

## Appendix I

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### Mitigation Monitoring and Reporting Program

## MITIGATION MONITORING AND REPORTING PROGRAM BROADSTONE VILLAS

**Purpose of Mitigation Monitoring and Reporting Program:** The California Environmental Quality Act (CEQA), Public Resources Code Section 21081.6, requires that a Mitigation Monitoring and Reporting Program (MMRP) be established upon completing findings. CEQA stipulates that “the 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. The reporting or monitoring program shall be designed to ensure compliance during project implementation.”

This MMRP has been prepared in compliance with Section 21081.6 of CEQA to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner during the construction and operation of the project, as required. A table (attached) has been prepared to assist the responsible parties in implementing the MMRP. The table identifies individual mitigation measures, monitoring/mitigation timing, the responsible person/agency for implementing the measure, and space to confirm implementation of the mitigation measures. The numbering of mitigation measures follows the numbering sequence found in the Initial Study and Mitigated Negative Declaration.

The City of Folsom is the lead agency for the project under CEQA and shall administer and implement the MMRP. The City is responsible for review of all monitoring reports, enforcement actions, and document disposition. The City shall rely on information provided by the project site observers/monitors (e.g., construction manager, project manager, biologist, archaeologist, etc.) as accurate and up-to-date and shall provide personnel to field check mitigation measure status, as required.

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**MITIGATION MONITORING AND REPORTING PROGRAM  
BROADSTONE VILLAS**

Mitigation Measure	Monitoring / Mitigation Timing	Reporting / Responsible Party	Verification of Compliance	
			Initials	Date
BIOLOGICAL RESOURCES				
<p><b>Mitigation Measure BIO-01: Avoid and minimize impacts to nesting birds.</b></p> <p>If ground clearing activities occur during the typical bird nesting season (February 15 through August 31), pre-construction nesting bird surveys shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than 14 days prior to the initiation of construction. If no nests are found, no further mitigation is required.</p> <p>If active nests are identified in these areas, the project applicant shall coordinate with the City to develop measures to avoid disturbance of active nests prior to the initiation of any construction activities, or construction could be delayed until the young have fledged. Avoidance measures may include establishment of a buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site. If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with the City and shall be appropriate for the species of bird and nest location.</p>	Pre-construction nesting bird surveys shall be conducted between February 15 and August 31. Surveys are not required outside of the nesting season (identified above).	City of Folsom; Project Applicant.		
CULTURAL RESOURCES				
<p><b>Mitigation Measure CUL-01: Inadvertent discoveries.</b></p> <p>In the event that cultural resources are exposed during ground-disturbing activities, construction activities should be halted in the immediate vicinity of the discovery. If the site cannot be avoided during the remainder of construction, an archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards should then be retained to evaluate the find’s significance under the California Environmental Quality Act (CEQA). If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and should be discussed in consultation with the City.</p>	Prior to and during construction – this mitigation measure shall be included in all construction documents for implementation during demolition or construction.	City of Folsom; Archaeologist or Qualified Cultural Resource Monitor; Construction Contractor		
<p><b>Mitigation Measure CUL-02: Treatment of human remains.</b></p> <p>Although there is no evidence to suggest the presence of human remains, the discovery of human remains is always a possibility during a project. If such an event did</p>	Prior to and during demolition and construction – this	City of Folsom; Archaeologist or Qualified		

