be established a minimum of 10 feet beyond the drip line of the retained native trees. The fence shall be in place prior to beginning

construction activities, including grading. Within this protective buffer, no grading, trenching, fill, or vegetation alteration shall be allowed.

- G. After project construction, a fact sheet describing the value and care of native trees shall be prepared and distributed to residents. At a minimum, this fact sheet should encourage home and business owners to avoid unnecessary pruning and encourage, except where safety hazard occurs, the retention of snags. This fact sheet should be prepared by a certified arborist.
- H. Consistent with the MOU entered into between the City of Folsom and Sacramento County, mitigation shall target large tracts of contiguous native tree habitat. Connectivity between native tree woodland preserves, as well as adequate buffering from development is important to promote native tree recruitment, the long-term viability of the habitat, and wildlife use of the area.

Given the uncertainty of future potential land uses, LAFCo finds that it is not now possible to define mitigation with certainty. At the time annexation to the City of Folsom is proposed, consistent with the requirements of CEQA and the conditions of the foregoing mitigation measure, LAFCo will prepare a second tier environmental evaluation of the City's detailed land use plan and this potential impact, and will impose all additional feasible mitigation measures.

Mitigation Measure 4.7-6

Prior to annexation, the following measures shall be completed:

- A. A reconnaissance level biological survey of the SOIA area shall be performed by a professional biologist approved by the lead agency to identify habitats and individuals of special status species as defined in this EIR. This will permit the lead agency to track impacts to special status species on a regional basis, rather than a project by project basis.
- B. The land use plan for the SOIA area shall incorporate policies to avoid impacts to all special status species or their habitats. If avoidance is infeasible, mitigation of special status species shall occur pursuant to measure C below.

C. The lead agency shall require the preparation and implementation of a Habitat Conservation Management Plan (HCMP) for all affected species and habitats. The HCMP shall be developed in consultation with CDFG and USFWS for listed species under FESA and CESA. The HCMP shall incorporate mitigation guidelines of these agencies for listed species. For non-listed, but sensitive species as defined by this EIR, the HCMP should include provisions such as the following:

- Require clustering of urban development to retain non disturbed open space areas.
- Require comprehensive site development standards to minimize removal of existing vegetation and to require installation and long-term maintenance of landscaping in setback and buffer areas. Landscaping in buffer areas adjacent of preserved habitat areas should be of native plant materials, and nonirrigated.
- Minimize impacts to movement corridors to ensure movement of wildlife.
- Provide for the integrity and continuity of wildlife and plant habitat.
- Support the acquisition, development, maintenance and restoration of habitat lands for wildlife and plant enhancement.

The provisions of the HCMP shall be coordinated with the requirements of any permit obtained under §404 of the Clean Water Act, and the provisions of local ordinances, including the City of Folsom Tree Preservation Ordinance and the Wetland and Riparian Habitat Management Ordinance.

D. Removal of trees, if any, shall be performed during the period between 30 September and 1 April during the non-nesting period for migratory birds. Removal of trees without active nests is not a take of migratory birds.

Given the uncertainty of future potential land uses, LAFCo finds that it is not now possible to define mitigation with certainty. At the time annexation to the City of Folsom is proposed, consistent with the requirements of CEQA and the conditions of the foregoing mitigation measure, LAFCo will prepare a second tier environmental evaluation of the City's detailed land use plan and this potential impact, and will impose all additional feasible mitigation measures.

CULTURAL RESOURCES

Mitigation Measure 4.8-2

All efforts will be undertaken to minimize incompatibility and/or aesthetic impacts to historic resources during planning for urban development and during the subsequent environmental review process.

Given the uncertainty of future potential land uses, LAFCo finds that it is not now possible to define mitigation with certainty. At the time annexation to the City of Folsom is proposed, consistent with the requirements of CEQA and the conditions of the foregoing mitigation measure, LAFCo will prepare a second tier environmental evaluation of the City's detailed land use plan and this potential impact, and will impose all additional feasible mitigation measures.

HAZARDOUS MATERIALS

Mitigation Measure 4.9-1

- A. If contaminated soils and/or groundwater (i.e., identifiable by soil staining or odors) are encountered during construction activities, work shall cease until appropriate worker health and safety precautions, as specified by Title 8 of the California Code of Regulations (Section 5194) promulgated by the California Occupational Safety and Health Agency (Cal OSHA), are implemented. A qualified hazardous materials specialist shall be notified for an immediate evaluation. The appropriate regulatory agency shall be contacted. If deemed necessary by the appropriate agency, remediation shall be undertaken in accordance with existing local, state and federal regulations/requirements and guideline established for the treatment of hazardous substances. Work shall cease in the contaminated area until the nature and extent of contamination have been established, and proper disposal or remediation has occurred. Any contaminated soils and/or groundwater encountered during construction will require proper disposal. This would likely require removal from the site and transportation to an EPA approved disposal facility by a Department of Transportation (DOT) certified hazardous waste transporter. The designation of encountered contamination will be based on the chemicals present and chemical concentrations detected through laboratory analysis. Based on the analytical results, appropriate disposal of the material in accordance with EPA, Department of

Toxic Substances Control, and Regional Water Quality Control Board guidelines shall be implemented.

