

Folsom City Council Staff Report

MEETING DATE:	9/14/2021
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10694 – A Resolution Authorizing The City Manager To Accept Offers Of Dedication For The Mangini Ranch Phase 3 Subdivision, And Approval Of The Large Lot Final Map For Mangini Ranch Phase 3
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council move to adopt:

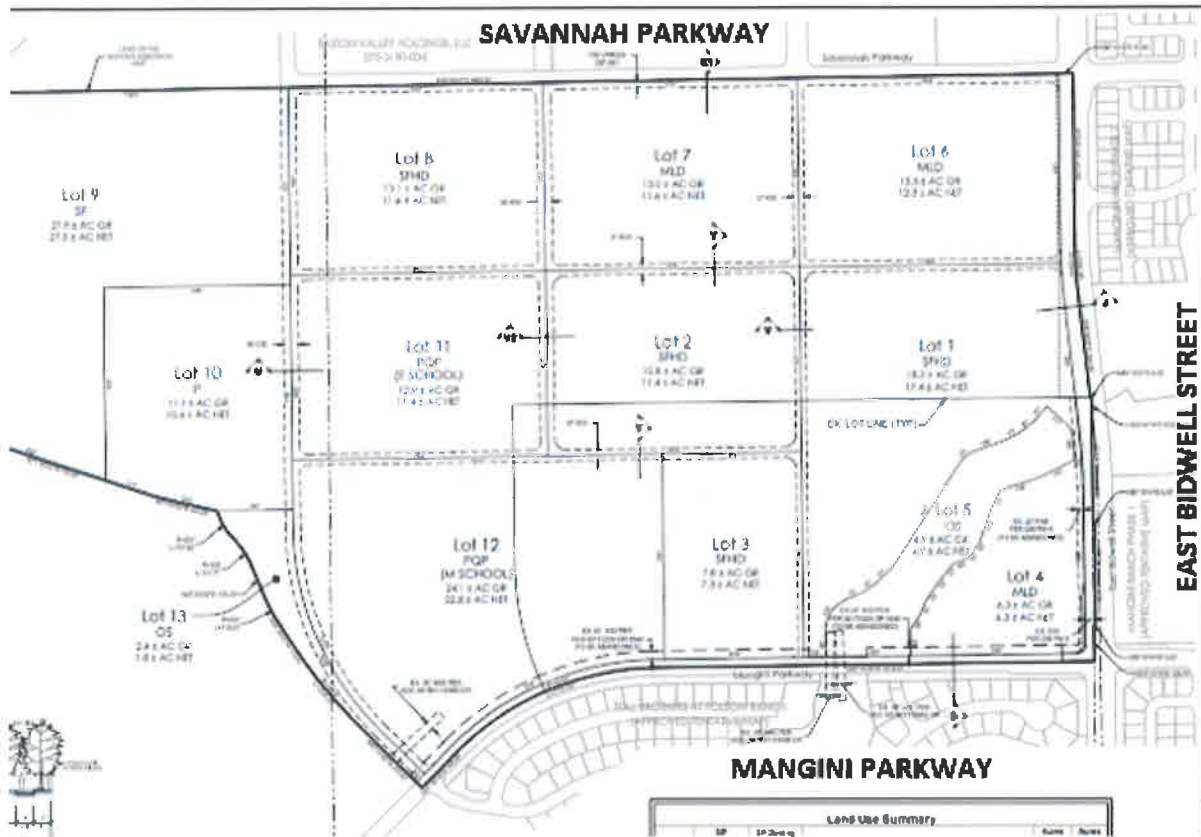
Resolution No. 10694 – A Resolution Authorizing The City Manager To Accept Offers Of Dedication For The Mangini Ranch Phase 3 Subdivision, And Approval Of The Large Lot Final Map For Mangini Ranch Phase 3.

BACKGROUND/ISSUE

The Large Lot Vesting Tentative Subdivision Map for the Mangini Ranch Phase 3 subdivision was approved by the City Council on June 22, 2021.

The action for consideration by the City Council is the approval of the Large Lot Final Map for the Mangini Ranch Phase 3 Subdivision in the Folsom Plan Area. The Large Lot Final Map for the Mangini Ranch Phase 3 Subdivision will create a total of 14 large lots. Lots 1 through 4 and 6 through 9 of the 14 large lots on the Final Map will ultimately be further subdivided into smaller single-family residential lots as development and construction proceeds in the coming years within the Mangini Ranch Phase 3 Subdivision. Small Lot Final Maps which will subdivide the Large Lots 1 through 4 and 6 through 9 on this Large Lot Final Map into smaller single-family residential lots will be presented to the City Council for approval in the future. The remaining large lots on the Final Map include a future elementary school site (Lot 11), a middle school site (Lot 12), a future park site (Lots 10) and three (3) open space parcels (Lots 5, 13 & 14) which will be granted to the City in the future.

The Mangini Ranch Phase 3 Subdivision is located on the west side of East Bidwell Street north of Mangini Parkway and south of future Savannah Parkway in the Folsom Plan Area (see below).



POLICY/RULE

The Subdivision Map Act of the State of California and the City’s Subdivision Ordinance require that the City Council approve Final Maps.

ANALYSIS

The Large Lot Final Map and Large Lot conditions of approval for the Mangini Ranch Phase 3 Subdivision have been reviewed by the Community Development Department and other City departments. The Large Lot Final Map has been found to be in substantial compliance with the approved Large Lot Vesting Tentative Subdivision Map, and all conditions pertaining to the map have been satisfied.

Attached is a table which includes the conditions of approval for the Mangini Ranch Phase 3 Large Lot Vesting Tentative Subdivision Map. The tables include information concerning when the condition is required to be satisfied (e.g. at Final Map, building permit, etc.), which City department is responsible to verify that it has been satisfied, and comments or an explanation on how the condition was satisfied.

ENVIRONMENTAL REVIEW

The City, as lead agency, determined that the proposed land use, as well as other changes proposed by the Applicant, do not differ from the development scenario described in the Final EIR/EIS for the adopted FPASP. The California Environmental Quality Act (CEQA) provides that residential Projects which are consistent with an approved Specific Plan for which an EIR was prepared are exempt from a requirement to prepare additional environmental analysis. CEQA Guidelines section 15182 (c) provides specific criteria to determine whether this exemption applies. The City has reviewed the analysis and concurs that the Project is exempt from additional environmental review as provided in CEQA Guidelines 15182 (c).

ATTACHMENTS

1. Resolution No. – A Resolution Authorizing the City Manager to Accept Offers of Dedication for the Mangini Ranch Phase 3 Subdivision, and Approval of the Large Lot Final Map for Mangini Ranch Phase 3
2. Mangini Ranch Phase 3 Large Lot Final Map
3. Mangini Ranch Phase 3 Large Lot Vesting Tentative Subdivision Map
4. Table of Conditions of Approval for the Mangini Ranch Phase 3 Large Lot Vesting Tentative Subdivision Map

RECOMMENDATION/CITY COUNCIL ACTION

Staff recommends that the City Council move to adopt:

Resolution No. 10694 – A Resolution Authorizing the City Manager to Accept Offers of Dedication for the Mangini Ranch Phase 3 Subdivision, and Approval of the Large Lot Final Map for Mangini Ranch Phase 3.

Submitted,



Pam Johns
Community Development Director

ATTACHMENT 1
RESOLUTION

RESOLUTION NO. 10694

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT OFFERS OF DEDICATION FOR THE MANGINI RANCH PHASE 3 LARGE LOT FINAL MAP, AND APPROVAL OF THE LARGE LOT FINAL MAP FOR MANGINI RANCH PHASE 3

WHEREAS, the Large Lot Final Map for Mangini Ranch Phase 3 in the Folsom Plan Area has been reviewed and approved by the City Engineer as complying with the approved or conditionally approved Vesting Tentative Subdivision Map; and

WHEREAS, the City Council has reviewed the Large Lot Final Map for Mangini Ranch Phase 3; and

WHEREAS, the City Council agrees to accept, subject to improvement, any and all offers of dedication as shown on the Large Lot Final Map for Mangini Ranch Phase 3.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the Large Lot Final Map for Mangini Ranch Phase 3 is hereby approved.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to accept the offers of dedication for the Mangini Ranch Phase 3 Large Lot Final Map.

PASSED AND ADOPTED this 14th day of September 2021, by the following roll-call vote:

AYES: Councilmember(s)

NOES: Councilmember(s)

ABSENT: Councilmember(s)

ABSTAIN: Councilmember(s)

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 2

FINAL MAP

OWNER'S STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS FINAL MAP OF "MANGINI RANCH PHASE 3 LARGE LOT" AND THE CONSENT FROM NO OTHER PERSON IS NECESSARY, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND DO HEREBY DEDICATE AS PUBLIC RIGHTS OF WAY, AND AS UTILITY EASEMENTS, EAST BIDWELL STREET, MANGINI PARKWAY, SIERRA PARKWAY, CRESCENT WAY, VERBENA WAY, ORION WAY AND DISCOVERY DRIVE.