<p>occur, the specific procedures outlined by the NAHC, in accordance with Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the Public Resources Code, will be followed:</p> <ol style="list-style-type: none"> <li>1. All excavation activities within 60-feet of the remains will immediately stop, and the area will be protected with flagging or by posting a monitor or construction worker to ensure that no additional disturbance occurs.</li> <li>2. The project owner or their authorized representative will contact the County Coroner.</li> <li>3. The coroner will have two working days to examine the remains after being notified in accordance with HSC 7050.5. If the coroner determines that the remains are Native American and are not subject to the coroner's authority, the coroner will notify NAHC of the discovery within 24 hours.</li> <li>4. NAHC will immediately notify the Most Likely Descendant (MLD), who will have 48 hours after being granted access to the location of the remains to inspect them and make recommendations for treatment of them. Work will be suspended in the area of the find until the senior archaeologist approves the proposed treatment of human remains.</li> <li>5. If the coroner determines that the human remains are neither subject to the coroner's authority nor of Native American origin, then the senior archaeologist will determine mitigation measures appropriate to the discovery.</li> </ol>	<p>mitigation measure shall be included in all construction documents for implementation during demolition or construction.</p>	<p>Cultural Resource Monitor; Construction Contractor</p>		
<b>GEOLOGY AND SOILS</b>				
<p><b>Mitigation Measure GEO-01: Avoid and minimize impacts to paleontological resources.</b></p> <p>In the event paleontological or other geologically sensitive resources (such as fossils or fossil formations) are identified during any phase of project construction, all excavations within 100-feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the appropriate representative at the City of Folsom who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under CEQA, the City shall implement those measures which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code Section 21083.2.</p>	<p>During project construction, discovered paleontological resources (such as fossils) shall be examined by a qualified paleontologist and reported to the City.</p>	<p>City of Folsom; Paleontologist; Construction Contractor</p>		

GREENHOUSE GAS EMISSIONS				
<b>Mitigation Measure GHG-01: Bicycle Parking.</b> In accordance with the City General Plan GHG Reduction Measure T-3, the project shall provide a minimum of 5 percent more bicycle parking than required in the City's Municipal Code Section 17.57.090 (for a total of 54 bicycle parking spaces).	Prior to issuing any construction permits, the City shall verify that the project plans included sufficient bicycle parking (54 spaces) to meet this requirement.	City of Folsom; Project Applicant.		
<b>Mitigation Measure GHG-02: High-Performance Diesel.</b> In accordance with the City General Plan GHG Reduction Measure T-6, the project shall use high-performance diesel (also known as Diesel-HPR or Reg-9000/RHD) for all diesel-powered equipment utilized in construction of the project.	Prior to issuing any construction permits, the City shall verify that project plans and/or construction contracts include the high-performance diesel fuel requirement.	City of Folsom; Project Applicant.		
<b>Mitigation Measure GHG-03: Electric Vehicle Charging.</b> In accordance with the City General Plan GHG Reduction Measure T-8, the project shall provide electric vehicle charging stations in 5 percent of the total parking spaces on the project site (for a total of 12 EV charging stations).	Prior to issuing any construction permits, the City shall verify that project plans and include the required minimum electric vehicle charging stations.	City of Folsom; Project Applicant.		
<b>Mitigation Measure GHG-04: Enhanced Construction Waste Discharge.</b> In accordance with the City General Plan GHG Reduction Measure SW-1, the project shall divert to recycle or salvage a minimum 65 of nonhazardous construction and demolition waste generated at the project site in accordance with Appendix A4 (Residential) of the as outlined in the California Green Building Standards Code (2019 CALGreen).	Prior to issuing any construction permits, the City shall verify that project construction contracts and/or plans include the construction waste diversion requirements.	City of Folsom; Project Applicant.		

<p><b>Mitigation Measure GHG-05: Water Efficiency.</b> In accordance with the City General Plan GHG Reduction Measure W-1, the project shall comply with all applicable indoor and outdoor water efficiency and conservation measures required under 2019 CALGreen Tier 1, as outlined in the California Green Building Standards Code.</p>	<p>Prior to issuing any construction permits, the City shall verify that project plans meet CALGreen Tier 1 indoor and outdoor water efficiency and conservation measures.</p>	<p>City of Folsom; Project Applicant.</p>		
<b>HYDROLOGY AND WATER QUALITY</b>				
<p><b>Mitigation Measure HYD-01: Drainage plan.</b> Prior to approval of improvement plans, the applicant shall submit detailed drainage plans for evaluation by the City. Approved plans shall be implemented prior to project occupancy. The drainage plans shall include measures to minimize the total amount of additional surface runoff and to limit the flows released to off-site receiving waters to existing pre-development levels in accordance with the requirements of the Folsom City Public Works Department.</p>	<p>To be implemented prior to building occupancy.</p>	<p>City of Folsom; Project Applicant.</p>		
<p><b>Mitigation Measure HYD-02: Erosion control plan.</b> Prior to issuance of grading permits, the applicant shall submit erosion control plans and other monitoring programs for the construction and operational phases of the proposed project for review by the City. The plan shall include Best Management Practices (BMP) to minimize and control the level of pollutants in stormwater runoff, and in runoff released to off-site receiving waters. Specific techniques may be based on geotechnical reports or the Erosion and Sediment Control Handbook of the California Department of Conservation and shall comply with current City standards, including the Sacramento Region Stormwater Quality Design Manual.</p>	<p>To be implemented prior to building occupancy.</p>	<p>City of Folsom; Project Applicant.</p>		
<b>NOISE</b>				
<p><b>Mitigation Measure NOI-01: Construction Noise Reduction Measures.</b> Construction activities shall be required to comply with the following and be noted accordingly on construction contracts:</p> <ol style="list-style-type: none"> <li>1. Construction hours/Scheduling: The following are required to limit construction activities to the portion of the day when occupancy of the adjacent sensitive receptors are at the lowest: <ol style="list-style-type: none"> <li>a. Construction activities for all phases of construction, including servicing of construction equipment shall only be permitted during the hours of 7:00 a.m. and</li> </ol> </li> </ol>	<p>Prior to and during construction.</p>	<p>City of Folsom; Project Applicant; Construction Contractor.</p>		