- B. Any land disturbance should occur only after the remediation and clean-up of the existing site is complete; thereby reducing the risk of impact to a less than significant level.

Given the uncertainty of future potential land uses, LAFCo finds that it is not now possible to define mitigation with certainty. At the time annexation to the City of Folsom is proposed, consistent with the requirements of CEQA and the conditions of the foregoing mitigation measure, LAFCo will prepare a second tier environmental evaluation of the City's detailed land use plan and this potential impact, and will impose all additional feasible mitigation measures than significant level.

Mitigation Measure 4.9-2

- A. A complete investigation of Southern Pacific Railroad records of spills releases shall be completed for the SOIA territory. If it is discovered that a release could have potentially occurred within or near the SOIA area, further assessment shall be conducted pursuant to measure B, below.
- B. Further assessment could potentially be necessary, and a Phase I and Phase II Environmental Assessments (EA) shall be completed for the SOIA territory adjacent to the existing railroad alignment. The sampling program developed as a part of the Phase II EA shall be conducted to determine the degree and location of contamination, if any, exists.
- C. Prior to development of properties within the SOIA territory, an assessment shall be completed to determine if contamination exists as a result of mining and radio/transfer activities. If, based on historical uses, such uses are determined to have occurred on the property, a limited sampling program shall be conducted to determine the degree of contamination that exists.
- D. If contamination is determined to exist onsite, it will be fully remediated, by qualified personnel, in accordance with federal, state and local regulations.

Given the uncertainty of future potential land uses, LAFCo finds that it is not now possible to define mitigation with certainty. At the time annexation to the City of Folsom is proposed, consistent with the requirements of CEQA and the conditions of the foregoing mitigation measure, LAFCo will prepare a second tier environmental evaluation of the City's detailed land use plan and this potential impact, and will impose all additional feasible mitigation measures.

HYDROLOGY, WATER QUALITY & DRAINAGE

Mitigation Measure 4.10-2

Prior to permitting annexation of any property within the SOIA territory, LAFCo shall require that the City of Folsom, for development within the 100-year floodplain of Alder Creek (to be identified by hydraulic and hydrologic modeling), that the development will not result in an increase in flood water surface elevations within or downstream of the SOIA site. Given the uncertainty of future potential land uses, LAFCo finds that it is not now possible to define mitigation with certainty. At the time annexation to the City of Folsom is proposed, consistent with the requirements of CEQA and the conditions of the foregoing mitigation measure, LAFCo will prepare a second tier environmental evaluation of the City's detailed land use plan and this potential impact, and will impose all additional feasible mitigation measures.

Mitigation Measure 4.10-6

Prior to permitting annexation of any portion of the Folsom SOIA territory, LAFCo shall require the City of Folsom to identify and secure sufficient water supplies to serve existing customers, future customers within the existing service area, and all proposed uses within the SOIA territory subject of the annexation proposal.

Given the uncertainty of future potential land uses, LAFCo finds that it is not now possible to define mitigation with certainty. At the time annexation to the City of Folsom is proposed, consistent with the requirements of CEQA and the conditions of the foregoing mitigation measure, LAFCo will prepare a second tier environmental evaluation of the City's detailed land use plan and this potential impact, and will impose all additional feasible mitigation measures.

3. IMPLEMENTATION SCHEDULE AND CHECKLIST

This section contains an abbreviated description of each mitigation measure presented in tabular, checklist format. A complete description of each measure is contained in the preceding Chapter 2, Inventory of Mitigation Measures, contained within this document.

The mitigation measures to be implemented by the project applicant(s) and successor's in interest are separated into the following phases:

- prior to annexation.
- ongoing during development of the SOIA area.

A summary of the checklist is presented below. Some measures have components that are to be implemented during both project phases. These measures are noted in both categories.