WE DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

1. A PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF DRAIN, GAS, SEWER AND WATER PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND COMMUNICATIONS SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
3. A PUBLIC EASEMENT FOR THE PURPOSE OF DIGGING, CONSTRUCTING, RECONSTRUCTING, REPAIRING AND FOREVER MAINTAINING THEREON AN OVERLAND RELEASE AND PIPELINE, TOGETHER WITH THE SPOIL BANK, AND TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "DRAINAGE EASEMENT" (D.E.).
4. A PUBLIC EASEMENT FOR PEDESTRIAN ACCESS ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN ACCESS EASEMENT" (P.A.E.).
5. A PUBLIC EASEMENT AND RIGHT OF WAY FOR THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER, ACROSS AND ABOVE THOSE STRIPS OF LANDS SHOWN HEREON AND DESIGNATED "LANDSCAPE EASEMENT" (L.E.).
6. A PUBLIC EASEMENT FOR THE INGRESS AND EGRESS TO THE CITY OF FOLSOM FOR VEHICLES ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED AS "ACCESS EASEMENT".

FOLSOM REAL ESTATE SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: HBT MANGINI, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER

BY: _____
WILLIAM B. BUNCE
ITS: MANAGER

WEST SCOTT ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: HBT MANGINI, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER

BY: _____
WILLIAM B. BUNCE
ITS: MANAGER

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____
ON _____ BEFORE ME, _____, A NOTARY PUBLIC

PERSONALLY APPEARED
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE _____ PRINTED NAME _____
MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY _____
MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____



VICINITY MAP
N.T.S.

NAVD88 BENCHMARK-CITY OF FOLSOM

BENCHMARK "76" ELEVATION = 391.25 NAVD88

BRASS DISK STAMPED "CITY OF FOLSOM BM 76" ON THE NORTHWEST CORNER OF THE CONCRETE DRAINAGE STRUCTURE. LOCATION OF SITE IS APPROXIMATELY 900 FEET NORTH OF THE INTERSECTION OF MANGINI PARKWAY AND E BIDWELL STREET ON THE EAST SIDE OF E BIDWELL STREET AT THE NORTHWEST CORNER OF A DETENTION BASIN. APPROXIMATE LATITUDE: N36° 37' 51.71" LONGITUDE: W121° 06' 48.49"

THE ELEVATION OF 391.25 WAS ESTABLISHED BY A DIFFERENTIAL LEVEL CIRCUIT FROM COUNTY BENCHMARK U019-009 STAMPED "K-856" IN FEBRUARY 2014 BY MACKAY AND SOMPS CIVIL ENGINEERS, INC.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FOLSOM REAL ESTATE SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CARPENTER EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN MAY 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY JUNE 30, 2023; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



Preliminary
09/01/2021 10:55:11 AM

PAUL FERGUSON, JR.
P.L.S. 9265 EXP. 03-31-2022
DATE: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "MANGINI RANCH PHASE 3 LARGE LOT" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF FOLSOM, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

STEVEN R. KRAHN, RCE 49291
CITY ENGINEER
CITY OF FOLSOM
LICENSE EXPIRES: 9/30/2022

DATE: _____

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "MANGINI RANCH PHASE 3 LARGE LOT" AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

GERALD A. YOUNG, L.S. 3852
CITY SURVEYOR
LICENSE EXPIRES: 5/30/2022

DATE: _____

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF FOLSOM HAS APPROVED THIS FINAL MAP OF "MANGINI RANCH PHASE 3 LARGE LCT", AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, ALL RIGHTS OF WAY AND EASEMENTS OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER AND HAS APPROVED THE ABANDONMENT OF THE EASEMENTS LISTED HEREON.

CHRISTA FREEMANTLE
CITY CLERK

DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2021, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DONNA ALLRED
SACRAMENTO COUNTY RECORDER
STATE OF CALIFORNIA

DOCUMENT NO. _____

BY: _____ DEPUTY FEE: \$ _____

(PN 20-254)
**MANGINI RANCH
PHASE 3 LARGE LOT**

A MERGER AND RESUBDIVISION OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON OCTOBER 11, 2012 IN BOOK 218 OF PARCEL MAPS, AT PAGE 17, SACRAMENTO COUNTY RECORDS, ALL OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED RECORD ON JUNE 3, 2019 IN BOOK 235 OF PARCEL MAPS, AT PAGE 9, SACRAMENTO COUNTY RECORDS AND A PORTION OF EAST BIDWELL STREET AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED ON AUGUST 30, 2021 AS DOCUMENT NO. 202108301587, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SITUATE IN SECTION 17, TOWNSHIP 9 NORTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN

CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA



SEPTEMBER 2021

TRUSTEE'S STATEMENT

PLACER TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST AND ASSIGNMENT OF RENTS RECORDED APRIL 29, 2021, AS (INSTRUMENT) 202104292080, OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENTS TO THE RECORDATION OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

NAME: _____ DATE: _____
 TITLE: _____

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
 COUNTY OF _____
 ON _____ BEFORE ME, _____, A NOTARY PUBLIC

PERSONALLY APPEARED
 WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ PRINTED NAME _____
 MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY _____
 MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

NOTES

- ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
- THIS FINAL MAP CONTAINS 172.9699± ACRES OF LAND GROSS CONSISTING OF 14 LARGE LOTS, LOTS.
- PROPERTY SUBJECT TO SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 3 PER 20080707 O.R. 0682.
- PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT 2013-1 (WATER FACILITIES AND SUPPLY) PER 20131230 O.R. 0311.
- PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT NO. 17 (WILLOW HILL PIPELINE) PER 20150224 O.R. 0424 AND 20150325 O.R. 0353.
- PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT NO. 18 (FOLSOM PLAN AREA - AREA WIDE IMPROVEMENTS AND SERVICES) PER 20151030 O.R. 0243, 20151209 O.R. 0427 AND DN 201611160465.
- THE LAND DESCRIBED HEREIN LIES WITHIN THE BOUNDARY OF THE CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 22 (FOLSOM RANCH) IMPROVEMENT AREA NO. 4 RECORDED JUNE 9, 2020 AS (BOOK) 20200608 (PAGE) 1612 AS DISCLOSED BY THAT CERTAIN ASSESSMENT MAP (BOOK) 130 OF MAPS AT (PAGE) 27, RECORDED APRIL 20, 2020 OF OFFICIAL RECORDS.
- PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THOSE DOCUMENTS ENTITLED "TIER 1 DEVELOPMENT AGREEMENT" PER 20110603 O.R. 0422; "ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO THE FOLSOM SOUTH SPECIFIC PLAN TIER 1 DEVELOPMENT AGREEMENT" PER 20121012 O.R. 1353, 1357 AND DOCUMENTS DECLARING MODIFICATIONS THEREOF PER 20140715 O.R. 344, 428 AND PER 20180129 O.R. 0380, 381, 382; "PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO THE FOLSOM SOUTH SPECIFIC PLAN AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT" PER 20170417 O.R. 0861.
- PROPERTY SUBJECT TO "WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT BETWEEN THE CITY OF FOLSOM AND CERTAIN LANDOWNERS IN THE FOLSOM PLAN AREA" PER 20130124 O.R. 1382, AMENDED JUNE 3, 2014 PER 20140603 O.R. 0939, AMENDED JUNE 3, 2014 PER 20140603 O.R. 960.
- PROPERTY SUBJECT TO PERPETUAL, NONEXCLUSIVE EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF SACRAMENTO AND CITY OF FOLSOM PER 20140715 O.R. 0369 AND 0427.
- PROPERTY SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS AS DESCRIBED IN THAT CERTAIN GRANT DEED 20020912 O.R. 0282 AND RE-RECORDED IN THAT CERTAIN GRANT DEED 20070509 O.R. 0525.
- FOUND SECTION AND QUARTER CORNERS SHOWN AND DESTROYED BY CONSTRUCTION WILL BE REPLACED AFTER IMPROVEMENTS ARE COMPLETED.
- THE EASEMENTS LISTED BELOW, NOT SHOWN HEREON, ARE HEREBY ABANDONED PER SECTION 66434 (G) OF THE GOVERNMENT CODE:
 - A. PORTION OF SAID IRREVOCABLE OFFER OF DEDICATION (MANGINI PARKWAY) AFFECTING A PORTION OF SAID LAND FOR ROAD RIGHT-OF-WAY BEING DEDICATED ON THIS MAP AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF FOLSOM PER 20170329 O.R. 527 AND 540. (NEW RIGHT-OF-WAY DEDICATED WITH THIS MAP)
 - B. ABUTTER'S RIGHTS DESCRIBED IN 843 O.R. 167
 - C. ANY RIGHT OF WAY WITHIN EAST BIDWELL STREET (FORMERLY SCOTT ROAD) NEW RIGHT OF WAY DEDICATED WITH THIS MAP.
 - D. PORTION OF THE DRAINAGE EASEMENT OVER LOTS 6, 7 AND 8 PER DN 20210709110.
- LOT 10 SHALL BE DEEDED IN FEE TO THE CITY OF FOLSOM BY SEPARATE DOCUMENT FOR A PARK SITE.
- LOTS 11 AND 12 SHALL BE DEEDED IN FEE TO THE FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT BY SEPARATE DOCUMENT FOR SCHOOL SITES.
- OPEN SPACE LOTS (LOTS 5, 13 AND 14) SHALL BE DEEDED IN FEE TO THE CITY OF FOLSOM BY SEPARATE DOCUMENT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTH LINE OF THE NORTH HALF OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN AS SHOWN HEREON AND ON THE PARCEL MAP FILED FOR RECORD ON DECEMBER 31, 2016 IN BOOK 224 OF MAPS, AT PAGE 14, SACRAMENTO COUNTY RECORDS AND HAVING A BEARING OF NORTH 85°30'41" EAST DETERMINED FROM THE MONUMENTS SHOWN AS FOUND.