<p>7:00 p.m. Monday through Friday and between 9:00 a.m. to 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and on all holidays.</p> <p>b. Delivery of materials or equipment to the site and truck traffic coming to and from the site is restricted to the same construction hours specified above.</p> <p>2. Construction Equipment Mufflers and Maintenance: All construction equipment powered by internal combustion engines shall be properly muffled and maintained.</p> <p>3. Idling Prohibitions: All equipment and vehicles shall be turned off when not in use. Unnecessary idling of internal combustion engines is prohibited.</p> <p>4. Equipment Location and Shielding: All stationary noise-generating construction equipment, such as air compressors, shall be located as far as practical from the adjacent homes. Acoustically shield such equipment when it must be located near adjacent residences.</p> <p>5. Quiet Equipment Selection: Select quiet equipment, particularly air compressors, whenever possible. Motorized equipment shall be outfitted with proper mufflers in good working order.</p>				
<p><b>Mitigation Measure NOI-02: On-site Interior Noise Level Reduction.</b></p> <p>For the project's habitable areas (both living rooms and bedrooms) with a direct line-of-sight to East Bidwell Street and Broadstone Parkway, the following measures shall be incorporated in the design of the project to reduce interior noise levels to 45 CNEL or less:</p> <ul style="list-style-type: none"> <li>• Minimum exterior wall requirement of STC 46 with a construction of standard 3/8-inch exterior one coat stucco over 1-inch rigid R-4 insulation over 1/2-inch shearwall on 2x6 studs with 5/8-inch Type "X" Drywall.</li> <li>• Minimum window requirement of STC 28 with a vinyl frame window construction of dual glazing window thickness 1/8-inch and 1/2-inch air gap.</li> <li>• Appropriate means of air circulation and provision of fresh air shall be incorporated in the project to allow windows to remain closed for extended intervals of time so that acceptable levels of noise can be maintained on the interior.</li> <li>• Buildings shall provide mechanical ventilation in accordance with the 2019 California Mechanical Code.</li> </ul>	<p>Prior to issuance of an occupancy permit by the City, the project applicant shall provide evidence of mitigation compliance on final project plans and specs.</p>	<p>City of Folsom; Project Applicant; Construction Contractor.</p>		
<b>TRIBAL CULTURAL RESOURCES</b>				
<p><b>Mitigation Measure TCR-01: Inadvertent discovery of TCRs.</b></p> <p>If potentially significant TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Native American</p>	<p>Prior to and during demolition and construction – this</p>	<p>City of Folsom; Native American</p>		

Representative from traditionally- and culturally affiliated Native American Tribes that requested consultation on the project shall be immediately contacted and invited to assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. If deemed necessary by the City, a qualified cultural resources specialist meeting the Secretary of Interior's Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that tribal values are considered. Work at the discovery location cannot resume until the City, in consultation as appropriate and in good faith, determines that the discovery is either not a TCR, or has been subjected to culturally appropriate treatment, if avoidance and preservation cannot be accommodated.	mitigation measure shall be included in all construction documents for implementation during demolition or construction.	Representative/ Monitor or Qualified Cultural Resource Monitor; Construction Contractor		
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