Timing of Implementation of Measure	Mitigation Measure Number
Prior to annexation	4.4-1; 4.4-2; 4.4-3; 4.4-4; 4.4-5; 4.4-6; 4.5-2; 4.5-5; 4.7-2; 4.7-6; 4.8-2; 4.10-2; 4.10-6
ongoing during development of the SOIA area	4.5-1; 4.5-5; 4.7-2; 4.7-6; 4.8-2; 4.9-1; 4.9-2;

**Table 3-1
Mitigation Measure Implementation Schedule and Monitoring Checklist**

Timing of Verification (To occur prior to the following actions)	Measure Complete? (check)	Mitigation Measures	Responsibility - Implementation	Responsibility - Monitoring
Prior to annexation	_____	4.4-1 Establish necessary improvements and financing mechanisms for regional roadways	City of Folsom	Sacramento LAFCo
Prior to annexation	_____	4.4-2 Establish necessary improvements, phasing plan, and financing plan for U.S. 50	City of Folsom	Sacramento LAFCo
Prior to annexation	_____	4.4-3 Prepare Transit Master Plan	City of Folsom	Sacramento LAFCo
Prior to annexation	_____	4.4-4 Update Bikeway Master Plan	City of Folsom	Sacramento LAFCo
Prior to annexation	_____	4.4-5 Incorporate bikeway improvements identified by Sacramento County for White Rock Road and Prairie City Road in the updated Bikeway Master Plan	City of Folsom	Sacramento LAFCo
Prior to annexation	_____	4.4-6 Establish necessary improvements and financing mechanisms for regional roadways under cumulative conditions	City of Folsom / Sacramento County / El Dorado County	Sacramento LAFCo
Ongoing during development	_____	4.5-1 Implement requirements to reduce construction equipment air emissions	SMAQMD/City of Folsom	SMAQMD

Timing of Verification (To occur prior to the following actions)	Measure Complete? (check)	Mitigation Measures	Responsibility - Implementation	Responsibility - Monitoring
Prior to annexation	_____	4.5-2 Prepare Air Quality Plan	City of Folsom	Sacramento LAFCo
Ongoing during development	_____	4.5-5a Do not permit urban development prior to 2005 or adoption of air quality attainment / maintenance plan	City of Folsom	City of Folsom
Prior to annexation	_____	4.5-5b Ensure that SOIA development is included in the emissions inventory prepared for the air quality attainment / maintenance plan	City of Folsom / SACOG / SMAQMD	Sacramento LAFCo
Prior to annexation	_____	4.7-2a Complete tree survey of SOIA area	City of Folsom	Sacramento LAFCo
Ongoing during development	_____	4.7-2b-h Implement tree protection measures	City of Folsom	City of Folsom
Prior to annexation	_____	4.7-6a-c Complete biological survey, adopt avoidance and mitigation policies, prepare HICMP	City of Folsom	Sacramento LAFCo
Ongoing during development	_____	4.7-6d Tree removal to occur only during non-nesting periods	City of Folsom	City of Folsom
Prior to annexation	_____	4.8-2 During planning for the SOIA area, minimize incompatibility and impacts to historic landscapes	City of Folsom	Sacramento LAFCo

Timing of Verification (To occur prior to the following actions)	Measure Complete? (check)	Mitigation Measures	Responsibility - Implementation	Responsibility - Monitoring
Ongoing during development	4.8-2	During implementation of urban development of the SOIA area, minimize incompatibility and impacts to historic landscapes	City of Folsom	City of Folsom
Ongoing during development	4.9-1a-b	Implement hazardous materials plans if such materials are encountered during construction. Do not develop sites until they have been remediated	City of Folsom	City of Folsom
Ongoing during development	4.9-2a-d	Investigate and remediate the railroad right of way, mining and radio/transfer sites prior to development	City of Folsom	City of Folsom
Prior to annexation	4.10-2	Define Alder Creek 100-year floodplain. Site development so that post-development flood elevations are not increased	City of Folsom	Sacramento LAFCo
Prior to annexation	4.10-6	Identify and secure sufficient water supplies.	City of Folsom	Sacramento LAFCo

4.

**VERIFICATION RECORD
SHEETS**

Verification Record

City of Folsom Sphere of Influence Amendment Mitigation Monitoring Program

Monitoring Responsibility:	Sacramento LAFCo
Timing of Verification:	Prior to annexation
Implementation Responsibility:	City of Folsom

Issue Area: Transportation, Traffic and Circulation

Mitigation Measure: 4.4-1

Improvements to regional local roadways, outside of the City of Folsom would require coordination and adherence to regulatory standards of Sacramento County and El Dorado County. Development within the SOIA area will be required to fund its "fair share" of improvements. Therefore, prior to annexation of any property within the SOIA area, the City of Folsom shall cooperate with Sacramento County and El Dorado County to establish mitigation improvements and financing mechanisms that will provide service levels consistent with the General Plans for these jurisdictions.