LEGEND

	FOUND SECTION CORNER AS NOTED
	SECTION CORNER, TO BE RESET AS NOTED
	FOUND ONE-QUARTER SECTION CORNER AS NOTED
	ONE-QUARTER SECTION CORNER, TO BE RESET AS NOTED
	FOUND CENTER ONE-QUARTER CORNER AS NOTED
	FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 5760" PER (7) OR (3)
	FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 4533"
	FOUND STANDARD CITY OF FOLSOM MONUMENT WELL STAMPED "LS 5760" PER (4)
	SET STANDARD CITY OF FOLSOM MONUMENT WELL STAMPED "LS 9265"
	SET 3/4" IRON PIPE WITH PLASTIC CAP STAMPED "LS 9265"
	SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265"
	DIMENSION POINT
	RECORD DATA PER REFERENCE
	ACRES
	BOUNDARY
	CENTER LINE
	DECLARATION OF COVENANTS AND RESTRICTIONS
	DRAINAGE EASEMENT
	DOCUMENT NUMBER, O.R.
	GROSS
	IRREVOCABLE OFFER OF DEDICATION
	LANDSCAPE EASEMENT
	LOT LINE
	NET
	OPEN SPACE
	OVERALL
	OFFICIAL RECORDS OF SACRAMENTO COUNTY
	PROPERTY LINE
	PARCEL MAP
	PEDESTRIAN ACCESS EASEMENT
	PUBLIC UTILITY EASEMENT
	RADIAL BEARING
	RIGHT-OF-WAY
	SECTION LINE
	I.O.D.
	CREEK
	FENCE - BARBEC WIRE
	SHEET INDEX

REFERENCES

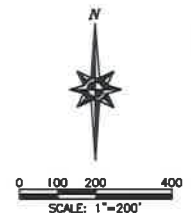
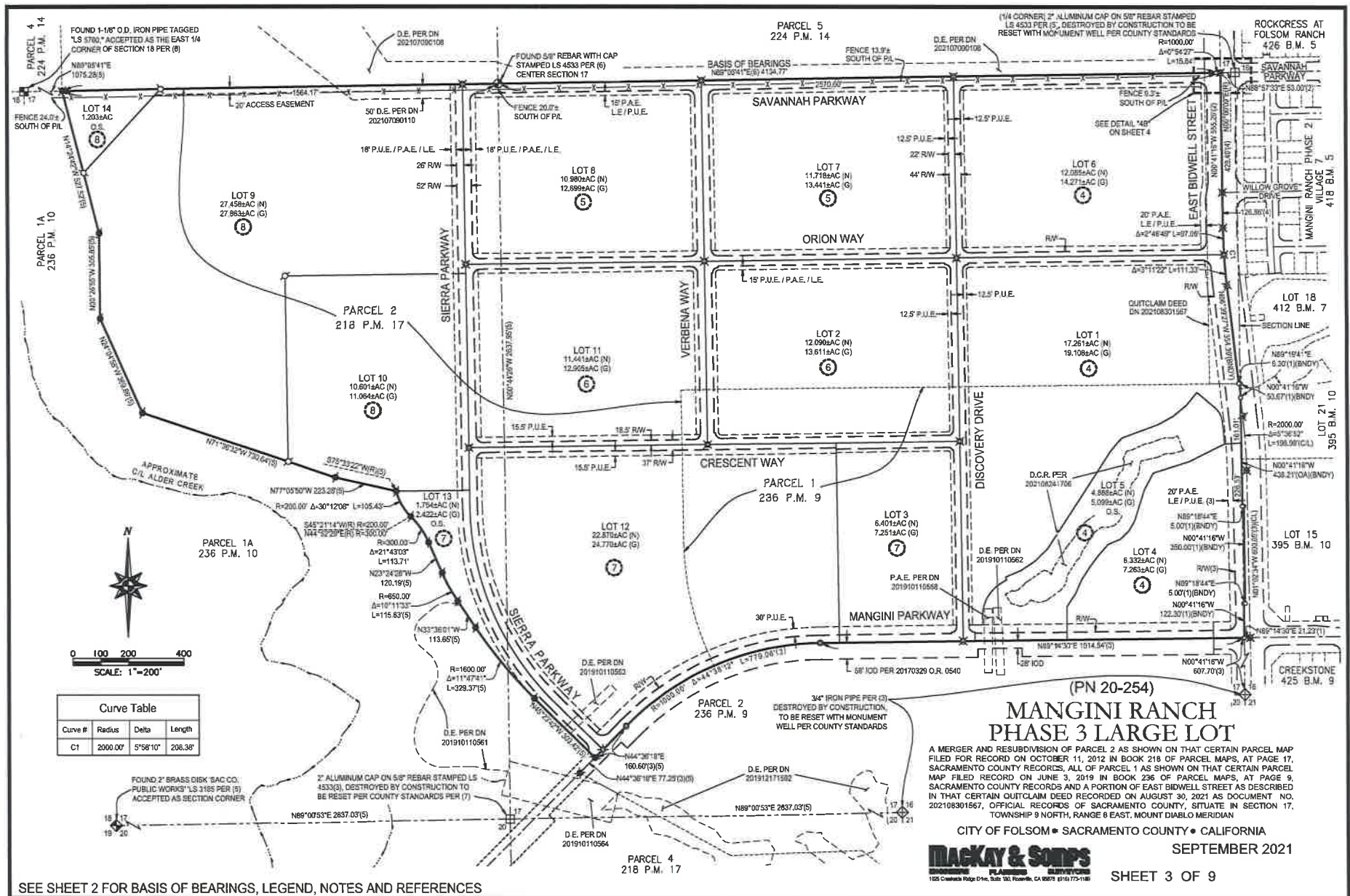
- (1) 355 B.M. 10
- (2) 412 B.M. 7
- (3) 236 P.M. 9
- (4) 418 B.M. 5
- (5) 218 P.M. 17
- (6) 224 P.M. 14
- (7) 238 P.M. 10

(PN 20-254)
**MANGINI RANCH
 PHASE 3 LARGE LOT**

A MERGER AND RESUBDIVISION OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON OCTOBER 11, 2012 IN BOOK 218 OF PARCEL MAPS, AT PAGE 17, SACRAMENTO COUNTY RECORDS, ALL OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED RECORD ON JUNE 3, 2019 IN BOOK 236 OF PARCEL MAPS, AT PAGE 9, SACRAMENTO COUNTY RECORDS AND A PORTION OF EAST BIDWELL STREET AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED ON AUGUST 30, 2021 AS DOCUMENT NO. 202108301567, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SITUATE IN SECTION 17, TOWNSHIP 9 NORTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN

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 SEPTEMBER 2021



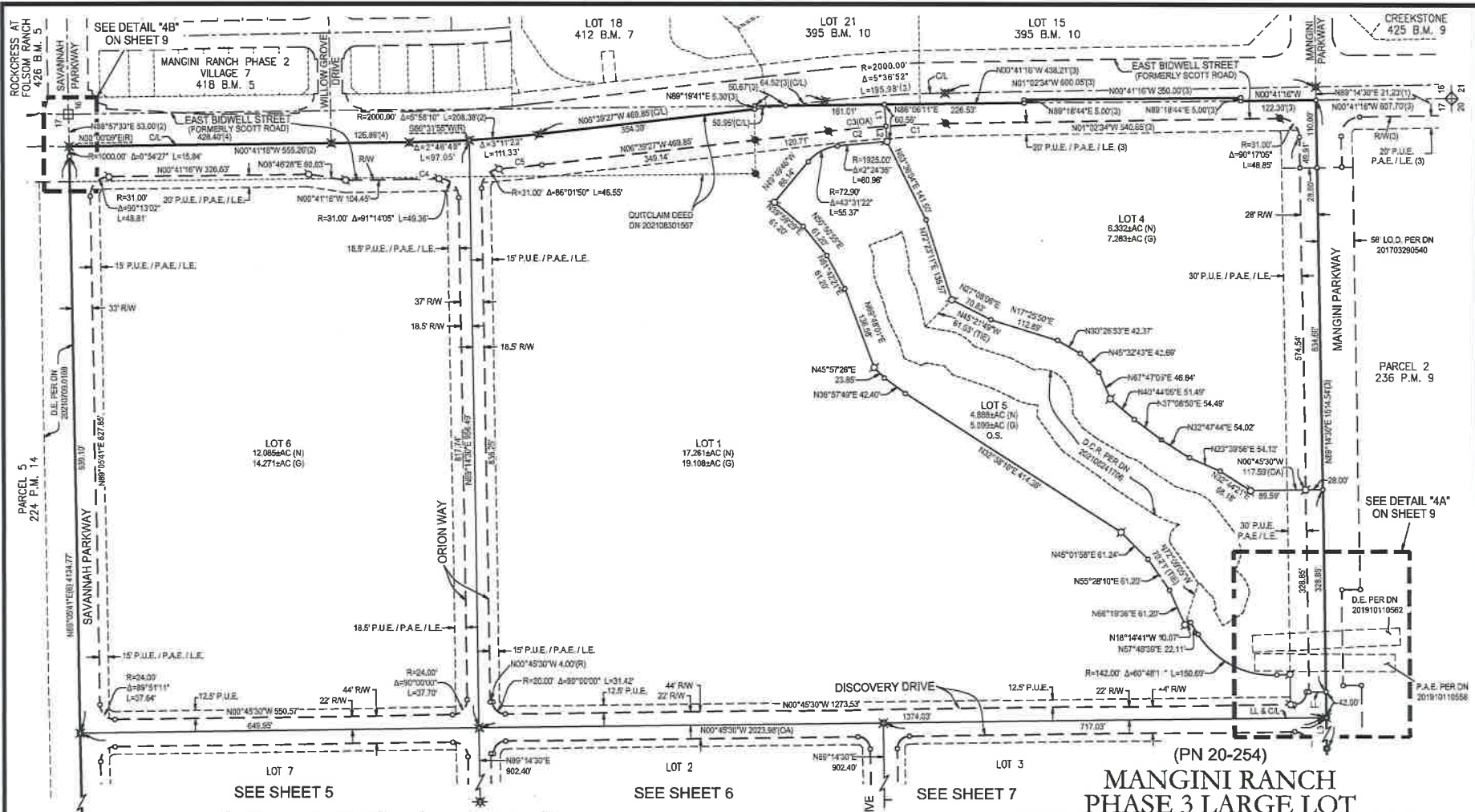


Curve Table			
Curve #	Radius	Delta	Length
C1	2000.00'	5°58'10"	206.38'

(PN 20-254)
**MANGINI RANCH
 PHASE 3 LARGE LOT**
 A MERGER AND RESUBDIVISION OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON OCTOBER 11, 2012 IN BOOK 218 OF PARCEL MAPS, AT PAGE 17, SACRAMENTO COUNTY RECORDS, ALL OF PARCEL 218 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED RECORD ON JUNE 3, 2019 IN BOOK 236 OF PARCEL MAPS, AT PAGE 9, SACRAMENTO COUNTY RECORDS AND A PORTION OF EAST BIDWELL STREET AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED ON AUGUST 30, 2021 AS DOCUMENT NO. 202108301567, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SITUATE IN SECTION 17, TOWNSHIP 9 NORTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN

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Mackay & Sonps
 PLANNERS SURVEYORS
 1025 Creech Ridge Drive, Suite 101, Folsom, CA 95757 (916) 770-1818
 SEPTEMBER 2021
 SHEET 3 OF 9

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES

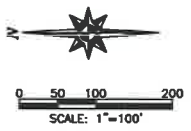


Curve Table

Curve #	Radius	Delta	Length
C1	1950.00'	2°51'15"	97.14'
C2	1950.00'	2°45'37"	93.95'
C3	1950.00'	5°36'52"	191.06'
C4	2060.00'	1°18'18"	46.92'
C5	2050.00'	1°55'47"	69.04'

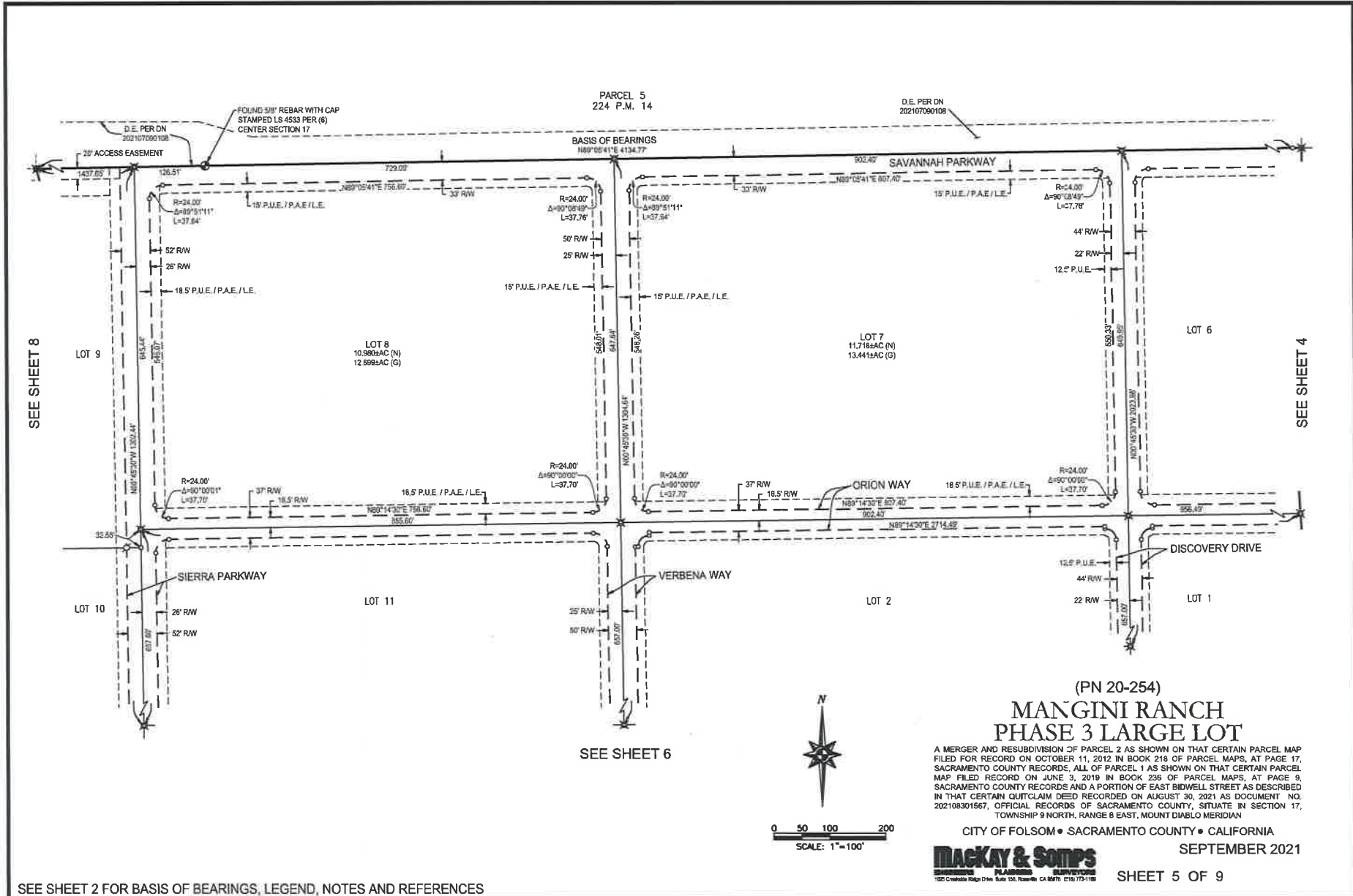
Line Table

Line #	Bearing	Length
L1 (R)	N86°06'11"E	35.56'
L2 (R)	N86°06'11"E	25.00'
L3	N89°14'30"E	440.50'



(PN 20-254)
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 CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA
Mackay & Somp
 ENGINEERS PLANNERS SURVEYORS
 1200 Lincoln Ridge Drive, Suite 100, Folsom, CA 95630
 SEPTEMBER 2021
 SHEET 4 OF 9

