

**FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT  
EDUCATION SERVICES CENTER**

**MITIGATION MONITORING AND REPORTING PROGRAM**

**NAME:** FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT EDUCATION SERVICES CENTER

**LOCATION:** The project site is located at 1965 Alabama Avenue, approximately 500 feet south of Folsom Boulevard, Rancho Cordova, CA 95742

**ASSESSOR'S PARCEL NUMBER:** PORTIONS OF 072-0231-021, -083, -089, -130, 069-0060-044, AND -111

**APPLICANT:** Folsom Cordova Unified School District  
945 Riley Street  
Folsom, CA 95630  
916-355-1111

**PROJECT DESCRIPTION:** The project consists of five distinct activities: the construction of an office building and appurtenant facilities (parking, access, etc) on a 5.3-acre property; the construction of a drainage swale leading to a detention basin on 6-acre area; the installation of sewer improvements to pr the office building site; the installation of water improvements to provide water service to the office building site; and the stockpiling of soil removed for the basin, swale, sewer and water lines and the office building on a 5.5-acre area.

The building will house Folsom Cordova Unified School District administration offices, which will ultimately be 73,722 square feet and accommodate up to 206 employees. The associated parking lot will contain 265 spaces.

**TYPE OF ENVIRONMENTAL DOCUMENT: INITIAL STUDY**

Negative Declaration  
 Environmental Impact Report  
 Supplemental Environmental Impact Report  
 Prior Negative Declaration  
 Prior Environmental Impact Report

**PREPARED BY:**  
Folsom Cordova Unified School District  
945 Riley Street  
Folsom, CA 95630

**PHONE:** (916) 355-1111 ext. 182

**DATE:** JULY 2, 2009

**MITIGATION MONITORING AND REPORTING PROGRAM  
ADOPTED BY: FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT BOARD OF TRUSTEES**

**ATTEST:**   
JOANNE REINKING, CLERK

**DATE:** 7/2/09

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## **PURPOSE AND PROCEDURES**

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Mitigation Monitoring and Reporting Program has been established for the project entitled FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT EDUCATION SERVICES CENTER.

### **PURPOSE**

The purpose of this program is to assure diligent and good faith compliance with the Mitigation Measures which have been recommended in the environmental document, and adopted as part of the project or made conditions of project approval, in order to avoid or mitigate potentially significant effects on the environment.

### **NOTIFICATION AND COMPLIANCE**

It shall be the responsibility of the project applicant to provide written notification to the Environmental Coordinator, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The Folsom Unified School District (the "District") will verify that the project is in compliance. Any non-compliance will be reported to the project applicant, and it shall be the project applicant's responsibility to rectify the situation by bringing the project into compliance and re-notifying the Environmental Coordinator.

### **COMPLETION**

Upon the determination of the Environmental Coordinator that compliance with the terms of the approved Mitigation Monitoring and Reporting Program has been achieved the Environmental Coordinator shall keep all supporting documentation and records to verify compliance.

### **STANDARD PROVISIONS**

The project applicant shall submit one copy of all Project Plans and Construction Specifications and/or revisions to the District's Environmental Coordinator prior to board approval to advertise Plans and Specifications. If the District's Environmental Coordinator determines that the Plans are not in full compliance with the adopted MMRP, the Plans shall be returned to the project applicant with a letter specifying the items of non-compliance, and instructing the applicant to revise the Plans, and then resubmit one copy of the revised Plans to the Environmental Coordinator prior to board approval to advertise.

Additionally, the project applicant shall notify the District's Environmental Coordinator **no later than 48 hours** prior to the start of construction and no later than 24 hours after its completion. The applicant shall notify the Environmental Coordinator no later than 48 hours prior to any/all Final Inspection(s).

The project applicant shall notify the District's Environmental Coordinator of any pre-construction meetings.

**MITIGATION MEASURE A: NESTING RAPTORS**

If construction, grading, or project-related improvements are to occur between March 1 and September 15, a focused survey for raptor nests on the site and on nearby trees shall be conducted by a qualified biologist no more than 14 days prior to the start of construction work (including clearing and grubbing). If active nests are found, the California Department of Fish and Game shall be contacted to determine appropriate protective measures. If no active nests are found during the focused survey, no further mitigation will be required.

**Implementation and Notification:**

1. *Comply fully with the above measure.*

**Verification:**

1. *Environmental Coordinator will review the survey report. If nest are found, confirm whether California Department of Fish and Game shall be contacted to determine appropriate protective measures.*

**Comments:**

**Completion of Mitigation Verified:**

**Folsom Cordova Unified School District**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**MITIGATION MEASURE B: WETLANDS AND ASSOCIATED SPECIES**

All construction activities shall comply with the Biological Opinion issued by the United States Fish and Wildlife Service for the Panattoni business Park dated April 4, 2008 (or more current Biological Opinion if it is superseded).