Given the uncertainty of future potential land uses, LAFCo finds that it is not now possible to define mitigation with certainty. At the time annexation to the City of Folsom is proposed, consistent with the requirements of CEQA and the conditions of the foregoing mitigation measure, LAFCo will prepare a second tier environmental evaluation of the City's detailed land use plan and this potential impact, and will impose all additional feasible mitigation measures.

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Mitigation Measure: 4.4-1 - Establish necessary improvements and financing mechanisms for regional roadways

Monitoring:
Date: _____ Time: _____ Monitor: _____

Compliance: _____ Acceptable _____ Unacceptable
_____ remedial action taken
_____ require work stop
_____ follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date: _____ Time: _____ Monitor: _____

Comments/Actions:

Entered into Monitoring File:

Date: _____ By: _____

Verification Record

City of Folsom Sphere of Influence Amendment Mitigation Monitoring Program

Monitoring Responsibility:	Sacramento LAFCo
Timing of Verification:	Prior to annexation
Implementation Responsibility:	City of Folsom

Issue Area: Transportation, Traffic and Circulation

Mitigation Measure: 4.4-2

Prior to annexing any property within the SOIA territory, the City of Folsom shall approve an infrastructure facilities and financing plan which provides for the timely installation of needed facilities (including, but not limited to transportation improvements as deemed necessary for the Highway 50 corridor). The regional and local roadway improvements shall be those required to maintain the minimum acceptable levels of service (LOS) of the City of Folsom, El Dorado County, Sacramento County, and Caltrans. To the extent feasible, the facilities and financing plan shall be designed to provide funding for the construction of roadway improvements that is concurrent with the planned land use development of the SOIA area. The City shall condition subsequent entitlements to fully mitigate the impacts from development within the SOIA area.

As requested by Caltrans, in evaluating the potential effects of increased traffic on U.S. 50, the second tier traffic study prepared prior to any annexation shall:

- Include among the significance criteria, that freeway offramps with queues that extend onto Route 50 would constitute a significant traffic impact;
- Include in the evaluation, additional parallel roads and overcrossings of Highway 50 without highway access to ensure local trips do not use Highway 50 so that there would be adequate circulation for trips needing to cross this highway;
- Include Prairie City and Scott Roads in future traffic analysis to determine if interchange improvements, such as additional ramp lanes, are needed to accommodate the traffic impacts of the SOI amendment area and maintain an acceptable Level of Service; and,
- Include coordination with Caltrans in the development of subsequent traffic studies.

As requested by Sacramento County, in evaluating potential effects to area and regional circulation, the second tier traffic study shall include the following concepts:

- So that the transportation system for the new area is consistent with the transportation system north of U.S. Highway 50, investigate the possibility of constructing arterial connections between land uses north of U.S. Highway 50 and those in the sphere of influence area. The arterials should be connected to major facilities north and south of U.S. Highway 50. This type of connection would allow local traffic to cross U.S. Highway 50 without impacting the interchanges with U.S. Highway 50.
- Planning for the proposed annexation and subsequent development should identify a basic arterial street network that should be amended into the Sacramento County General Plan.
- A detailed traffic study should be completed after a more defined land use plan has been developed. The study should evaluate the impacts that the area would have on the current County of Sacramento General Plan designations for Prairie City Road, Scott Road (north and south), Grant Line Road and White Rock Road. In the event that a road falls on a common boundary between the City of Folsom and the County of Sacramento, both parties, to ensure continuance of proper operation and maintenance of the road, should enter into a joint agreement.
- Protection of right-of-way for a transportation corridor south of U.S. Highway 50 that could be used to provide capacity to move people through the U.S. Highway 50 corridor should be included with any new development. The location of any new corridor shall be consistent with other measures identified in the EIR for the protection of natural resources, including the oak woodland occurring within the SOIA area.

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Mitigation Measure: 4.4-2 - Establish necessary improvements, phasing plan, and financing plan for U.S. 50

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable
 remedial action taken
 require work stop
 follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

City of Folsom Sphere of Influence Amendment Mitigation Monitoring Program

Monitoring Responsibility:	Sacramento LAFCo
Timing of Verification:	Prior to annexation
Implementation Responsibility:	City of Folsom

Issue Area: Transportation, Traffic and Circulation

Mitigation Measure: 4.4-3

Prior to annexing any property within the SOIA area, the City of Folsom shall complete a transit master plan for the project area consistent with policies of the City's General Plan. This plan will identify the roadways to be used by bus transit routes, locations for bus turnouts and pedestrian shelters, locations for bus transfer stations, alignments for fixed route rail service, and the location of rail service stations. Future development within the project area and the City of Folsom shall be responsible for implementing the master plan recommendations as development occurs within the project area.