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES



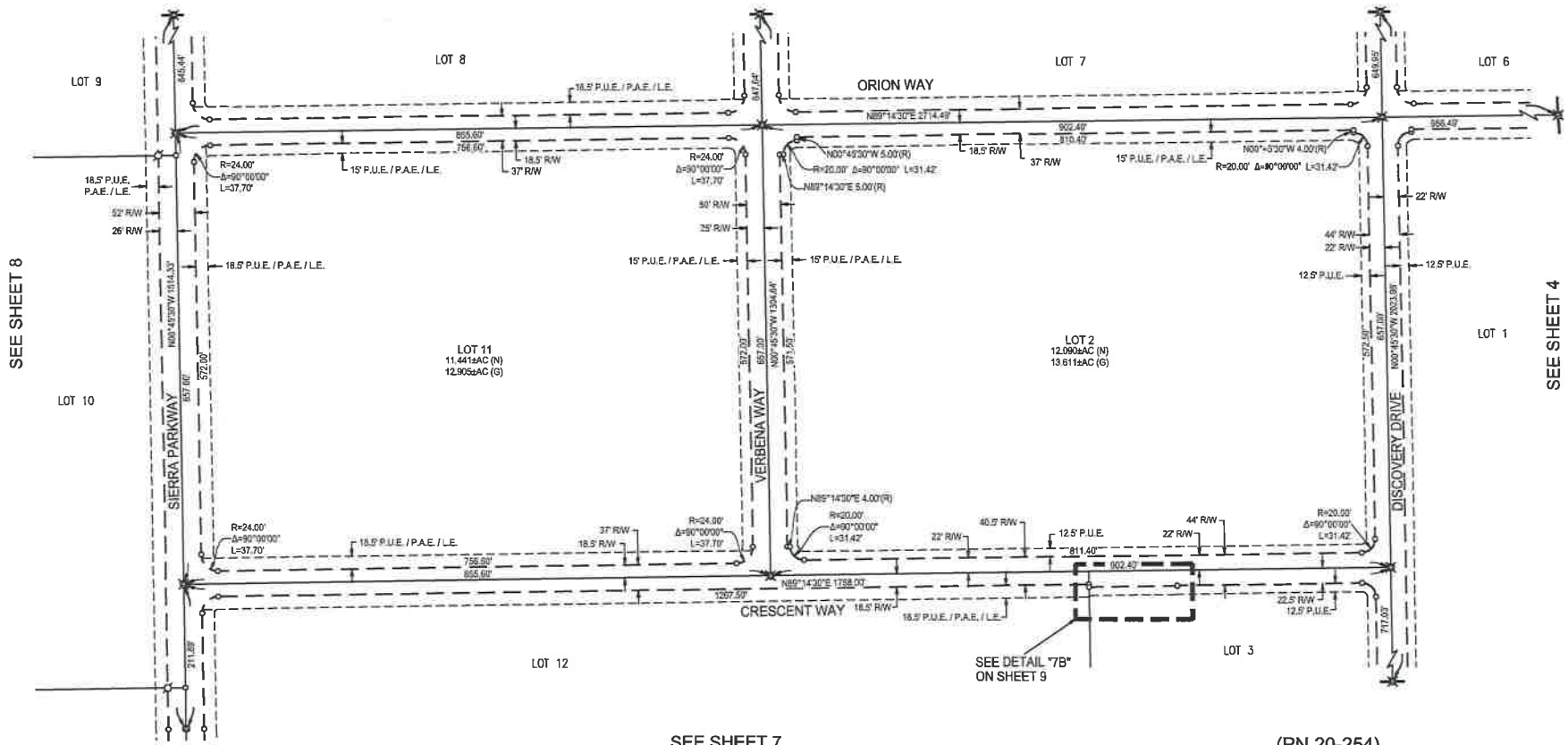
(PN 20-254)
**MANGINI RANCH
PHASE 3 LARGE LOT**

A MERGER AND RESUBDIVISION OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON OCTOBER 11, 2012 IN BOOK 218 OF PARCEL MAPS, AT PAGE 17, SACRAMENTO COUNTY RECORDS, ALL OF PARCEL 1 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED RECORD ON JUNE 3, 2019 IN BOOK 238 OF PARCEL MAPS, AT PAGE 9, SACRAMENTO COUNTY RECORDS AND A PORTION OF EAST BIDWELL STREET AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED ON AUGUST 30, 2021 AS DOCUMENT NO. 202108301567, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SITUATE IN SECTION 17, TOWNSHIP 9 NORTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN

CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA
SEPTEMBER 2021

Mackay & Somp
REGISTERED PLANNERS SURVEYORS
102 Crestside Ridge Drive, Suite 100, Roseville, CA 95678, (916) 775-1170

SEE SHEET 5



SEE SHEET 7

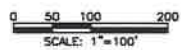
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MANGINI RANCH PHASE 3 LARGE LOT

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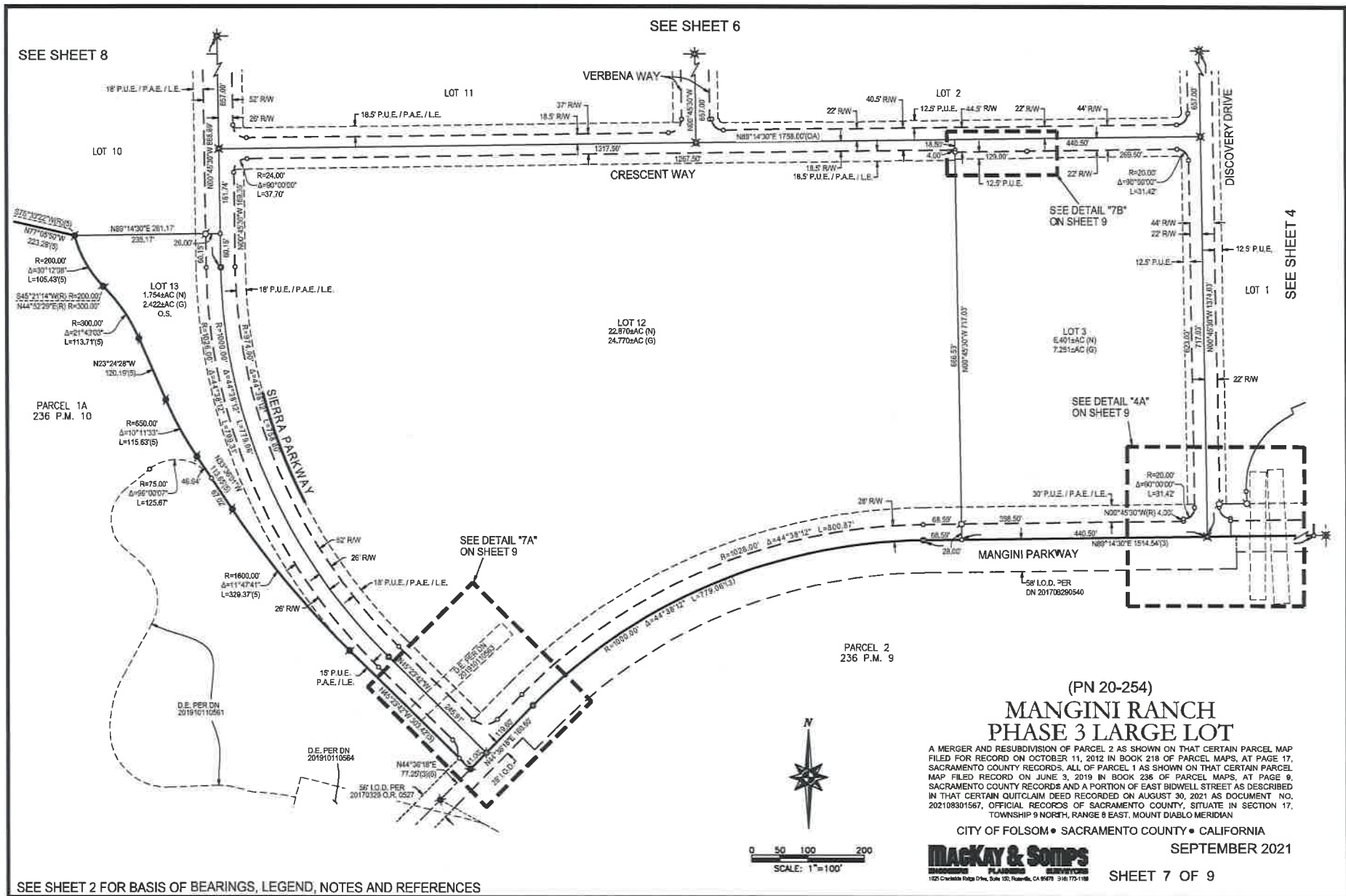
SEPTEMBER 2021