**Implementation and Notification:**

1. *Comply fully with the above measure.*

**Verification:**

1. *Applicant will provide the District's Environmental Coordinator appropriate information reflecting how mitigation was measured.*

**Comments:**

**Completion of Mitigation Verified:**

**Folsom Cordova Unified School District**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**MITIGATION MEASURE C: VALLEY ELDERBERRY LONGHORN BEETLE**

All construction activities shall comply with the Biological Opinion issued by the United States Fish and Wildlife Service for the Panattoni business Park dated April 4, 2008 (or more current Biological Opinion if it is superseded).

**Implementation and Notification:**

1. *Comply fully with the above measure.*

**Verification:**

1. *Applicant will provide the District's Environmental Coordinator appropriate information reflecting how mitigation was measured.*

**Comments:**

**Completion of Mitigation Verified:**

**Folsom Cordova Unified School District**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**MITIGATION MEASURE D: NATIVE TREE REMOVAL**

The applicant may choose between the following two options to compensate for the loss of protected native trees:

**PER-INCH MITIGATION**

The removal of 1,545 inches dbh of native oak trees shall be compensated for by planting native oak trees (either valley oak/*Quercus lobata*, blue oak/*Quercus douglasii* and/or interior live oak/*Quercus wislizenii*) and 267 inches dbh of California black walnut equivalent to the dbh inches lost, based on the ratios listed below, at locations that are authorized by the Department of Environmental Review and Assessment. On-site preservation of native oak trees that are less than 6 inches (<6 inches) dbh, may also be used to meet this compensation requirement. A total of 1,812 inches will require compensation.

Equivalent compensation based on the following ratio is required:

- one preserved native oak tree < 6 inches dbh on-site = 1 inch dbh
- one D-pot seedling (40 cubic inches or larger) = 1 inch dbh
- one 15-gallon tree = 1 inch dbh
- one 24-inch box tree = 2 inches dbh
- one 36-inch box tree = 3 inches dbh

Replacement tree planting shall be completed prior to the issuance of building permits or a bond shall be posted by the applicant in order to provide funding for purchase, planting, irrigation, and 3-year maintenance period, should the applicant default on replacement tree mitigation. The bond shall be in an amount equal to the prevailing rate of the County Tree Preservation Fund and will be due within one year of posting the bond.

Prior to the approval of Improvement Plans or Building Permits, whichever occurs first, a Replacement Oak Tree Planting Plan shall be prepared by a certified arborist or licensed landscape architect and shall be submitted to the Environmental Coordinator for approval. The Replacement Oak Tree Planting Plan(s) shall include the following minimum elements:

1. Species, size, and locations of all replacement plantings and < 6-inch dbh trees to be preserved;
2. Method of irrigation;
3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot deep boring hole to provide for adequate drainage;
4. Planting, irrigation, and maintenance schedules;
5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement oak trees which do not survive during that period;
6. Designation of 20 foot root zone radius and landscaping to occur within the radius of oak trees < 6-inches dbh to be preserved on-site.

No replacement tree shall be planted within 15 feet of the drip lines of existing oak trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement oak trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing). Generally unacceptable locations are utility easements (PUE, sewer, storm drains), under overhead utility lines, private yards of single family lots (including front yards), and roadway medians.

Oak trees <6 inches dbh to be retained on-site shall have at least a 20-foot radius suitable root zone. The suitable root zone shall not have impermeable surfaces, turf/lawn, dense plantings, soil compaction, drainage conditions that create ponding, utility easements, or other over story tree(s) within 20 feet of the tree to be preserved. Trees to be retained shall be determined to be healthy and structurally sound for future growth, by an ISA Certified Arborist subject to Department of Environmental Review and Assessment approval.

If oak tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund.

Payment shall be made at a rate of \$325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.

#### **CANOPY MITIGATION**

Prior to approval of building permits one or more of the following options shall be chosen to mitigation for the loss of native oak woodland canopy, which shall result in a minimum 1:1 compensation ratio for canopy acreage removed. The estimated canopy loss is 3.07 acres. The canopy loss is allocated the in the following manner: 1.22 acres within the area classified as "Grading Impacts" and 1.85 acres within the area classified as "FCUSD Impacts." These areas could be mitigated together or at separate locations.

- A. An equivalent amount of oak woodland canopy lost may be preserved and protected in perpetuity by a conservation easement. A draft conservation easement shall be submitted to the Environmental Coordinator for review and approval. A copy of the recorded easement shall be submitted to the Department of Environmental Review and Assessment prior to the approval of grading or improvement plans or building permits.

#### **OR**

- B. Replacement for the total number of inches lost may occur through purchase of credits from an oak tree mitigation bank acceptable to the County.

#### **Implementation and Notification:**

1. *Comply fully with either of the above measures.*

#### **Verification:**

1. *Applicant will provide the District's Environmental Coordinator appropriate information reflecting how the mitigation measure was satisfied.*

**Comments:**

**Completion of Mitigation Verified:**

**Folsom Cordova Unified School District**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**MITIGATION MEASURE E: NATIVE TREE PROTECTION**

With the exception of the trees removed and compensated for through Mitigation Measures above, all native oak and California black walnut trees that are 6 inches dbh or larger that are within 100 feet of construction activities shall be preserved and protected as follows:

1. A circle with a radius measurement from the trunk of the tree to the tip of its longest limb shall constitute the drip line protection area of the tree. Limbs must not be cut back in order to change the drip line. The area beneath the drip line is a critical portion of the root zone and defines the minimum protected area of the tree. Removing limbs which make up the drip line does not change the protected area.
2. Chain link fencing or a similar protective barrier (such as orange mesh) shall be installed one foot outside the drip lines of the protected trees prior to initiating project construction, in order to avoid damage to the trees and their root system.
3. No signs, ropes, cables (except cables which may be installed by a certified arborist to provide limb support) or any other items shall be attached to the protected trees.
4. No vehicles, construction equipment, mobile home/office, supplies, materials or facilities shall be driven, parked, stockpiled or located within the drip lines of the protected trees.
5. Any soil disturbance (scraping, grading, trenching, and excavation) is to be avoided within the drip lines of the protected trees. Where this is necessary, an ISA Certified Arborist will provide specifications for this work, including methods for root pruning, backfill specifications and irrigation management guidelines.
6. All underground utilities and drain or irrigation lines shall be routed outside the drip lines of protected trees. Trenching within protected tree drip lines is not permitted. If utility or irrigation lines must encroach upon the drip line, they should be tunneled or bored under the tree under the supervision of an ISA Certified Arborist.
7. If temporary haul or access roads must pass within the drip lines of protected trees, a roadbed of six inches of mulch or gravel shall be created to protect the root zone. The roadbed shall be installed from outside of the drip line and while the soil is in a dry condition, if possible. The roadbed material shall be replenished as necessary to maintain a six-inch depth.
8. Drainage patterns on the site shall not be modified so that water collects or stands within, or is diverted across, the drip line of the oak trees.
9. No sprinkler or irrigation system shall be installed in such a manner that it sprays water within the drip lines of the oak trees.
10. Tree pruning that may be required for clearance during construction must be performed by an ISA Certified Arborist or Tree Worker and in accordance with the American National Standards Institute (ANSI) A300 pruning standards and the International Society of Arboriculture (ISA) "Tree Pruning Guidelines".
11. Landscaping beneath the oak trees may include non-plant materials such as boulders, decorative rock, wood chips, organic mulch, non-compacted decomposed granite, etc. Landscape materials shall be kept two (2) feet away from the base of the trunk. The only plant species which shall be planted within the drip lines of the oak trees are those which are tolerant of the natural semi-arid environs of the trees. Limited drip irrigation approximately twice per summer is recommended for the understory plants.

12. Any fence/wall that will encroach into the drip line protection area of any protected tree shall be constructed using grade beam wall panels and posts or piers set no closer than 10 feet on center. Posts or piers shall be spaced in such a manner as to maximize the separation between the tree trunks and the posts or piers in order to reduce impacts to the trees.

**Implementation and Notification:**

1. *Comply fully with the above measure.*

**Verification:**

1. *Applicant will provide the District's Environmental Coordinator appropriate information reflecting how the mitigation measure was satisfied.*

**Comments:**

**Completion of Mitigation Verified:**

**Folsom Cordova Unified School District**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**MITIGATION MEASURE F: CULTURAL RESOURCES**

To ensure protection of cultural resources, the following measure applies. This measure shall be included verbatim as a Construction Note on all Plans and Specifications for the project:

Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or architectural remains be encountered during any development activities, work shall be suspended and the District's Environmental Coordinator and Department of Environmental Review and Assessment shall be immediately notified.

At that time, the District's Environmental Coordinator and the Department of Environmental Review and Assessment will coordinate any necessary investigation of the find with appropriate specialists as needed. The project proponent shall be required to implement any mitigation deemed necessary for the protection of the cultural resources. In addition, pursuant to Section 5097.97 of the State Public Resources Code and Section 7050.5 of the State Health and Safety Code, in the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified. If the remains are determined to be Native American, guidelines of the Native American Heritage Commission shall be adhered to in the treatment and disposition of the remains.

**Implementation and Notification:**

1. *Comply fully with the above measure.*
2. *Include the above measure verbatim as a Construction Note and incorporate it into all Plans and Specifications for the project, and submit one copy to the Department of Environmental Review and Assessment for review and approval prior to the start of any construction work (including clearing and grubbing).*
3. *If cultural resources are encountered, notify the Department of Environmental Review and Assessment immediately.*
4. *If human remains are encountered, notify the County Coroner and the Department of Environmental Review and Assessment immediately.*
5. *If no cultural resources are encountered, the applicant shall provide the District's Environmental Coordinator with a signed statement to that effect.*

**Verification:**

1. *Review the Project Plans prior to the start of construction. Approve Project Plans that are determined to be in compliance with all required mitigation.*
2. *Monitor compliance during periodic site inspections of the construction work.*
3. *If cultural resources are encountered, the Department of Environmental Review and Assessment will coordinate an investigation of the site with appropriate specialists as needed. After investigation, the applicant may be required to implement additional mitigation for the cultural resources.*
4. *Review the signed statement if no resources are encountered.*

**Comments:**

**Completion of Mitigation Verified:**

**Folsom Cordova Unified School District**

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_