Verification Record

**City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program**

Mitigation Measure: 4.4-3 - Prepare Transit Master Plan

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

**City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program**

Monitoring Responsibility:	Sacramento LAFCo
Timing of Verification:	Prior to annexation
Implementation Responsibility:	City of Folsom

Issue Area: Transportation, Traffic and Circulation

Mitigation Measure: 4.4-4

Prior to annexing any property within the SOIA area, the City of Folsom shall update the Bikeway Master Plan to delineate bikeway and pedestrian facilities in the project area consistent with the goals and policies of the City's General Plan. This update will identify on-street and off street bikeways and pedestrian routes as well as support facilities such as multi-modal transfer locations. Future development and the City of Folsom shall be responsible for implementing the master plan recommendations as development occurs within the project area.

Verification Record

**City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program**

Mitigation Measure: 4.4-4 – Update Bikeway Master Plan

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Monitoring Responsibility:	Sacramento LAFCo
Timing of Verification:	Prior to annexation
Implementation Responsibility:	City of Folsom

Issue Area: Transportation, Traffic and Circulation

Mitigation Measure: 4.4-5

Mitigation Measure 4.4-4 would require an update of the *City of Folsom Bikeway Master Plan* to identify specific bikeway and pedestrian facilities to be implemented within the project area. The update shall incorporate the bikeway designations for Prairie City Road and White Rock Road to be equivalent or better than those contained in the *Sacramento City/County Bikeway Master Plan (2000)*.

Verification Record

**City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program**

Mitigation Measure: 4.4-5 – Incorporate bikeway improvements identified by Sacramento County for White Rock Road and Prairie City Road in the updated Bikeway Master Plan

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

City of Folsom Sphere of Influence Amendment Mitigation Monitoring Program

Monitoring Responsibility:	Sacramento LAFCo
Timing of Verification:	Prior to annexation
Implementation Responsibility:	City of Folsom / Sacramento County / El Dorado County

Issue Area: Transportation, Traffic and Circulation

Mitigation Measure: 4.4-6

Improvements to these (regional) roadways would require coordination and adherence to regulatory standards of Sacramento County and El Dorado County. Development within the SOIA area will be required to fund its "fair share" of improvements. Therefore, prior to annexation of any property within the SOIA area, the City of Folsom shall cooperate with Sacramento County and El Dorado County to establish mitigation improvements and financing mechanisms that will provide service levels consistent with the General Plans for these jurisdictions.

Verification Record

**City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program**

Mitigation Measure: 4.4-6 - Establish necessary improvements and financing mechanisms for regional roadways under cumulative conditions

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

City of Folsom Sphere of Influence Amendment Mitigation Monitoring Program

Monitoring Responsibility:	Sacramento LAFCo
Timing of Verification:	Ongoing during development
Implementation Responsibility:	Sacramento Metropolitan Air Quality Management District / City of Folsom

Issue Area: Air Quality

Mitigation Measure: 4.5-1

During construction of any project or facility within the SOIA area, the City of Folsom will require contractors to comply with the following measures identified by the SMAQMD:

Category 1: Reducing NOx emissions from off-road diesel powered equipment

Upon enactment of applicable regulations by the SMAQMD, the City of Folsom shall implement SMAQMD's regulations by conditioning all discretionary entitlements to require the applicant to provide a plan for approval by SMAQMD demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, and operated by either the prime contractor or any subcontractor, will achieve a fleet-averaged 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average; and

The prime contractor shall submit to the SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 horsepower, that will be used an aggregate of 40 or more hours during the construction project. The inventory shall include the horsepower rating, engine production year, and hours of use or fuel throughput for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs.

and

Category 2: Controlling visible emissions from off-road diesel powered equipment

The prime contractor shall ensure that emissions from all off-road diesel powered equipment used on the project site do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity shall be repaired immediately, and the City of Folsom and SMAQMD shall be notified within 48 hours of identification of non compliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. The SMAQMD and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this section shall supersede other SMAQMD or state rules or regulations.