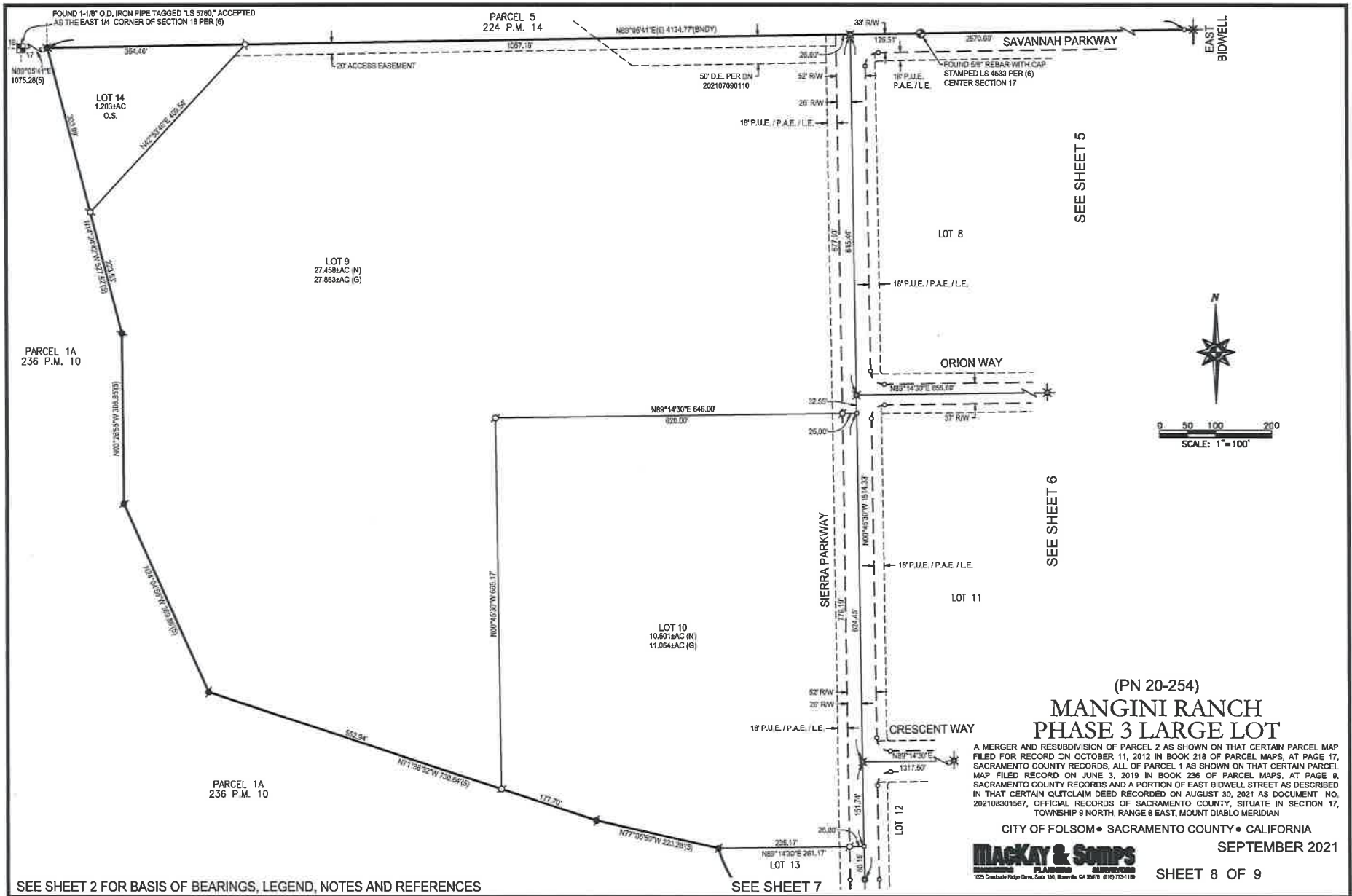


Mackay & Somp
 ENGINEERS PLANNERS SURVEYORS
 1000 Colusa Blvd, Suite 100, Folsom, CA 95678 (916) 775-1180

SHEET 6 OF 9

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES





SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES

SEE SHEET 7

SEE SHEET 5

SEE SHEET 6

(PN 20-254)
**MANGINI RANCH
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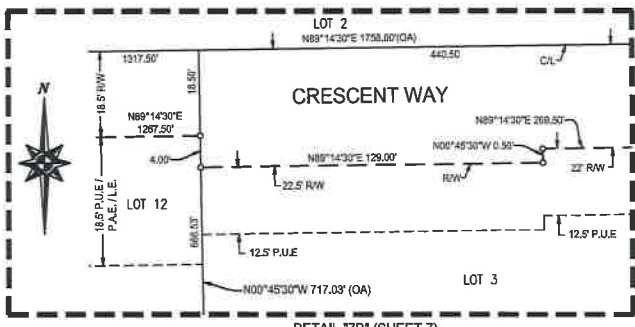
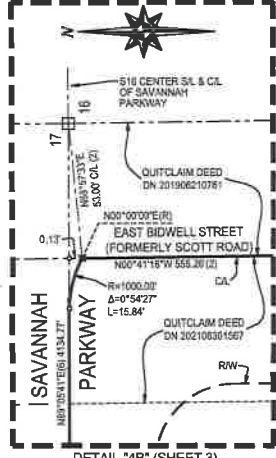
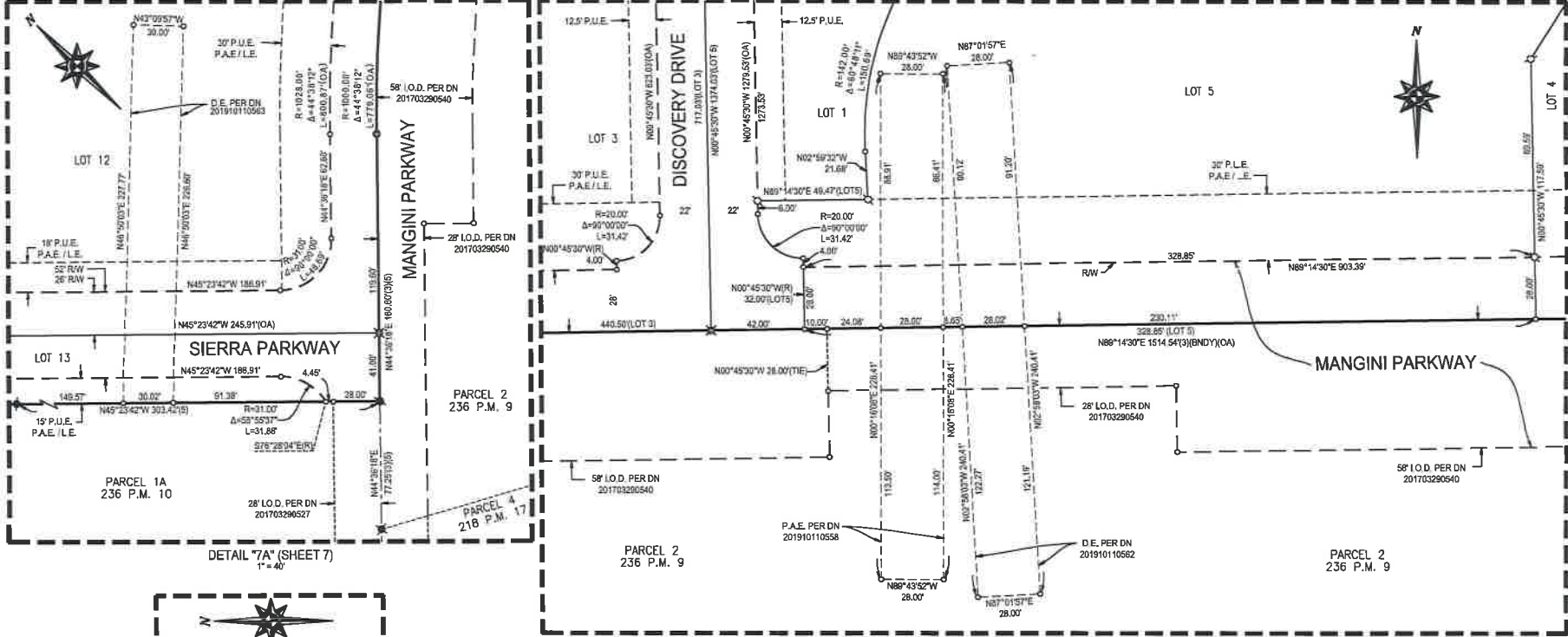
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SEPTEMBER 2021



SHEET 8 OF 9

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES



DETAIL "4A" (SHEET 4)
1" = 30'

(PN 20-254)
**MANGINI RANCH
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SEPTEMBER 2021



ATTACHMENT 3
VESTING TENTATIVE SUBDIVISION MAP

TENTATIVE MAP INFORMATION

OWNER / APPLICANT: TCI Improvement Company, LLC, West Scoll Road, LLC, 4373 Town Center Blvd, Suite 100, Bldg 200, HIL, CA, 92342

ENGINEER: Mackay & Somp's Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 50, Roseville, CA, 95678, 916-775-1188

ASSESSOR'S PARCEL NUMBERS: 072-0060-10C, 6, 673-0260-077

RELEASER: 173.0 ± AC.