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Mitigation Measure: 4.5-1 - Implement requirements to reduce construction equipment air emissions

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

City of Folsom Sphere of Influence Amendment Mitigation Monitoring Program

Monitoring Responsibility:	Sacramento LAFCo
Timing of Verification:	Prior to annexation
Implementation Responsibility:	City of Folsom

Issue Area: Air Quality

Mitigation Measure: 4.5-2

Prior to submission of any application for annexation of the SOIA area or any portion thereof, the City of Folsom will prepare an Air Quality Plan for the SOIA area incorporating policies and other measures at least as stringent as those found in Sacramento County General Plan policies AQ-2 through AQ-31. For the equivalent of Sacramento County policy AQ-15, the City of Folsom shall adopt an Indirect Source Review and Mitigation Program as least as stringent as that provided by SMAQMD as Attachment B of their letter dated December 1, 2000 and entitled Recommended SMAQMD Guidance for AQ-15/NNCP Implementation. As requested by the SMAQMD, the total effectiveness of the Air Quality Plan adopted for the SOIA area will be a reduction of 35 percent from the potential emissions that could occur without the adopted air quality policies being implemented.

Verification Record

**City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program**

Mitigation Measure: 4.5-2 – Prepare Air Quality Plan

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

**City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program**

Monitoring Responsibility:	City of Folsom
Timing of Verification:	Ongoing during development
Implementation Responsibility:	City of Folsom

Issue Area: Air Quality

Mitigation Measure: 4.5-5a

In preparing the Air Quality Plan pursuant to mitigation measure 4.5-2 above, the City of Folsom shall not permit urban development to occur within the SOIA area prior to 2005 or the adoption of an air quality attainment/maintenance plan prepared to supersede the 1994 SIP, whichever occurs sooner.

Verification Record

**City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program**

Mitigation Measure: 4.5-5a - Do not permit urban development prior to 2005 or adoption of air quality attainment / maintenance plan

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

**City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program**

Monitoring Responsibility:	Sacramento LAFCo
Timing of Verification:	Prior to annexation
Implementation Responsibility:	City of Folsom / Sacramento Area Council of Governments / Sacramento Metropolitan Air Quality Management District

Issue Area: Air Quality

Mitigation Measure: 4.5.5b

In preparing the Air Quality Plan pursuant to mitigation measure 4.5-2 above, the City of Folsom shall coordinate with the SMAQMD and SACOG to ensure that urban development forecast for the SOIA area is included in the emissions inventory prepared for the air quality attainment/maintenance plan prepared to supersede the 1994 SIP.

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Mitigation Measure: 4.5-5b - Ensure that SOIA development is included in the emissions inventory prepared for the air quality attainment / maintenance plan

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Monitoring Responsibility:	Sacramento LAFCo
Timing of Verification:	Prior to annexation
Implementation Responsibility:	City of Folsom

Issue Area: Biological Resources

Mitigation Measure 4.7-2a

Prior to annexation, a tree survey shall be completed, with measures B – H implemented during project design, construction, and occupancy:

- A. A reconnaissance-level tree survey of the SOIA area shall be performed by a certified arborist to identify native tree resources. The survey shall include identification of those which may be designated as landmark or heritage trees. This will enable the lead agency to track impacts to native trees on a regional basis, rather than a project by project basis.

Verification Record

**City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program**

Mitigation Measure: 4.7-2a – Complete tree survey of SOIA area

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

City of Folsom Sphere of Influence Amendment Mitigation Monitoring Program

Monitoring Responsibility:	City of Folsom
Timing of Verification:	Ongoing during development
Implementation Responsibility:	City of Folsom

Issue Area: Biological Resources

Mitigation Measure: 4.7-2b-h

- B. Avoidance of all tree species shall be attempted during project design. If avoidance is infeasible, mitigation of native oak trees pursuant to measures C-H below shall be conducted.
- C. Project proponents shall be encouraged to incorporate native trees and landscaping into site design.
- D. In addition to native oak trees, all native tree species should be protected under the City of Folsom's Tree Preservation Ordinance. Mitigation rates would be the same as those in the Ordinance, but would also require obtaining replacement trees from local genetic stock.
- E. A five-year monitoring plan would be completed for all mitigation plantings. The monitoring plan would include appropriate irrigation schedules, as well as criteria for success and reestablishment during the five-year period. A success rate of no less than 80 percent at the end of the five-year monitoring period is recommended.
- F. Individual trees or groups of trees preserved shall be fully protected during construction. A temporary protective fence shall be established a minimum of 10 feet beyond the drip line of the retained native trees. The fence shall be in place prior to beginning construction activities, including grading. Within this protective buffer, no grading, trenching, fill, or vegetation alteration shall be allowed.
- G. After project construction, a fact sheet describing the value and care of native trees shall be prepared and distributed to residents. At a minimum, this fact sheet should encourage home and business owners to avoid unnecessary pruning and encourage, except where safety hazard occurs, the retention of snags. This fact sheet should be prepared by a certified arborist.
- H. Consistent with the MOU entered into between the City of Folsom and Sacramento County, mitigation shall target large tracts of contiguous native tree habitat. Connectivity between native tree woodland preserves, as well as adequate buffering from development is important to promote native tree recruitment, the long-term viability of the habitat, and wildlife use of the area.