EXISTING ZONING: A portion of the Folsom Plan Area Specific Plan

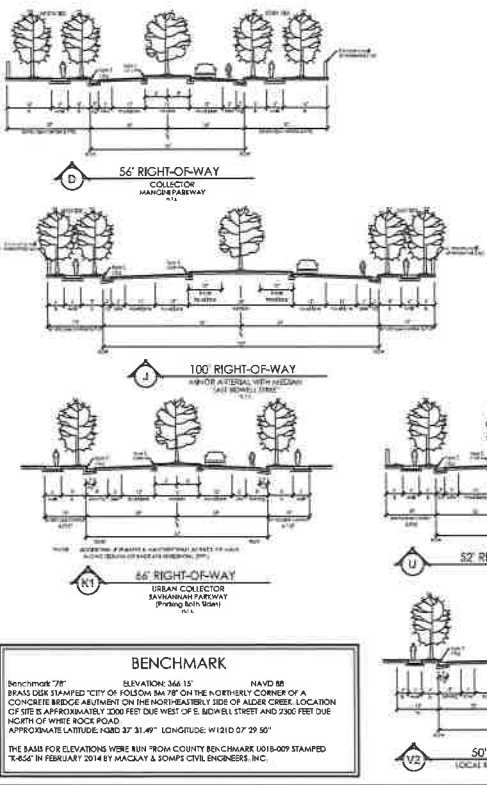
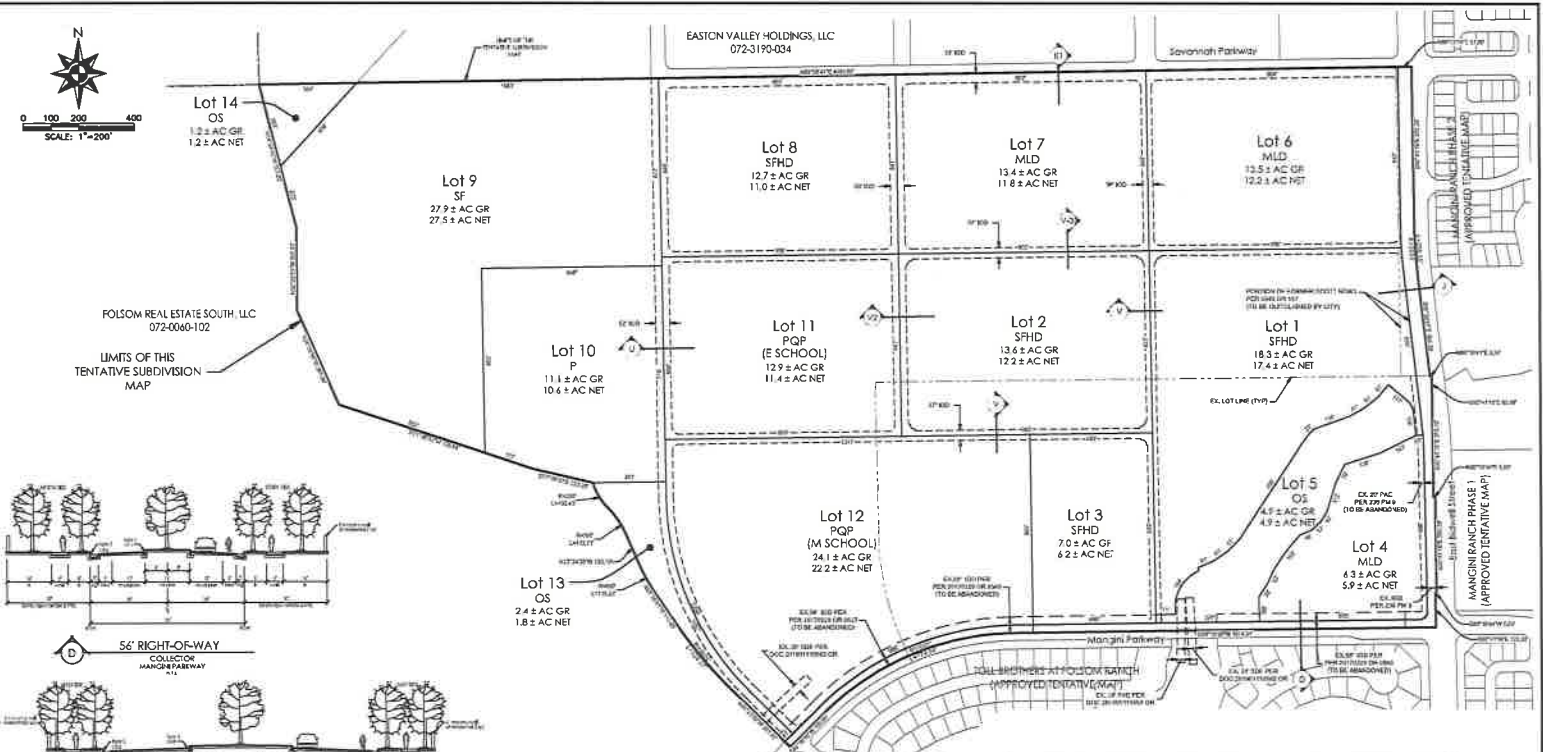
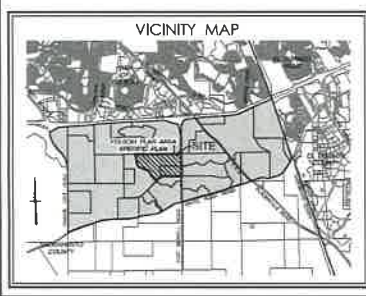
NUMBER OF LOTS/PARCELS: 14 TOTAL LOTS
1 SF Large Lot
4 SFHD Large Lot
3 MLD Large Lot
2 School Lots
1 Park Lot
3 Open Space Lots

SERVICE PROVIDERS:
Parks & Recreation: City of Folsom
Police & Fire Protection: City of Folsom
Sanitary Sewer: City of Folsom
Domestic Water: City of Folsom
Storm Drainage: City of Folsom
Electricity: SAUD
Telephone: SAUD
Gas: PG&E
Cable: Comcast
Schools: Folsom-Cordova Unified School District

TENTATIVE MAP NOTES

PROPERTY DESCRIPTION: Parcel 1 of P.M. 736 P.M. 12 and a portion of Parcel 2 of 218 P.M. 17, Sacramento County Records.

- Lot dimensions and acreages are approximate and subject to change.
- Lot lines and lot areas may be adjusted to the lines of the final map(s) provided no additional lots are created, subject to the approval of the City of Folsom. Flexibility in lot configuration as shown herein is allowed provided the new configuration is in substantial compliance with the approved specific plan, subject to the approval of the City of Folsom.
- The final mapping and subsequent development of lots may be phased. Phasing is to be consistent with the Development Agreement.
- Plotting and lot numbering is for identification purposes only and does not indicate planning order of development. Urban development planning shall be orderly and will be determined if final map and/or improvement plan stage.
- Pursuant to Government Code Section 66464.1, the subdivider may file multiple Final Maps based upon this Tentative Map. The filing of a final map on a portion of this Tentative map shall not invalidate any part of this Tentative Map.
- Pursuant to California Government Code Section 66499.202, the land shown herein may be merged and re-subdivided without reversion to acreage and may constitute abandonment of portions of the existing public streets subject to the approval of the City of Folsom, including the following:
 - A 20' P&E per 256 BM 9.
 - A 50' R.O.W. per 261 F&E in Sub.
 - A 30' R.O.W. per 261 F&E in Sub.
- Street names shown herein are for identification purposes only. A street name list will be approved with Tentative Map; final street names & localities will be determined at the time of final map and improvement plan preparation.
- Additional easements to accommodate new public utility improvements, access required for lot development, or other similar mapping requirements needed to accomplish the final design may be added prior to each final map based on final Tentative Map.
- A 12.5' public utility easement will be located adjacent to all right-of-way except at street corners and approved by the City Engineer.
- The entire property contained within this Tentative Subdivision Map is covered by an Assignment Agreement in the name of the City of Folsom and County of Sacramento recorded August 26, 2014 in Book 20140228 at page 6576, Official Records of Sacramento County.



BENCHMARK

Benchmark "78" ELEVATION 366.15' HAND B.S.
 BRASS DISK STAMPED "CITY OF FOLSOM 864 78" ON THE NORTHERLY CORNER OF A CORNER TRIANGLE ALIGNMENT ON THE NORTHEASTLY SIDE OF ALDER CREEK. LOCATION OF DISK IS APPROXIMATELY 2000 FEET WEST OF E. MOSEL STREET AND 2000 FEET NORTH OF WHITE ROCK ROAD.
 APPROXIMATE LATITUDE: NAD83 37° 31.40' LONGITUDE: WGS84 121° 07' 29.90"

THE BASIS FOR ELEVATIONS WERE 801' FROM COUNTY BENCHMARK 1015-007 STAMPED "K-654" IN FEBRUARY 2014 BY MACLAY & SOMP'S CIVIL ENGINEERS, INC.

Land Use Summary

Parcel #	GP	Designation	SP/SPD/POD	SP/SPD/POD	Land Use	Acres (Gross)	Acres (Net)
1	SFHD	SP-SFHD-POD	Single-Family High Density Residential	18.3	17.4		
2	SFHD	SP-SFHD-POD	Single-Family High Density Residential	13.6	12.2		
3	SFHD	SP-SFHD-POD	Single-Family High Density Residential	7.0	6.2		
4	MLD	SP-MLD-POD	Multi-Family Low Density Residential	6.3	5.9		
5	OS	SP-OS	Open Space (Measure W)	4.9	4.9		
6	MLD	SP-MLD-POD	Multi-Family Low Density Residential	12.5	12.2		
7	MLD	SP-MLD-POD	Multi-Family Low Density Residential	13.4	11.8		
8	SFHD	SP-SFHD-POD	Single-Family High Density Residential	13.7	11.0		
9	SP	SP-SFHD-POD	Single-Family Residential	27.9	27.5		
10	P	SP-P	Highway/Bus Park	11.1	10.6		
11	PQR	SP-PQR	Elementary School	12.9	11.4		
12	PQR	SP-PQR	Middle School	24.1	22.2		
13	OS	SP-OS	Open Space (Measure W)	2.4	1.8		
14	OS	SP-OS	Open Space (Measure W)	1.3	1.2		
OSLAC	OS	SP-OS	Open Space Landscaped Corridor (Measure W)	0.9	1.4		
ROW	TRAIL		Major Parkway	3.7	3.9		
				176.0	176.0		

LARGE LOT VESTING TENTATIVE SUBDIVISION MAP

MR PHASE 3

a portion of the Folsom Plan Area Specific Plan

ATTACHMENT 4
CONDITIONS OF APPROVAL

PN 20-254 Mangini Ranch Phase 3 LLVTSM Conditions

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
1.		<p>90 Day Protest Period The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.</p> <p>The Applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the Applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code Section 66020, the Applicant will be legally barred from later challenging such exactions.</p>	M	CD (E) (P)	The owner/applicant has not filed any protest or objection during the 90-day appeal period. Upon completion of the 90-day appeal period (September 20, 2021), the owner/applicant will be legally barred from challenging any and all fees, dedication requirements, reservation requirements or other exactions associated with the approval of the Mangini Ranch Phase 3 Large Lot Vesting Tentative Subdivision Map.	Yes
2.		<p>Final Map The Applicant shall submit final maps to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Phased Large Lot Vesting Tentative Subdivision Map, dated, May 10, 2021. 	M	CD (E) (P)	The Large Lot Final Map is in substantial compliance with the Large Lot Vesting Tentative Subdivision Map approved by the City Council on June 22, 2021.	Yes

PN 20-254 Mangini Ranch Phase 3 LLVTSM Conditions

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
3.		<p><i>Development Rights</i> The approval of this vesting large lot tentative subdivision map and the recording of any vesting large lot final map does not convey any right to develop. Processing and approval of a small lot tentative subdivision map or maps and/or planned development permit applications shall be required prior to grading (with the exception of Lots 11 and 12 (School Sites)) which may be graded, construction or development of any of the parcels created by this vesting large lot tentative subdivision map. As a condition of the small lot tentative subdivision map or maps and/or design review approval, the City shall identify improvements necessary to develop the subject parcel. These improvements may include on and off-site roadways, water, sewer, storm drainage, landscaping, sound-walls and other similar improvements.</p>	M	CD (E) (P)	<p>The approval of the Large Lot Final Map for Mangini Ranch Phase 3 does not constitute any right to develop any portion of the Mangini Ranch Phase 3 development area.</p> <p>The Mangini Ranch Phase 3 Large Lot Final Map has its own distinct and separate conditions of approval which differ from the future Small Lot Final Maps for Mangini Ranch Phase 3. Prior to approval any future Small Lot Final Maps by the City Council, the Community Development Department will verify that each and every condition of approval has been satisfied and that all financing for required improvements for each phase of development which will include roadways, water, sewer and storm drain infrastructure landscaping and irrigation, etc. has been secured.</p>	
4.		<p><i>Street Names</i> The Applicant shall select street names from the City's approved list or subsequently approved by the Planning Commission and shall be used for the large lot final map.</p>	M	CD (E) (P)	<p>The Large Lot Final Map includes street names that have been selected from the City's approved street name list.</p>	Yes

PN 20-254 Mangini Ranch Phase 3 LLVTSM Conditions

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
5.		<p>Public Right of Way Dedication As provided for in the Amended and Restated Development Agreement and the First Amendment thereto, the Owner/Applicant shall dedicate all public rights-of-way (Savannah Parkway, East Bidwell Street, and Mangini Parkway, etc.) and corresponding public utility easements such that public access is provided to each and every lot as shown on the latest version of the Large Lot Vesting Tentative Subdivision Map.</p>	M	CD (E) (P)	The Large Lot Final Map includes the necessary public right-of-way and corresponding public utility easement dedication for East Bidwell Street, Savannah Parkway, Mangini Parkway, Discovery Drive, and all other public streets.	Yes
6.		<p>FMC Compliance The final map shall comply with the Folsom Municipal Code.</p>	M	CD (E)	The Large Lot Final Map is in compliance with the City of Folsom Municipal Code.	Yes
7.		<p>Single Phase The final map shall be recorded in one phase.</p>	M	CD(E)	The Large Lot Final Map for Mangini Ranch Phase 3 is being approved and subsequently recorded in one (1) phase.	Yes

PN 20-254 Mangini Ranch Phase 3 LLVTSM Conditions

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
8.		<p><i>Parks and Recreation</i></p> <p>The following measure shall be implemented to the satisfaction of the Parks and Recreation Department:</p> <ol style="list-style-type: none"> 1. The Owner/Applicant will dedicate the proposed neighborhood park site NP-4 (Lot 10) consistent with the provisions of the Amended Restated Development Agreement for the Folsom Plan Area; however, the Owner/Applicant will receive no parkland dedication credit for land with development constraints (per FMC Chapter 16.32.040 Paragraph G). Any deficiency in the proposed parkland dedication per the FMC shall require modification to Tentative and Final Subdivision Maps to provide an 11.4 acre (net) park site to the satisfaction of the Parks and Recreation Director. 2. Preparation of an NP-4 conceptual site diagram utilizing programmed elements from the Parks and Rec Master Plan to the satisfaction of the Parks and Recreation Director. 3. Rough grading of the NP-4 Park parcel consistent with the conceptual site diagram. 4. Applicant shall provide to the City an "As Built" topographic survey in an electronic file compatible with AutoCAD upon completion of the rough grading. 5. All subdivision utilities shall be brought into the park site by the Applicant at a location coordinated with Parks and Recreation staff and approved by the Parks and Recreation Director. <p><u>The Owner/Applicant shall ensure the proposed neighborhood park site NP-4 (Lot 10) is dedicated to the City to the satisfaction of the Community Development Department and the Parks & Recreation Department.</u></p> <p><i>Modified by the Planning Commission on 5-19-21</i></p>	M	P&R	<p>The Large Lot Final Map for Mangini Ranch Phase 3 will create the future City NP-4 park site (Lot 10) that will ultimately be transferred in fee title by way of a grant deed to the City in compliance with the ARDA for the Folsom Plan Area.</p>	Yes

PN 20-254 Mangini Ranch Phase 3 LLVTSM Conditions

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
9.		<p>Schools The Owner/Applicant will ensure the proposed 12.9-acre Elementary School site (Lot 11) is provided to the satisfaction of the School District, consistent with the provisions of the Amended Restated Development Agreement for the Folsom Plan area.</p>	M	CD (E)	The Large Lot Final Map for Mangini Ranch Phase 3 will create the future elementary school site (Lot 11) that will ultimately be transferred to the Folsom -Cordova Unified School District in compliance with the ARDA for the Folsom Plan Area.	
10.		<p>Schools The Owner/Applicant will ensure the proposed 24.1-acre Middle School site (Lot 12) is provided to the satisfaction of the School District, consistent with the provisions of the Amended Restated Development Agreement for the Folsom Plan area.</p>	M	CD (E)	The Large Lot Final Map for Mangini Ranch Phase 3 will create the future middle school site (Lot 12) that will ultimately be transferred to the Folsom -Cordova Unified School District in compliance with the ARDA for the Folsom Plan Area.	Yes
11.		<p>Validity Pursuant to Government Code Section 66452.6, this approval shall be valid for a minimum term equal to the remaining term of the Development Agreement for the project, or for a period of thirty-six months, whichever is longer, but in no event for a shorter period than the maximum period of time permitted by the Subdivision Map Act.</p>	M	CD(E)	The Mangini Ranch Phase 3 Large Lot Vesting Tentative Subdivision Map was approved by the City Council on June 22, 2021. Therefore, the Vesting Tentative Subdivision Map for Mangini Ranch Phase 3 is valid.	Yes

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