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Mitigation Measure: 4.7-2b-h – Implement tree protection measures

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

City of Folsom Sphere of Influence Amendment Mitigation Monitoring Program

Monitoring Responsibility:	Sacramento LAFCo
Timing of Verification:	Prior to annexation
Implementation Responsibility:	City of Folsom

Issue Area: Biological Resources

Mitigation Measure: 4.7-6 a-c

Prior to annexation, the following measures shall be completed:

- A. A reconnaissance level biological survey of the SOIA area shall be performed by a professional biologist approved by the lead agency to identify habitats and individuals of special status species as defined in this EIR. This will permit the lead agency to track impacts to special status species on a regional basis, rather than a project by project basis.
- B. The land use plan for the SOIA area shall incorporate policies to avoid impacts to all special status species or their habitats. If avoidance is infeasible, mitigation of special status species shall occur pursuant to measure C below.
- C. The lead agency shall require the preparation and implementation of a Habitat Conservation Management Plan (HCMP) for all affected species and habitats. The HCMP shall be developed in consultation with CDFG and USFWS for listed species under FESA and CESA. The HCMP shall incorporate mitigation guidelines of these agencies for listed species. For non-listed, but sensitive species as defined by this EIR, the HCMP should include provisions such as the following:
 - Require clustering of urban development to retain non disturbed open space areas.
 - Require comprehensive site development standards to minimize removal of existing vegetation and to require installation and long-term maintenance of landscaping in setback and buffer areas. Landscaping in buffer areas adjacent of preserved habitat areas should be of native plant materials, and nonirrigated.
 - Minimize impacts to movement corridors to ensure movement of wildlife.
 - Provide for the integrity and continuity of wildlife and plant habitat.
 - Support the acquisition, development, maintenance and restoration of habitat lands for wildlife and plant enhancement.

The provisions of the HCMP shall be coordinated with the requirements of any permit obtained under §404 of the Clean Water Act, and the provisions of local ordinances, including the City of Folsom Tree Preservation Ordinance and the Wetland and Riparian Habitat Management Ordinance.

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Mitigation Measure: 4.7-6 a-c – Complete biological survey, adopt avoidance and mitigation policies, prepare HCMP

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Monitoring Responsibility:	City of Folsom
Timing of Verification:	Ongoing during development
Implementation Responsibility:	City of Folsom

Issue Area: Biological Resources

Mitigation Measure: 4.7-6 d

- D. Removal of trees, if any, shall be performed during the period between 30 September and 1 April during the non-nesting period for migratory birds. Removal of trees without active nests is not a take of migratory birds.

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Mitigation Measure: 4.7-6d – Tree removal to occur only during non-nesting periods

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Monitoring Responsibility:	Sacramento LAFCo
Timing of Verification:	Prior to annexation
Implementation Responsibility:	City of Folsom

Issue Area: Cultural Resources

Mitigation Measure: 4.8-2

All efforts will be undertaken to minimize incompatibility and/or aesthetic impacts to historic resources during planning for urban development and during the subsequent environmental review process.

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Mitigation Measure: 4.8-2 - During planning for the SOIA area, minimize incompatibility and impacts to historic landscapes

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Monitoring Responsibility:	City of Folsom
Timing of Verification:	Ongoing during development
Implementation Responsibility:	City of Folsom

Issue Area: Cultural Resources

Mitigation Measure: 4.8-2

All efforts will be undertaken to minimize incompatibility and/or aesthetic impacts to historic resources during planning for urban development and during the subsequent environmental review process.

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Mitigation Measure: 4.8-2 - During planning for the SOIA area, minimize incompatibility and impacts to historic landscapes

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

City of Folsom Sphere of Influence Amendment Mitigation Monitoring Program

Monitoring Responsibility:	City of Folsom
Timing of Verification:	Ongoing during development
Implementation Responsibility:	City of Folsom

Issue Area: Hazardous Materials

Mitigation Measure: 4.9-1 a-b

- A. If contaminated soils and/or groundwater (i.e., identifiable by soil staining or odors) are encountered during construction activities, work shall cease until appropriate worker health and safety precautions, as specified by Title 8 of the California Code of Regulations (Section 5194) promulgated by the California Occupational Safety and Health Agency (Cal OSHA), are implemented. A qualified hazardous materials specialist shall be notified for an immediate evaluation. The appropriate regulatory agency shall be contacted. If deemed necessary by the appropriate agency, remediation shall be undertaken in accordance with existing local, state and federal regulations/requirements and guideline established for the treatment of hazardous substances. Work shall cease in the contaminated area until the nature and extent of contamination have been established, and proper disposal or remediation has occurred. Any contaminated soils and/or groundwater encountered during construction will require proper disposal. This would likely require removal from the site and transportation to an EPA approved disposal facility by a Department of Transportation (DOT) certified hazardous waste transporter. The designation of encountered contamination will be based on the chemicals present and chemical concentrations detected through laboratory analysis. Based on the analytical results, appropriate disposal of the material in accordance with EPA, Department of Toxic Substances Control, and Regional Water Quality Control Board guidelines shall be implemented.
- B. Any land disturbance should occur only after the remediation and clean-up of the existing site is complete; thereby reducing the risk of impact to a less than significant level.

Verification Record

**City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program**

Mitigation Measure: 4.9-1a-b - Implement hazardous materials plans if such materials are encountered during construction. Do not develop sites until they have been remediated

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

City of Folsom Sphere of Influence Amendment Mitigation Monitoring Program

Monitoring Responsibility:	City of Folsom
Timing of Verification:	Ongoing during development
Implementation Responsibility:	City of Folsom

Issue Area: Hazardous Materials

Mitigation Measure 4.9-2 a-d:

- A. A complete investigation of Southern Pacific Railroad records of spills releases shall be completed for the SOIA territory. If it is discovered that a release could have potentially occurred within or near the SOIA area, further assessment shall be conducted pursuant to measure B, below.
- B. Further assessment could potentially be necessary, and a Phase I and Phase II Environmental Assessments (EA) shall be completed for the SOIA territory adjacent to the existing railroad alignment. The sampling program developed as a part of the Phase II EA shall be conducted to determine the degree and location of contamination, if any, exists.
- C. Prior to development of properties within the SOIA territory, an assessment shall be completed to determine if contamination exists as a result of mining and radio/transfer activities. If, based on historical uses, such uses are determined to have occurred on the property, a limited sampling program shall be conducted to determine the degree of contamination that exists.
- D. If contamination is determined to exist onsite, it will be fully remediated, by qualified personnel, in accordance with federal, state and local regulations.

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Mitigation Measure: 4.9-2a-d Investigate and remediate the railroad right of way, mining and radio/transfer sites prior to development

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

**City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program**

Monitoring Responsibility:	Sacramento LAFCo
Timing of Verification:	Prior to annexation
Implementation Responsibility:	City of Folsom

Issue Area: Hydrology, Water Quality & Drainage

Mitigation Measure 4.10-2

Prior to permitting annexation of any property within the SOIA territory, LAFCo shall require that the City of Folsom, for development within the 100-year floodplain of Alder Creek (to be identified by hydraulic and hydrologic modeling), that the development will not result in an increase in flood water surface elevations within or downstream of the SOIA site. Given the uncertainty of future potential land uses, LAFCo finds that it is not now possible to define mitigation with certainty. At the time annexation to the City of Folsom is proposed, consistent with the requirements of CEQA and the conditions of the foregoing mitigation measure, LAFCo will prepare a second tier environmental evaluation of the City's detailed land use plan and this potential impact, and will impose all additional feasible mitigation measures.

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Mitigation Measure: 4.10-2 - Define Alder Creek 100-year floodplain. Site development so that post development flood elevations are not increased

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:

Verification Record

City of Folsom Sphere of Influence Amendment Mitigation Monitoring Program

Monitoring Responsibility:	Sacramento LAFCo
Timing of Verification:	Prior to annexation
Implementation Responsibility:	City of Folsom

Issue Area: Hydrology, Water Quality & Drainage

Mitigation Measure: 4.10-6

Prior to permitting annexation of any portion of the Folsom SOIA territory, LAFCo shall require the City of Folsom to demonstrate sufficient water supplies to serve existing customers, future customers within the existing service area, and all proposed uses within the SOIA territory.

Verification Record

City of Folsom Sphere of Influence Amendment
Mitigation Monitoring Program

Mitigation Measure: 4.10-6 – Demonstrate sufficient water supplies to serve existing customers, future customers within the existing service area, and all proposed uses within the SOIA territory.

Monitoring:

Date:

Time:

Monitor:

Compliance: Acceptable

Unacceptable

remedial action taken

require work stop

follow-up required

Observations:

Recommendations:

Receipt by Program Manager:

Date:

Time:

Monitor:

Comments/Actions:

Entered into Monitoring File:

Date:

By:
