

Folsom City Council Staff Report

MEETING DATE:	10/12/2021
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10718 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 2 Village No. 1 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 2 Village No. 1 Subdivision
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

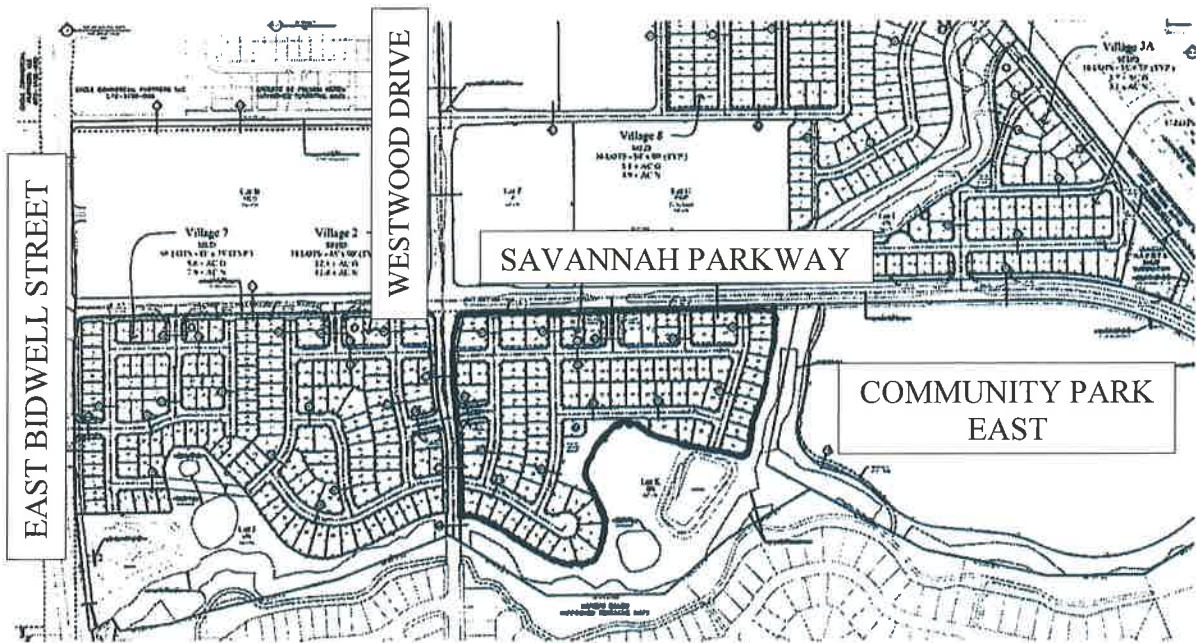
Staff recommends that the City Council move to adopt:

Resolution No. 10718 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 2 Village No. 1 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 2 Village No. 1 Subdivision.

BACKGROUND / ISSUE

The Vesting Tentative Subdivision Map (VTSM) for the Mangini Ranch Phase 2 Village No. 1 Subdivision was approved by the City Council on February 13, 2018.

The action for consideration by the City Council is the approval of the Final Map and Subdivision Improvement Agreement for the Mangini Ranch Phase 2 Village No. 1 Subdivision. The Final Map for the Mangini Ranch Phase 2 Village No. 1 Subdivision will create a total of 88 single-family high density (SFHD) residential lots. With the approval of the Final Map, the subdivision process for this project will be complete.



The Mangini Ranch Phase 2 Village No. 1 Subdivision is located on the south side of Savannah Parkway east of Westwood Drive west of the future Community Park East and north of the existing Mangini Ranch Phase 1 development in the Folsom Plan Area (FPA) (see above).

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 and Subdivision Improvement Agreements.

ANALYSIS

The Final Map and conditions of approval for the Mangini Ranch Phase 2 Village No. 1 Subdivision have been reviewed by the Community Development Department and other City departments. The Final Map has been found to be in substantial compliance with the approved 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 2 Village No. 1 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. This subdivision is consistent with the Folsom Plan Area Specific Plan (FPASP) in regards to zoning and unit count.

ENVIRONMENTAL REVIEW

On February 13, 2018, the City Council approved the Mangini Ranch Phase 2 Vesting Tentative Subdivision Map and determined that the Mangini Ranch Phase 2 Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and Westland Eagle Specific Plan Amendment and therefore exempt from review under the California Environmental Quality Act (CEQA) provided by Government Code section 65457 and CEQA Guidelines sections 15182. No additional environmental review is required.

ATTACHMENTS

1. Resolution No. 10718 - A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 2 Village No. 1 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 2 Village No. 1 Subdivision
2. Mangini Ranch Phase 2 Village No. 1 Subdivision Improvement Agreement
3. Mangini Ranch Phase 2 Village No. 1 Subdivision Final Map
4. Mangini Ranch Phase 2 Village No. 1 Vesting Tentative Subdivision Map
5. Table of Conditions of Approval for the Mangini Ranch Phase 2 Village No. 1 Vesting Tentative Subdivision Map

Submitted,



PAM JOHNS
Community Development Director

ATTACHMENT 1

**Resolution No. 10718 - A Resolution Authorizing the City
Manager to Execute a Subdivision Improvement Agreement and
Accept Offers of Dedication for the Mangini Ranch Phase 2
Village No. 1 Subdivision, and Approval of the Final Map for the
Mangini Ranch Phase 2 Village No. 1 Subdivision**

RESOLUTION NO. 10718

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION IMPROVEMENT AGREEMENT AND ACCEPT OFFERS OF DEDICATION FOR THE MANGINI RANCH PHASE 2 VILLAGE NO. 1 SUBDIVISION, AND APPROVAL OF THE FINAL MAP FOR THE MANGINI RANCH PHASE 2 VILLAGE NO. 1 SUBDIVISION

WHEREAS, the Final Map for the Mangini Ranch Phase 2 Village No. 1 subdivision has been reviewed and approved by the City Engineer as complying with the approved or conditionally approved Vesting Tentative Subdivision Map for the subdivision; and,

WHEREAS, the City Council has reviewed the Final Map for the Mangini Ranch Phase 2 Village No. 1 subdivision; and,

WHEREAS, the City Council agrees to accept, subject to improvement, any and all offers of dedication as shown on the Final Map for the Mangini Ranch Phase 2 Village No. 1 subdivision.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the Final Map for the Mangini Ranch Phase 2 Village No. 1 subdivision is hereby approved.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute the Subdivision Improvement Agreement with CMB Improvement Company, LLC in a form acceptable to the City Attorney and accept the offers of dedication for the Mangini Ranch Phase 2 Village No. 1 subdivision.

PASSED AND ADOPTED this 12th day of October 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
Mangini Ranch Phase 2 Village No. 1 Subdivision Improvement
Agreement

No Fee Document Pursuant to Government Code Section 6103.

RECORDING REQUESTED BY:

City of Folsom

WHEN RECORDED MAIL TO:

NAME City of Folsom
City Clerk
MAILING ADDRESS 50 Natoma Street
CITY, STATE, ZIP CODE Folsom, CA 95630

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

CITY OF FOLSOM

SUBDIVISION IMPROVEMENT AGREEMENT

This Agreement is made and entered into this _____ day of _____, 2021, by and between the City of Folsom, hereinafter referred to as "City", and CMB Improvement Company, L.L.C., a California Limited Liability Company hereinafter referred to as "Subdivider".

RECITALS

- A. Subdivider has presented to the City a certain Final Map of a proposed subdivision of land located within the corporate limits of the City that has been prepared in accordance with the Subdivision Map Act of the State of California, the subdivision ordinances of the City, and the Tentative Subdivision Map, if any, of the subdivision previously approved by the City Council of the City.
- B. The proposed subdivision of land is commonly known and described as **Mangini Ranch Phase 2 Village. No. 1**, and is herein referred to as the "subdivision".
- C. Subdivider has requested approval of the Final Map prior to the construction and completion of the public improvements (as shown on the approved improvement plans and listed in Exhibit A), including, but not limited to streets, highways, public ways, sidewalks, curbs, gutters, bikeways, storm drainage facilities, sanitary sewer facilities, domestic water facilities, public utility facilities, landscaping, public lighting facilities, park or recreational improvements and appurtenances thereto, in or required by the Subdivision Map Act, the subdivision ordinances of the City, the Tentative Subdivision Map and development agreement, if any, approved by the City. The foregoing improvements, more specifically listed on Exhibit A attached hereto, are hereinafter referred to as "the required improvements".

- D. City Council has required as a condition precedent to the approval of the Final Map, the Subdivider first enters into and executes this subdivision improvement agreement with the City.

NOW, THEREFORE, the parties agree as follows:

1. Performance of Work. Subdivider agrees to furnish, construct, and install at his own expense the required improvements as shown on the approved plans and specifications of the subdivision, a copy of which is on file in the Community Development Department, and is incorporated herein by reference, along with any changes or modifications as may be required by the City Engineer due to errors, omissions, changes in conditions, or changes in facilities as required by the City Engineer. The approved plans and specifications of the required improvements may be modified by the Subdivider as the development progresses, provided that any modification is approved in writing by the City Engineer. The total estimated cost of the required improvements, as shown on Exhibit A, is **TWO MILLION FOUR HUNDRED THIRTY-THREE THOUSAND SEVEN HUNDRED EIGHTEEN AND 00/100 DOLLARS (\$2,433,718.00)**.
2. Work; Satisfaction of City Engineer. All of the work on the required improvements is to be done at the places, of the materials, and in the manner and at the grades, all as shown upon the approved plans and specifications and as required by the City's Improvement Standards and Standard Construction Specifications and any applicable City ordinances or state and federal laws, and to the satisfaction of the City Engineer.
3. Work; Time for Commencement and Performance. Work on the required improvements shall be completed by the Subdivider on or before twelve (12) months from the date of this Agreement. At least fifteen (15) calendar days prior to the commencement of such work, the Subdivider shall notify the City Engineer in writing of the date fixed by Subdivider for commencement of the work.
4. Time of Essence; Extension.
 - a. Time is of the essence of this Agreement. The date for completion of the work of construction may not be extended, except as provided in Section 16.36.110 of the Folsom Municipal Code.
5. Improvement Security. Concurrently with the execution of this Agreement, the Subdivider shall furnish the City:
 - a. Improvement security in the sum of **ONE MILLION EIGHTEEN THOUSAND THREE HUNDRED SEVENTY-EIGHT AND 00/100 DOLLARS (\$1,018,378.00)**, which sum is equal to one hundred percent of the total estimated cost of constructing the required improvements and the cost of any other obligation to be performed by Subdivider under this Agreement, conditioned upon the faithful performance of this Agreement; and

- b. Separate improvement security in the sum of **ONE MILLION EIGHTEEN THOUSAND THREE HUNDRED SEVENTY-EIGHT AND 00/100 DOLLARS (\$1,018,378.00)**, which sum is equal to one hundred percent of the estimated cost of constructing the required improvements, securing payment to the contractor, subcontractor and to persons furnishing labor, materials, or equipment to them for the construction of the required improvements.
 - c. The Subdivider shall deposit with the City **THREE THOUSAND AND NO/100 DOLLARS (\$3,000.00)** for the Final Map. The deposit may be used at the discretion of the City to correct deficiencies and conditions caused by the Subdivider, contractor, or subcontractors that may arise during or after the construction of the subdivision.
 - d. The estimated total cost of required improvements includes a ten percent (10%) construction cost contingency, the cost of the installation of survey monuments in the Subdivision to guarantee and secure the placement of such monuments as provided by Section 66496 of the Government Code of the State of California, and an estimated utility cost in addition to ensure installation of public utilities. In lieu of providing the estimate of total utility costs, the Subdivider may submit, in a form acceptable to the City Engineer, certification from the utility companies that adequate security has been deposited to ensure installation.
6. Plan Checking and Inspection Fees. The Subdivider shall pay to the City fees for the checking, filing, and processing of improvement plans and specifications, and for inspecting the construction of the required improvements in the amounts and at the times established by the City.
7. Indemnification and Hold Harmless. The Subdivider shall indemnify, protect, defend, save and hold the City harmless from any and all claims or causes of action for death or injury to persons, or damage to property resulting from intentional or negligent acts, errors, or omissions of Subdivider or Subdivider's officers, employees, volunteers, and agents during performance of this Agreement, or in connection with Subdivider's work, or from any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct, negligent acts, or omissions of Subdivider or its employees, subcontractors, or agents, or by the quality or character of Subdivider's work. It is understood that the duty of Subdivider to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Subdivider from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply, and shall further survive the expiration or termination of this Agreement. By execution of this Agreement, Subdivider acknowledges and agrees to the provisions of this Section and that it is a material element of consideration. Subdivider shall, at his own cost and expense, defend any and all actions, suits, or legal proceedings that may be brought or instituted against the City, its officers and employees, on any such claim or demand, and pay or satisfy any judgement that may be rendered against the City in any such actions, suits or legal proceedings, or result

thereof.

8. Insurance. Subdivider and any contractors hired by Subdivider to perform any of the Required Improvements shall, at their expense, maintain in effect for the duration of this Agreement or until the required improvements are accepted by the City, whichever first occurs, not less than the following coverage and limits of insurance, which shall be maintained with insurers and under forms of policy satisfactory to the City. The maintenance by Subdivider and its contractors of the following coverage and limits of insurance is a material element of this Agreement. The failure of Subdivider or any of its contractors to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of this Agreement.

a. Minimum Limits of Insurance. Subdivider shall maintain limits not less than:

1. Comprehensive General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage.
2. Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury, personal injury and property damage.
3. Worker's Compensation and Employers Liability: Worker's Compensation limits as required by the Labor Code of the State of California and Employers Liability limits of \$1,000,000 per accident.

b. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions shall be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects to a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

c. Other Insurance Provisions. The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages

- A. The City, its officers, officials, employees and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Subdivider; products and completed operations of the Subdivider; premises owned, leased or used by the Subdivider; or automobiles owned, leased, hired or borrowed by the Subdivider. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.
- B. The Subdivider's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees and

volunteers. Any insurance of self-insurance maintained by the City, its officials, employees or volunteers shall be excess of the Subdivider's insurance and shall not contribute with it.

C. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, officials, employees or volunteers.

D. The Subdivider's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

2. **Worker's Compensation and Employers Liability Coverage.** The insurer shall agree to waive all rights or subrogation against the City, its officers, officials, employees and volunteers for losses arising from work performed by Subdivider for the City.

3. **All Coverages.** Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided or cancelled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.

d. **Acceptability of Insurers.** Insurance is to be placed with insurers with a Best's rating of not less than A: VII.

e. **Verification of Coverage.** Concurrently with the execution of this Agreement, the Subdivider shall furnish the City with original endorsements affecting coverage required by this clause. The endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies at any time.

9. **Title to Improvements.** Title to and ownership of the required public improvements constructed under this Agreement by Subdivider shall vest absolutely in the City upon completion and written acceptance of such improvements by the City Engineer. The City Engineer shall not accept the required improvements unless Subdivider certifies that such improvements have been constructed in conformity with the approved plans and specifications, approved modifications, if any, the approved Final Map, City Improvement Standards and Standard Construction Specifications, any applicable City Ordinances or State and Federal laws and after 35 days from the date of filing of a Notice of Completion.

10. **Warranty Security.** Prior to acceptance of the required improvements by the City Engineer, the Subdivider shall provide security in the amount and in the form as required by the City Engineer to guarantee the improvements against any defective work or labor done or defective materials used in the performance of the required improvements (Warranty Security) throughout the warranty security period which shall be the period of one year following completion and written acceptance of the improvements (Warranty Security Period). The

amount of the Warranty Security shall not be less than 10 percent of the cost of the construction of the improvements, including the cash deposit required in paragraph 5C of this agreement, which shall be retained for the Warranty Security Period.

11. Repair or Reconstruction of Defective Work or Materials. If, within the Warranty Security Period or the applicable statute of limitations, whichever is longer, any improvement or part of any improvement furnished and/or installed or constructed by Subdivider or any of the work done under this Agreement fails to fulfill any of the requirements of the Agreement or the specifications referred to herein as determined by the City, Subdivider shall without delay and without any cost to the City, repair, replace, or reconstruct any defective or otherwise unsatisfactory part or parts of the required improvements. If the Subdivider fails to act promptly or in accordance with this requirement, or if the exigencies of the situation require repairs or replacements to be made before the Subdivider can be notified, then the City may, at its option, make the necessary repairs or replacements or perform the necessary work, and Subdivider shall pay to City the actual cost of such repairs plus fifteen percent (15%) within thirty (30) days of the date of billing for such work by City. The parties further understand and agree that the Warranty Security furnished pursuant to paragraph 10 of this Agreement shall guarantee and secure the faithful performance and payment of the provisions of this paragraph during the Warranty Security Period.
12. Subdivider Not Agent of City. Neither Subdivider nor any of Subdivider's agents or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider's obligations under this Agreement.
13. Notice of Breach and Default. If Subdivider refuses or fails to prosecute the work, or any part thereof, with such diligence as will ensure its completion within the time specified, or any extension thereof, or fails to complete the work within such time, or if Subdivider should be adjudged a bankruptcy, or Subdivider should make a general assignment for the benefit of his creditors, or if a receiver should be appointed in the event of Subdivider's insolvency, or if Subdivider or any of Subdivider's contractors, subcontractors, agents or employees should violate any of the provisions of this Agreement and the City may, but is under no obligation to, serve written notice upon Subdivider and Subdivider's surety, if any, of breach of this Agreement, or of any portion thereof.
14. Breach of Agreement; Performance By Surety or City. In the event of any such notice, Subdivider's surety, if any, shall have the duty to take over and complete the work and the required improvements; provided, however, that if the surety within fifteen (15) days after the serving of such notice of breach upon it does not give the City written notice of its intention to take over the performance thereof within fifteen (15) days after notice to the City of such election, then the City may take over the work and prosecute the same to completion by contract, or by any other method the City may deem advisable, for the account and at the expense of the Subdivider, and the Subdivider's surety shall be liable to City for any excess costs of damages incurred by the City; and in such event, the City, without liability for so doing, may take possession of and utilize in completing the work, such materials, appliances, plant or other property belonging to Subdivider as may be on the site of the work and necessary therefor.

If the form of improvement security is other than a bond, then the City, after giving notice of

breach of the Agreement, may proceed to collect against the improvement security in the manner provided by law and by the terms of the security instrument.

15. Notices. All notices required under this Agreement shall be in writing, and delivered in person or sent by registered or certified mail, postage prepaid.

Notices required to be given to City shall be addressed as follows:

**City of Folsom
Community Development Department
50 Natoma Street
Folsom, CA 95630
ATTN: City Engineer**

Notices required to be given to Subdivider shall be addressed as follows:

**CMB Improvement Company, L.L.C.
4370 Town Center Boulevard, Suite 100
El Dorado Hills, CA 95762
ATTN; William B. Bunce, President**

Notices required to be given surety, if any, of Subdivider shall be addressed as follows:

Any party of the surety may change such address by notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

16. Attorney's Fees. In the event any legal action is brought to enforce or interpret this Agreement, the prevailing party shall be entitled to an award of reasonable attorney's fees, in addition to any other relief to which he may be entitled.

17. Assignment. This Agreement shall bind and inure to the benefit of the assigns, successors in interest, heirs, executors, and administrators of the parties, and the parties agree that the City may cause a copy of this Agreement to be recorded in the Sacramento County Recorder's Office.

IN WITNESS WHEREOF, the parties have executed this Agreement as follows:

SUBDIVIDER

**CMB Improvement Company, L.L.C.,
A California Limited Liability Company**

BY: _____

Print Name: _____

Title: _____

DATE _____

CITY OF FOLSOM, a Municipal Corporation

Elaine Andersen
CITY MANAGER

DATE _____

ATTEST:

Christa Freemantle
CITY CLERK

DATE _____

APPROVED AS TO CONTENT:

Pam Johns
COMMUNITY DEVELOPMENT DIRECTOR

DATE _____

APPROVED AS TO FORM:

Steven Wang
CITY ATTORNEY

DATE _____

NOTICE: SIGNATURE(S) ON BEHALF OF "SUBDIVIDER" MUST BE NOTARIZED
Certificate of Acknowledgement pursuant to Civil Code, Section 1189, must be attached.
SUBDIVISION AGREEMENT – **Mangini Ranch Phase 2 Village No. 1**

9/15/2021



FOLSOM PLAN AREA
Cost Estimate Summary
for
Mangini Ranch - Phase 2 - Village 1

<u>Backbone/Offsites</u>		<u>Total</u> <u>Cost</u>	<u>Cost to</u> <u>Complete</u>
Savannah Parkway & HMB 23 Westwood Drive	(Sta 125+83 to 137+00) (sta 90+77 to 105+93)	\$ 3,126,688 \$ 55,894	\$ 247,376 \$ -
Subtotal Backbone/Offsites		\$ 3,182,582	\$ 247,376
<u>Subdivision Improvements</u>			
Village 1		\$ 5,798,051	\$ 771,002
Subtotal Subdivisions		\$ 5,798,051	\$ 771,002
TOTAL Costs		\$8,980,633	\$ 1,018,378

9/15/2021



FOLSOM PLAN AREA
Cost Estimate for
Mangini Ranch - Phase 2 Village 1
(Savannah Parkway & HMB 23)

Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Grading and Site Preparation							
1	2.4	AC	Clearing & Grubbing	\$ 1,750.00	\$ 4,200.00	100%	\$ -
2	2.4	AC	Erosion Control	\$ 8,700.00	\$ 20,880.00	100%	\$ -
Subtotal Grading & Site Prep					\$ 25,080.00		\$ -
Sanitary Sewer System							
1	1,271	LF	8" Sanitary Sewer, PVC SDR 26	\$ 160.00	\$ 203,360.00	100%	\$ -
2	2	EA	48" Standard Sanitary Sewer Manhole	\$ 7,600.00	\$ 15,200.00	100%	\$ -
3	1	EA	60" Standard Sanitary Sewer MH	\$ 11,300.00	\$ 11,300.00	100%	\$ -
4	1	EA	Connect to existing Sewer Main	\$ 500.00	\$ 500.00	100%	\$ -
Subtotal Sewer					\$ 230,360.00		\$ -
Storm Drain System							
1	321	LF	12" Storm Drain, RCP CL III	\$ 90.00	\$ 28,890.00	100%	\$ -
2	291	LF	18" Storm Drain, RCP CL III	\$ 230.00	\$ 66,930.00	100%	\$ -
3	197	LF	24" Storm Drain, RCP CL III	\$ 250.00	\$ 49,250.00	100%	\$ -
4	587	LF	36" Storm Drain, RCP CL III	\$ 320.00	\$ 187,840.00	100%	\$ -
5	172	LF	42" Storm Drain, RCP CL III	\$ 330.00	\$ 56,760.00	100%	\$ -
6	5	EA	Type GOL-7 Drainage Inlet	\$ 5,200.00	\$ 26,000.00	100%	\$ -
7	2	EA	Type 'F' Drainage Inlet	\$ 4,100.00	\$ 8,200.00	100%	\$ -
8	4	EA	60" Standard Storm Drain Manhole	\$ 11,300.00	\$ 45,200.00	100%	\$ -
9	5	EA	72" Standard Storm Drain Manhole	\$ 16,000.00	\$ 80,000.00	100%	\$ -
10	1	EA	84" Standard Storm Drain Manhole	\$ 18,000.00	\$ 18,000.00	100%	\$ -
11	1	EA	Connect to existing Storm Drain Main	\$ 500.00	\$ 500.00	100%	\$ -
Subtotal Storm Drain					\$ 567,570.00		\$ -
Potable Water System							
1	114	LF	8" Water Main, PVC C900 CL 235	\$ 100.00	\$ 11,400.00	100%	\$ -
2	42	LF	12" Water Main, PVC C900 CL 235	\$ 120.00	\$ 5,040.00	100%	\$ -
3	1,100	LF	12" Water Main, DIP CL 350	\$ 200.00	\$ 220,000.00	100%	\$ -
4	1,100	LF	24" Water Main, DIP CL 350	\$ 310.00	\$ 341,000.00	100%	\$ -
5	2	EA	8" Gate Valve	\$ 2,500.00	\$ 5,000.00	100%	\$ -
6	2	EA	12" Butterfly Valve	\$ 3,400.00	\$ 6,800.00	100%	\$ -
7	6	EA	16" Butterfly Valve	\$ 5,400.00	\$ 32,400.00	100%	\$ -
8	2	EA	24" Butterfly Valve	\$ 8,000.00	\$ 16,000.00	100%	\$ -
9	3	EA	Fire Hydrant Assembly (W/B"LEAD)	\$ 7,000.00	\$ 21,000.00	100%	\$ -
10	2	EA	4" Blow Off Valve & Box	\$ 3,000.00	\$ 6,000.00	100%	\$ -
11	2	EA	Connection to Existing Water Main	\$ 3,000.00	\$ 6,000.00	100%	\$ -
Subtotal Water					\$ 670,640.00		\$ -

9/15/2011



FOLSOM PLAN AREA
 Cost Estimate for
 Mangini Ranch - Phase 2 Village 1
 (Savannah Parkway & HMB 23)

Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Non-Potable Water System							
1	1,117	LF	8" NP Main, PVC C900 CL 235	\$ 90.00	\$ 100,530.00	100%	\$ -
2	3	EA	8" Gate Valve	\$ 3,000.00	\$ 9,000.00	100%	\$ -
3	2	EA	4" End of Line Blow-off Valve	\$ 4,500.00	\$ 9,000.00	100%	\$ -
4	1	EA	Connect to Existing Non-Potable Main	\$ 500.00	\$ 500.00	100%	\$ -
Subtotal Water					\$ 119,030.00		\$ -
Concrete							
1	2,158	LF	Type 2 Vertical Curb & Gutter	\$ 27.00	\$ 58,266.00	100%	\$ -
2	6,800	SF	Sidewalk (6" PCC/ 6" AB)	\$ 10.00	\$ 68,000.00	100%	\$ -
3	2,029	LF	Modified Type 5 Median Curb	\$ 35.00	\$ 71,015.00	100%	\$ -
4	2	EA	Concrete Survey Monument	\$ 400.00	\$ 800.00	100%	\$ -
5	2	EA	Sidewalk Curb Ramp	\$ 3,500.00	\$ 7,000.00	100%	\$ -
Subtotal Concrete					\$ 205,081.00		\$ -
Streetwork							
1	1,426	Ton	Asphalt Concrete (Type 'B')	\$ 87.40	\$ 124,632.40	100%	\$ -
2	2,884	Ton	Aggregate Base (Class 2)	\$ 26.00	\$ 74,984.00	100%	\$ -
3	430	LF	8" Channelizing Line (DTL 38A)	\$ 1.60	\$ 688.00	100%	\$ -
4	2,200	LF	6" Solid Stripe (DTL 39)	\$ 1.60	\$ 3,520.00	100%	\$ -
5	300	LF	6" Dashed Stripe (DTL 39A)	\$ 1.60	\$ 480.00	100%	\$ -
6	66	LF	12" Limit Line (DTL LL)	\$ 1.60	\$ 105.60	100%	\$ -
7	320	SF	Pavement Markings	\$ 10.60	\$ 3,392.00	100%	\$ -
8	1	EA	Miscellaneous Signs	\$ 350.00	\$ 350.00	100%	\$ -
9	206	LF	4" Landscape Sleeve, Schedule 40 PVC	\$ 20.00	\$ 4,120.00	100%	\$ -
10	103	LF	6" Irrigation Sleeve, Schedule 40 PVC	\$ 30.00	\$ 3,090.00	100%	\$ -
11	1	EA	Streetlight Service Point	\$ 10,500.00	\$ 10,500.00	100%	\$ -
Subtotal Streetwork					\$ 225,862.00		\$ -
Joint Trench							
1	1,259.0	LF	Joint Trench Excavation & Backfill	\$ 180.00	\$ 226,620.00	100%	\$ -
Subtotal Joint Trench					\$ 226,620.00		\$ -

FOLSOM PLAN AREA
 Cost Estimate for
 Mangini Ranch - Phase 2 Village 1
 (Savannah Parkway & HMB 23)



Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Basin (HMB No. 23)							
			Concrete (6" Concrete Class B w/ #4 bars 12" O.C.)	\$ 7.50	\$ 40,747.50	100%	\$ -
1	5,433	SF					
2	172	Ton	Asphalt Concrete (Type 'B')	\$ 87.40	\$ 15,032.80	100%	\$ -
3	528	Ton	Aggregate Base (Class 2)	\$ 26.00	\$ 13,728.00	100%	\$ -
4	1	EA	42" Class B Concrete Outfall Structure	\$ 53,000.00	\$ 53,000.00	100%	\$ -
5	1	EA	Outlet Control Structure	\$ 200,000.00	\$ 200,000.00	100%	\$ -
6	127	CY	Rock Slope Protection (Per Caltrans Sec 72)	\$ 30.00	\$ 3,810.00	100%	\$ -
7	1	EA	42" Concrete Storm Drain Outlet Structure w/Access Control Rack	\$ 9,000.00	\$ 9,000.00	100%	\$ -
8	1	EA	48" Concrete Storm Drain Outlet Structure w/Access Control Rack	\$ 12,000.00	\$ 12,000.00	100%	\$ -
Subtotal Basin					\$ 347,318.30		\$ -
Landscaping							
1	22,488.7	SF	Median landscape	\$ 10.00	\$ 224,887.00	0%	\$ 224,887.00
Subtotal Landscaping					\$ 224,887.00		\$ 224,887.00
TOTAL Subdivision Improvements					\$ 2,842,448.00		\$ 224,887.00
Contingency (10%)					\$ 284,240.00		\$ 22,489.00
Total Cost Estimate					\$ 3,126,688.00		\$ 247,376.00

Summary

	Total Cost	Cost to Complete
Grading & Site Preparation	\$ 25,080.00	\$ -
Sewer	\$ 230,360.00	\$ -
Storm Drain	\$ 567,570.00	\$ -
Potable Water System	\$ 670,640.00	\$ -
Non-Potable Water System	\$ 119,030.00	\$ -
Concrete	\$ 205,081.00	\$ -
Streetwork	\$ 225,862.00	\$ -
Joint Trench	\$ 226,620.00	\$ -
Basin (HMB No. 23)	\$ 347,318.30	\$ -
Landscaping	\$ 224,887.00	\$ 224,887.00
Contingency	\$ 284,240.00	\$ 22,489.00
TOTALS	\$ 3,126,688.00	\$ 247,376.00

9/15/2011



FOLSOM PLAN AREA
Cost Estimate for
Mangini Ranch - Phase 2 Village 1
(Westwood Drive)

Item No.	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Concrete							
1	2,761	SF	Sidewalk (6" PCC/ 6" AB)	\$ 10.00	\$ 27,614.00	100%	\$ -
			Subtotal Concrete		\$ 27,614.00		\$ -
Streetwork							
1	2	EA	LED Streetlight	\$ 11,600.00	\$ 23,200.00	100%	\$ -
			Subtotal Streetwork		\$ 23,200.00		\$ -
			TOTAL Subdivision Improvements		\$ 50,814.00		\$ -
			Contingency 10%		\$ 5,080.00		\$ -
			Total Cost Estimate		\$ 55,894.00		\$ -

Summary

	Total Cost	Cost to Complete
Concrete	\$ 27,614.00	\$ -
Streetwork	\$ 23,200.00	\$ -
Contingency	\$ 5,080.00	\$ -
TOTALS	\$ 55,894.00	\$ -

FOLSOM PLAN AREA
Cost Estimate for
Mangini Ranch - Phase 2 Village 1
(Village 1)



Item No.	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Grading and Site Preparation							
1	15.1	AC	Clearing & Grubbing	\$ 1,750.00	\$ 26,425.00	100%	\$ -
2	15.1	AC	Erosion Control	\$ 8,700.00	\$ 131,370.00	100%	\$ -
Subtotal Grading & Site Prep					\$ 157,795.00		\$ -
Sanitary Sewer System							
1	973	LF	6" Sanitary Sewer, PVC SDR 26	\$ 120.00	\$ 116,760.00	100%	\$ -
2	2,608	LF	8" Sanitary Sewer, PVC SDR 26	\$ 160.00	\$ 417,280.00	100%	\$ -
3	14	EA	48" Standard Sanitary Sewer Manhole	\$ 7,600.00	\$ 106,400.00	100%	\$ -
4	88	EA	4" Sanitary Sewer Service	\$ 2,000.00	\$ 176,000.00	100%	\$ -
5	7	EA	6" Flushing Branch	\$ 2,000.00	\$ 14,000.00	100%	\$ -
6	1	EA	Connect to Existing Sewer Main	\$ 500.00	\$ 500.00	100%	\$ -
Subtotal Sewer					\$ 830,940.00		\$ -
Storm Drain System							
1	1,529	LF	12" Storm Drain, RCP CL III	\$ 90.00	\$ 137,610.00	100%	\$ -
2	563	LF	15" Storm Drain, RCP CL III	\$ 210.00	\$ 118,230.00	100%	\$ -
3	712	LF	18" Storm Drain, RCP CL III	\$ 230.00	\$ 163,760.00	100%	\$ -
4	74	LF	24" Storm Drain, RCP CL III	\$ 250.00	\$ 18,500.00	100%	\$ -
5	21	EA	48" Standard Storm Drain Manhole	\$ 7,600.00	\$ 159,600.00	100%	\$ -
6	3	EA	60" Standard Storm Drain Manhole	\$ 11,300.00	\$ 33,900.00	100%	\$ -
7	1	EA	72" Standard Storm Drain Manhole	\$ 16,000.00	\$ 16,000.00	100%	\$ -
8	2	EA	Type 'F' Drainage Inlet	\$ 4,100.00	\$ 8,200.00	100%	\$ -
9	25	EA	Type GOL-7 Drainage Inlet	\$ 5,200.00	\$ 130,000.00	100%	\$ -
10	5	EA	Modified Type 'B' Drainage Inlet	\$ 4,600.00	\$ 23,000.00	100%	\$ -
11	1	EA	Connect to Existing Storm Drain Main	\$ 500.00	\$ 500.00	100%	\$ -
Subtotal Storm Drain					\$ 809,300.00		\$ -
Potable Water System							
1	3,924	LF	8" Water Main, PVC C900 CL 235	\$ 100.00	\$ 392,400.00	100%	\$ -
2	26	EA	8" Gate Valve	\$ 2,500.00	\$ 65,000.00	100%	\$ -
3	9	EA	Fire Hydrant Assembly (w/6" Lead)	\$ 6,000.00	\$ 54,000.00	100%	\$ -
4	3	EA	Fire Hydrant (Assembly)	\$ 4,000.00	\$ 12,000.00	100%	\$ -
5	88	EA	1" Water Service	\$ 2,120.00	\$ 186,560.00	100%	\$ -
6	1	EA	2" Irrigation Service	\$ 3,500.00	\$ 3,500.00	100%	\$ -
7	1	EA	Water Sampling Station	\$ 1,500.00	\$ 1,500.00	100%	\$ -
8	2	EA	Connection to Existing Water Main	\$ 3,000.00	\$ 6,000.00	100%	\$ -
9	3	EA	4" Blow-Off Valve & Box	\$ 3,000.00	\$ 9,000.00	100%	\$ -
Subtotal Water					\$ 729,960.00		\$ -

9/15/2017



FOLSOM PLAN AREA
 Cost Estimate for
 Mangini Ranch - Phase 2 Village 1
 (Village 1)

Item No.	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Concrete							
1	2,719	LF	Type 2 Vertical Curb & Gutter	\$ 27.00	\$ 73,413.00	100%	\$ -
2	4,503	LF	Type 1 Rolled Curb & Gutter	\$ 27.00	\$ 121,581.00	100%	\$ -
3	226	LF	Mountable Curb & Gutter	\$ 25.00	\$ 5,650.00	100%	\$ -
4	594	LF	Modified Type 5 Median Curb	\$ 35.00	\$ 20,790.00	100%	\$ -
5	34,987	SF	Sidewalk (6" PCC/ 6" AB)	\$ 10.00	\$ 349,870.00	100%	\$ -
6	12	EA	Concrete Survey Monument	\$ 400.00	\$ 4,800.00	100%	\$ -
7	26	EA	Sidewalk Curb Ramp	\$ 3,500.00	\$ 91,000.00	100%	\$ -
Subtotal Concrete					\$ 667,104.00		\$ -
Streetwork							
1	2,436	Ton	Asphalt Concrete (Type 'B')	\$ 87.40	\$ 212,906.40	100%	\$ -
2	5,800	Ton	Aggregate Base (Class 2)	\$ 26.00	\$ 150,800.00	100%	\$ -
3	396	SF	Pavement Markings	\$ 10.60	\$ 4,197.60	100%	\$ -
4	14	EA	Miscellaneous Signs	\$ 350.00	\$ 4,900.00	100%	\$ -
5	180	LF	12" White Stripe Limit Line (Stop Line)	\$ 3.20	\$ 576.00	100%	\$ -
6	376	LF	4" Landscape Sleeve, Schedule 40 PVC	\$ 20.00	\$ 7,520.00	100%	\$ -
7	38	LF	6" Landscape Sleeve, Schedule 40 PVC	\$ 30.00	\$ 1,140.00	100%	\$ -
8	24	EA	LED Streetlight	\$ 11,600.00	\$ 278,400.00	100%	\$ -
9	1	EA	Streetlight Service Point	\$ 10,500.00	\$ 10,500.00	100%	\$ -
Subtotal Streetwork					\$ 670,940.00		\$ -
Joint Trench							
1	88	lot	Joint Trench Excavation & Backfill	\$ 8,000.00	\$ 704,000.00	100%	\$ -
Subtotal Joint Trench					\$ 704,000.00		\$ -
Landscaping & Soundwalls							
1	14,122	SF	Lot 1A frontage landscape	\$ 10.00	\$ 141,222.00	0%	\$ 141,222.00
2	9,495	SF	Lot 1B frontage landscape	\$ 10.00	\$ 94,954.00	0%	\$ 94,954.00
3	3,607	SF	Lot 1C frontage landscape	\$ 10.00	\$ 36,073.00	0%	\$ 36,073.00
4	1,452	SF	Median landscape	\$ 10.00	\$ 14,522.00	0%	\$ 14,522.00
5	1,162	LF	Soundwalls (Savannah)	\$ 210.00	\$ 243,915.00	0%	\$ 243,915.00
6	811	LF	Soundwalls (Westwood)	\$ 210.00	\$ 170,226.00	0%	\$ 170,226.00
Subtotal Streetwork					\$ 700,912.00		\$ 700,912.00
TOTAL Subdivision Improvements					\$ 5,270,951.00		\$ 700,912.00
Contingency (10%)					\$ 527,100.00		\$ 70,090.00
Total Cost Estimate					\$ 5,798,051.00		\$ 771,002.00

FOLSOM PLAN AREA
Cost Estimate for
Mangini Ranch - Phase 2 Village 1
(Village 1)



Item No.	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
<u>Summary</u>					<u>Total Cost</u>		<u>Cost to Complete</u>
			Grading & Site Preparation		\$ 157,795.00		\$ -
			Sewer		\$ 830,940.00		\$ -
			Storm Drain		\$ 809,300.00		\$ -
			Water		\$ 729,960.00		\$ -
			Concrete		\$ 667,104.00		\$ -
			Streetwork		\$ 670,940.00		\$ -
			Joint Trench		\$ 704,000.00		\$ -
			Landscaping & Soundwalls		\$ 700,912.00		\$ 700,912.00
			Contingency		\$ 527,100.00		\$ 70,090.00
TOTALS					\$ 5,798,051.00		\$ 771,002.00

BOND # _____
PREMIUM: _____

PERFORMANCE BOND
for
Subdivision Improvement Agreement

WHEREAS, The City Council of the City of Folsom, a Municipal Corporation in the State of California, and **CMB Improvement Company, L.L.C., a California Limited Liability Company**, (hereinafter designated as "Principal") have entered into an agreement where by principal agrees to install and complete certain designated public improvements, which said agreement, dated _____ 2021, and identified as the **Mangini Ranch Phase 2 Village No. 1 Subdivision Improvement Agreement** is hereby referred to and made a part hereof; and,

WHEREAS, Said Principal is required under the terms of said agreement to furnish a bond for the faithful performance of said agreement;

NOW THEREFORE, We, the principal, and _____, as surety, are held and firmly bound unto the City of Folsom, hereinafter referred to as the City; in the penal sum of **ONE MILLION EIGHTEEN THOUSAND THREE HUNDRED SEVENTY-EIGHT AND 00/100 DOLLARS (\$1,018,378.00)**, lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors, and administrators, jointly and severally firmly by these presents.

The condition of this obligation is such that if the above bounded principal, its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, and provisions in the said agreement and any alteration thereof made as therein provided, on its part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents, and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successful enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on _____, 2021.

BY _____
(PRINCIPAL)

BY _____
(PRINCIPAL)

BY _____
(SURETY)

(ADDRESS)

(CITY, STATE, ZIP)

(TELEPHONE)

APPROVED AS TO FORM

CITY ATTORNEY

BOND # _____
PREMIUM: _____

LABOR & MATERIALS BOND
for
Subdivision Improvement Agreement

WHEREAS, The City Council of the City of Folsom, a Municipal Corporation of the State of California, and **CMB Improvement Company, L.L.C., a California Limited Liability Company** (hereinafter designated as "Principal"), have entered into an agreement whereby principal agrees to install and complete certain designated public improvements, which said agreement, dated _____ 2021, and identified as the **Mangini Ranch Phase 2 Village No. 1 Subdivision Improvement Agreement** is hereby referred to and made a part hereof; and,

WHEREAS, under the terms of said agreement, principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Folsom to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California;

NOW THEREFORE, said principal and the undersigned as corporate surety, are held firmly bound unto the City of Folsom and all contractors, subcontractors, laborers, materialmen and other persons employed in the performance of the aforesaid agreement and referred to in the aforesaid Code of Civil Procedure, in the sum of **ONE MILLION EIGHTEEN THOUSAND THREE HUNDRED SEVENTY-EIGHT AND 00/100 DOLLARS (\$1,018,378.00)** for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, cost and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies and corporations entitled to file claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of said agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on _____, 2021.

BY _____
(PRINCIPAL)

BY _____
(PRINCIPAL)

BY _____
(SURETY)

(ADDRESS)

(CITY, STATE, ZIP)

(TELEPHONE)

APPROVED AS TO FORM

CITY ATTORNEY

ATTACHMENT 3
Mangini Ranch Phase 2 Village No. 1 Subdivision Final Map

OWNER'S STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT I AM THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS FINAL MAP OF "MANGINI RANCH PHASE 2 - VILLAGE 1" AND DO HEREBY DECLARE THE CONSENT FROM NO OTHER PERSON IS NECESSARY, AND I CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP, AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE AS PUBLIC RIGHT-OF-WAY AND AS PUBLIC UTILITY EASEMENTS TO THE CITY OF FOLSOM, BROKEN OAK WAY, CROOKED BED WAY, EMERALD KNOLL DRIVE, MADELEINE WAY, MOSELEY DRIVE, TIMBERLINE MEADOW WAY, TRAILS END WAY, TRIPLE CREEK WAY, TRIPLE CREEK COURT AND WHISPERING BROOK WAY AS SHOWN HEREON.

I 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 LOTS A, B, C, D AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
2. A PUBLIC EASEMENT FOR PEDESTRIAN ACCESS ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN ACCESS EASEMENT" (P.A.E.).
3. 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.).
4. A PUBLIC EASEMENT FOR CONSTRUCTION AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH CONTIGUOUS TO ALL RIGHT-OF-WAYS.

CMB IMPROVEMENT COMPANY, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY _____
NAME WILLIAM B BUNCE
TITLE: PRESIDENT

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 CAPACITIE(S), 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 A 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 AND AT THE NORTHWEST CORNER OF A DETENTION BASIN. APPROXIMATE LATITUDE: N38° 37' 51.71" LONGITUDE: W121° 06' 49.49"

ELEVATION OF 391.25 WAS ESTABLISHED BY A DIFFERENTIAL LEVEL CIRCUIT FROM COUNTY BENCHMARK U01B-009 STAMPED "K-866" 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 SEPTEMBER 30, 2023, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



PAUL FERGUSON, JR.
PLS 9265 EXP. 03-31-2022
DATE: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "MANGINI RANCH PHASE 2 - VILLAGE 1" 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 48291
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 2 - VILLAGE 1" AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

GERALD A. YOUNG, L.S. 3652
CITY SURVEYOR
LICENSE EXPIRES: 6/30/2022

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 2 - VILLAGE 1" AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, ALL RIGHT-OF-WAYS 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

BY _____ DEPUTY
FEE: \$ _____

DOCUMENT NO.: _____

**FINAL MAP (PN 17-307.01)
MANGINI RANCH
PHASE 2 - VILLAGE 1**

A SUBDIVISION OF LOT 1 OF THAT CERTAIN FINAL MAP TITLED "MANGINI RANCH PHASE 2 LARGE LOT" FILED FOR RECORD JULY 2, 2019, IN BOOK 412 OF MAPS AT PAGE 7, SACRAMENTO COUNTY RECORDS, BEING A PORTION OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 8 EAST, M D B M

CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1021 Colusa Road, Suite 100, Colusa, CA 95925, (916) 774-1199
SEPTEMBER 2021
SHEET 1 OF 6

TRUSTEE'S STATEMENT

PLACER TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST AND ASSIGNMENT OF RENTS DATED DECEMBER 2, 2020, RECORDED DECEMBER 4, 2020, (INSTRUMENT) 202012041756, OFFICIAL RECORDS, 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/IT/HEY 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, DELTA AND ARC LENGTH. 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 18.877± ACRES GROSS CONSISTING OF 88 RESIDENTIAL LOTS AND 4 LETTERED LOTS.
- A PRELIMINARY GEOTECHNICAL ENGINEERING REPORT FOR THE MANGINI RANCH (PROJECT NO. E07145.001) WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, INC ON JULY, 2014 IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF FOLSOM COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL CENTERLINE MONUMENTS LOCATED AT THE END OF IMPROVEMENTS THAT FALL AT THE TOP BACK OF CURB WILL BE SET ON A 0.50 FOOT OFFSET ALONG THE CENTERLINE ON THE TOP OF CURB WITH A 1" DIAMETER BRASS DISC STAMPED "LS 9265".
- ALL FRONT LOT CORNERS WILL BE SET ON A 1.00 FOOT OFFSET ONTO THE SIDEWALK ON THE SIDE PROPERTY LINE EXTENDED WITH A 1" DIAMETER BRASS DISC STAMPED "LS 9265" (SEE DETAIL THIS SHEET).
- ALL REAR LOT CORNERS AND ANGLE POINTS WILL BE SET WITH 5/8" REBAR, WITH PLASTIC CAP STAMPED "LS 9265", WHERE MONUMENTS FALL WITHIN A RETAINING WALL, SOUND WALL OR CONCRETE FOOTING. A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265" WILL BE SET ON THE SIDE LOT LINE AT A 4.00' OFFSET TO THE REAR LOT CORNER OR A BRASS TAG STAMPED "LS 9265" WILL BE SET WITH EPOXY ON THE TOP OF WALL WHERE AN OFFSET MONUMENT CANNOT BE SET.
- PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT NO. 17 (WILLOW HILL PIPELINE) PER 20150325 O.R. 0353.
- PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT NO. 18 (FOLSOM PLAN AREA - AREA WIDE IMPROVEMENTS AND SERVICES) PER 20151209 O.R. 0427 AND 20181116 O.R. 465.
- PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH) PER BOOK 130 OF ASSESSMENT MAPS AT PAGE 27.
- PROPERTY SUBJECT TO "WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT" PER 20130124 O.R. 1382 AND DOCUMENTS DECLARING MODIFICATIONS THEREOF PER 20130328 O.R. 1519, 20130328 O.R. 1522, 20130521 O.R. 0991, 20140603 O.R. 0956, 20151211 O.R. 0142.
- PROPERTY SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS CONTAINED IN THE AGREEMENT ENTITLED "FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT SOUTH SPECIFIC PLAN", BY AND BETWEEN CITY OF FOLSOM, AND FOLSOM REAL ESTATE SOUTH, LLC, RECORDED JULY 15, 2014, (BOOK) 20140715 (PAGE) 426, OFFICIAL RECORDS, AND AS AMENDED BY DOCUMENT RECORDED, JANUARY 29, 2016, IN BOOK 20160128, PAGE 381, OFFICIAL RECORDS, AND AS AMENDED BY DOCUMENT RECORDED, JANUARY 29, 2016, IN BOOK 20160128, PAGE 382, OFFICIAL RECORDS, AND AS AMENDED BY DOCUMENT RECORDED, OCTOBER 6, 2020, (INSTRUMENT) 202010061311, O.R.
- 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. 427.
- PROPERTY SUBJECT TO AN "AGREEMENT AFFECTING REAL PROPERTY (INCLUSIONARY HOUSING AGREEMENT)" PER DOCUMENT NO. 202002031356, O.R.
- PROPERTY SUBJECT TO A "COST SHARING AGREEMENT" BY AND BETWEEN CMB IMPROVEMENT, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AND EAST CARPENTER IMPROVEMENT COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY PER DOCUMENT NO. 202012041757, O.R.
- LOTS A, B, C AND D AS SHOWN PER THIS MAP ARE TO BE DEEDED TO THE CITY OF FOLSOM EITHER CONCURRENT OR FOLLOWING RECORDATION OF THIS MAP.
- PROPERTY IS SUBJECT TO THE "FUEL MODIFICATION PLAN, FOLSOM RANCH PHASE 2, EAST CARPENTER IMPROVEMENT COMPANY" PREPARED BY WOOD RODGERS AND ON FILE IN THE CITY OF FOLSOM COMMUNITY DEVELOPMENT DEPARTMENT.
- PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION ACT THE FILING OF THIS FINAL MAP SHALL CONSTITUTE ABANDONMENT OF THE EASEMENT LISTED BELOW.
 A. THE LANDSCAPE EASEMENT, PEDESTRIAN ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT WITHIN LOT 1 OF 412 B.M. 7.

BASIS OF BEARINGS

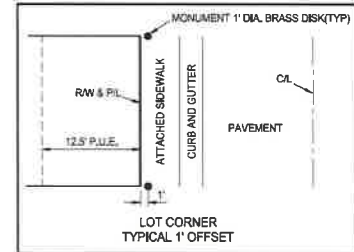
THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTH LINE OF THE SW 1/4 OF SECTION 16 AS SHOWN ON THAT FINAL MAP TITLED "MANGINI RANCH PHASE 2 LARGE LOT" FILED FOR RECORD ON JULY 2, 2019 IN BOOK 412 OF MAPS, AT PAGE 7, SACRAMENTO COUNTY RECORDS AND HAVING A BEARING OF NORTH 88°57'33" EAST BETWEEN THE FOUND MONUMENTS SHOWN HEREON.

REFERENCES

- (1) 412 B.M. 7
- (2) 395 B.M. 10

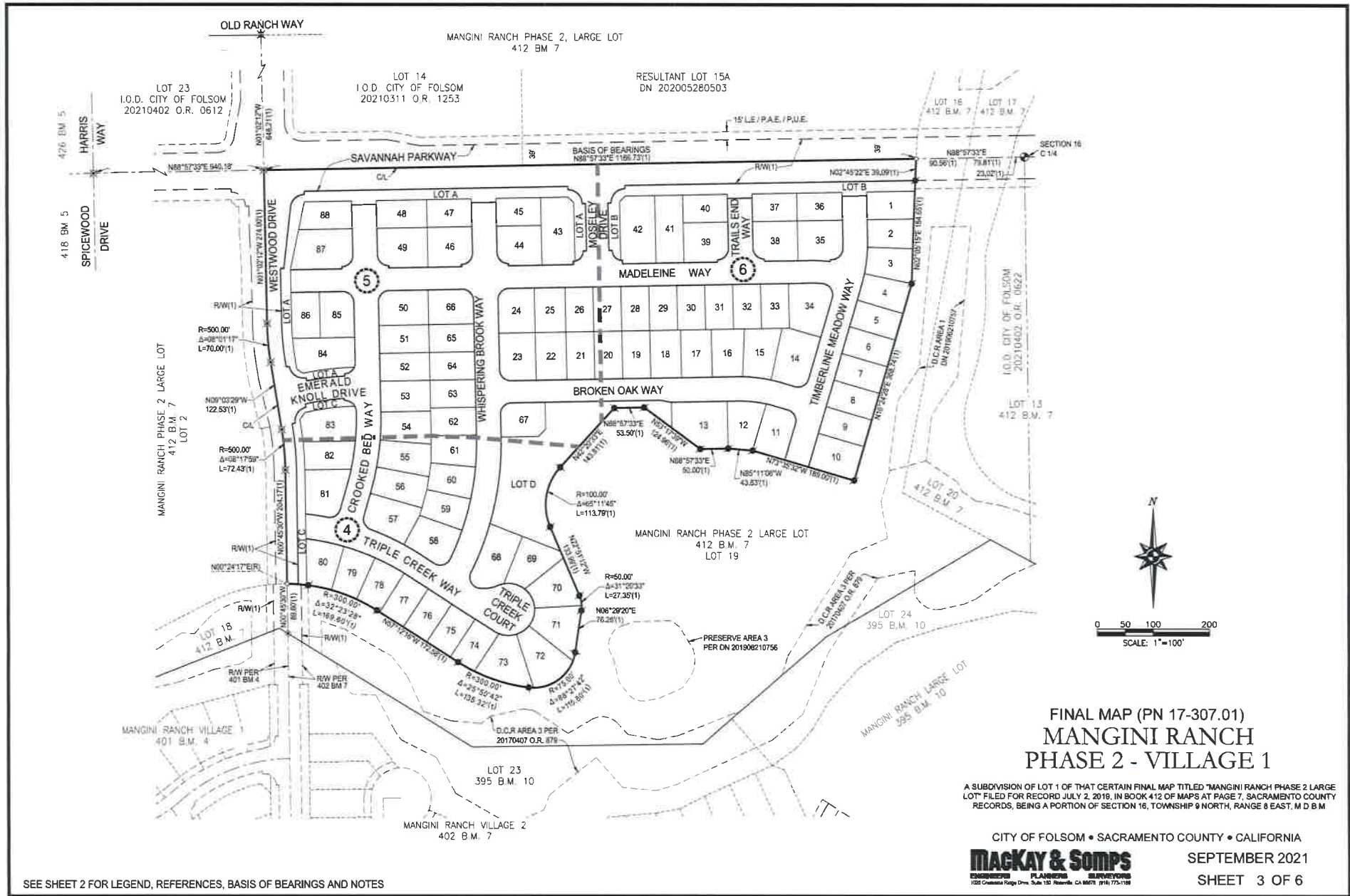
LEGEND

- ☒ STANDARD CITY OF FOLSOM MONUMENT WELL STAMPED "LS 5780" TO BE SET PER(1)
- ⊙ 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 5780" TO BE SET PER (1)
- ⊙ 1-1/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944" PER (2)
- ☒ SET STANDARD CITY OF FOLSOM MONUMENT WELL STAMPED "LS 9265"
- ⊙ SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 9265"
- ⊙ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265"
- ☒ SET 1" DIAMETER BRASS DISC STAMPED "LS 9265"
- DIMENSION POINT
- () RECORD DATA PER REFERENCE
- B.M. BOOK OF MAPS
- D.C.R. DECLARATION OF COVENANTS AND RESTRICTIONS
- CL CENTER LINE
- DN DOCUMENT NUMBER, O.R.
- L.E. LANDSCAPE EASEMENT
- (M-M) MONUMENT - TO - MONUMENT
- (OA) OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- PL PROPERTY LINE
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET
- ⊙ SHEET INDEX

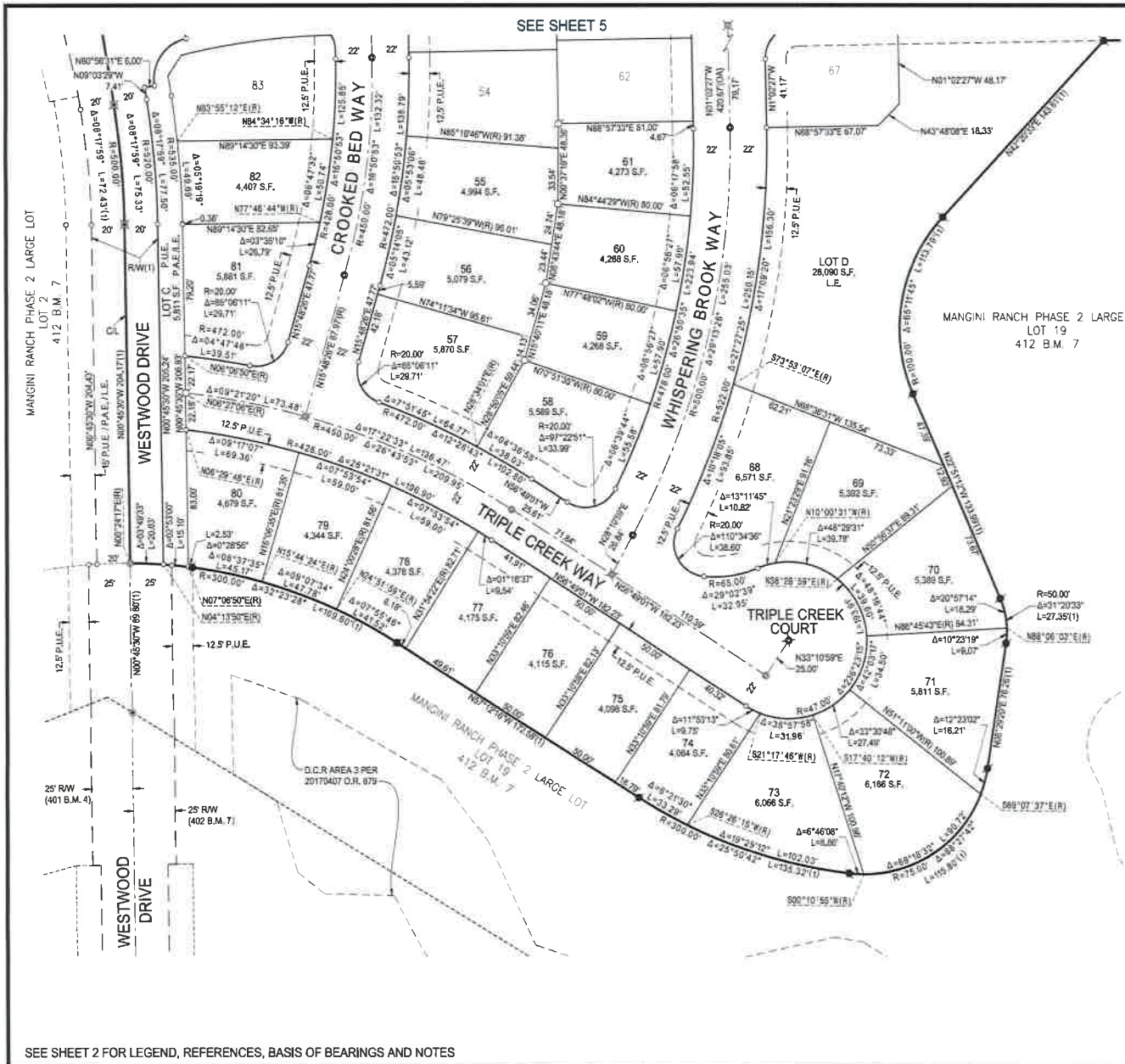


**FINAL MAP (PN 17-307.01)
 MANGINI RANCH
 PHASE 2 - VILLAGE 1**

A SUBDIVISION OF LOT 1 OF THAT CERTAIN FINAL MAP TITLED "MANGINI RANCH PHASE 2 LARGE LOT" FILED FOR RECORD JULY 2, 2019, IN BOOK 412 OF MAPS AT PAGE 7, SACRAMENTO COUNTY RECORDS, BEING A PORTION OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 8 EAST. M.D.B.M.



0 50 100 200
SCALE: 1"=100'

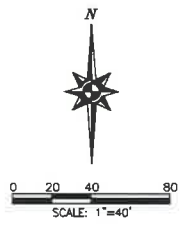


SEE SHEET 6

SEE SHEET 5

MANGINI RANCH PHASE 2 LARGE LOT LOT 2 412 B.M. 7

MANGINI RANCH PHASE 2 LARGE LOT LOT 19 412 B.M. 7



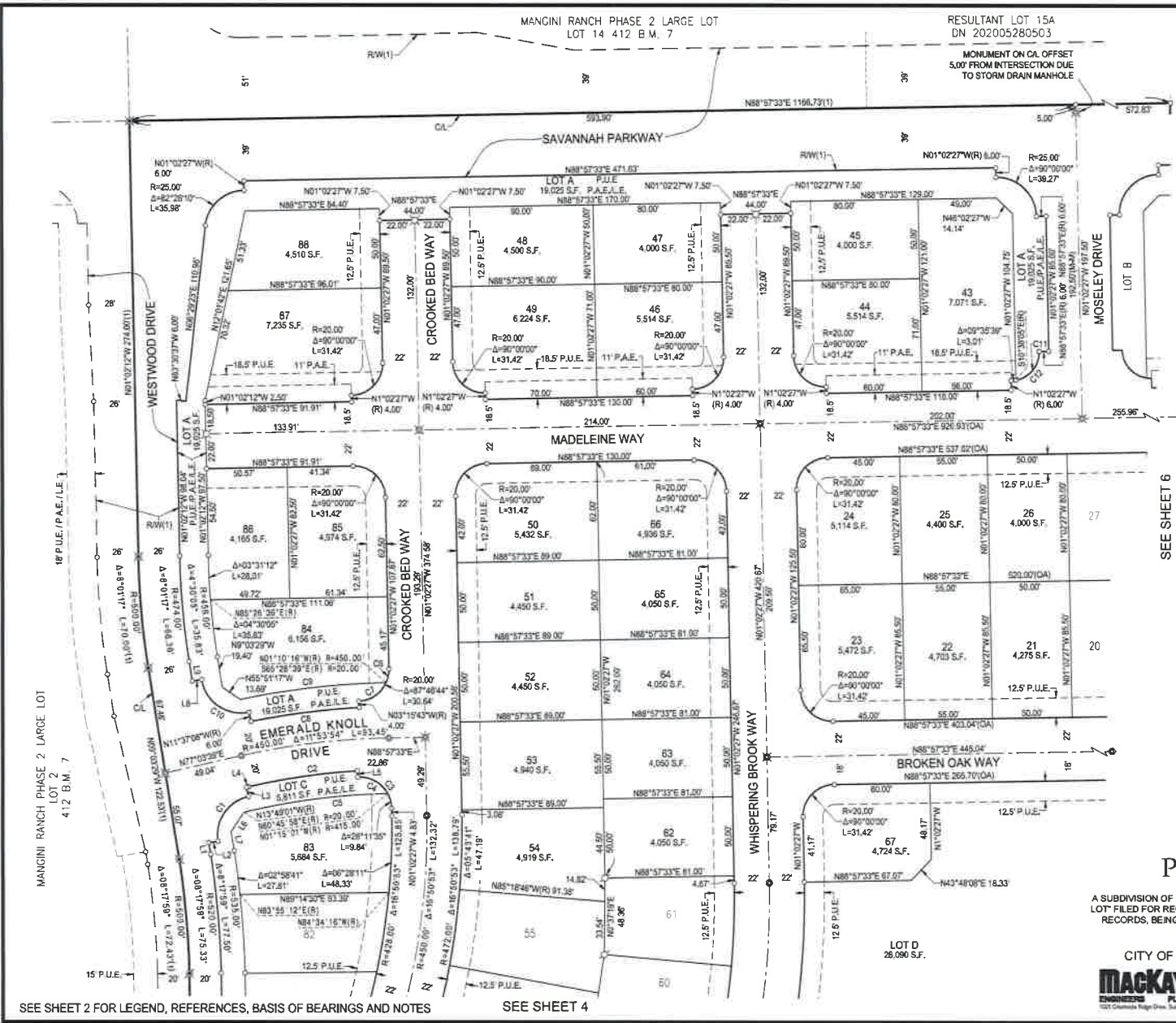
FINAL MAP (PN 17-307.01)
MANGINI RANCH
PHASE 2 - VILLAGE 1

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102 Camino Ridge Drive, Suite 100, Roseville, CA 95747 916-775-1188

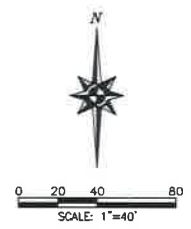
SEPTEMBER 2021
SHEET 4 OF 6

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



Curve Table			
Curve #	Radius	Delta	Length
C1	25.00	86°07'09"	37.58'
C2	430.00	09°11'44"	69.01'
C3	20.00	92°42'10"	32.36'
C4	20.00	64°30'35"	22.52'
C5	415.00	12°34'00"	91.02'
C6	20.00	25°33'48"	8.92'
C7	20.00	62°12'57"	21.72'
C8	470.00	08°21'25"	68.55'
C9	485.00	10°52'22"	92.18'
C10	25.00	92°33'39"	40.39'
C11	18.00	80°24'21"	25.26'
C12	18.00	90°00'00"	28.27'

Line Table		
Line #	Bearing	Length
L1	N08°03'29"W	7.41'
L2	N80°56'31"E(R)	6.00'
L3	N12°56'21"W(R)	6.00'
L4	N77°03'39"E	1.38'
L5	N03°44'37"W(R)	4.00'
L6	N33°13'02"E	14.80'
L7	N09°03'29"W	12.04'
L8	N80°56'31"E(R)	6.00'
L9	N08°03'29"W	12.61'



FINAL MAP (PN 17-307.01)
**MANGINI RANCH
 PHASE 2 - VILLAGE 1**

A SUBDIVISION OF LOT 1 OF THAT CERTAIN FINAL MAP TITLED "MANGINI RANCH PHASE 2 LARGE LOT" FILED FOR RECORD JULY 2, 2019, IN BOOK 412 OF MAPS AT PAGE 7, SACRAMENTO COUNTY RECORDS, BEING A PORTION OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D. B.M.

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 SEPTEMBER 2021
 SHEET 5 OF 6

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

SEE SHEET 4

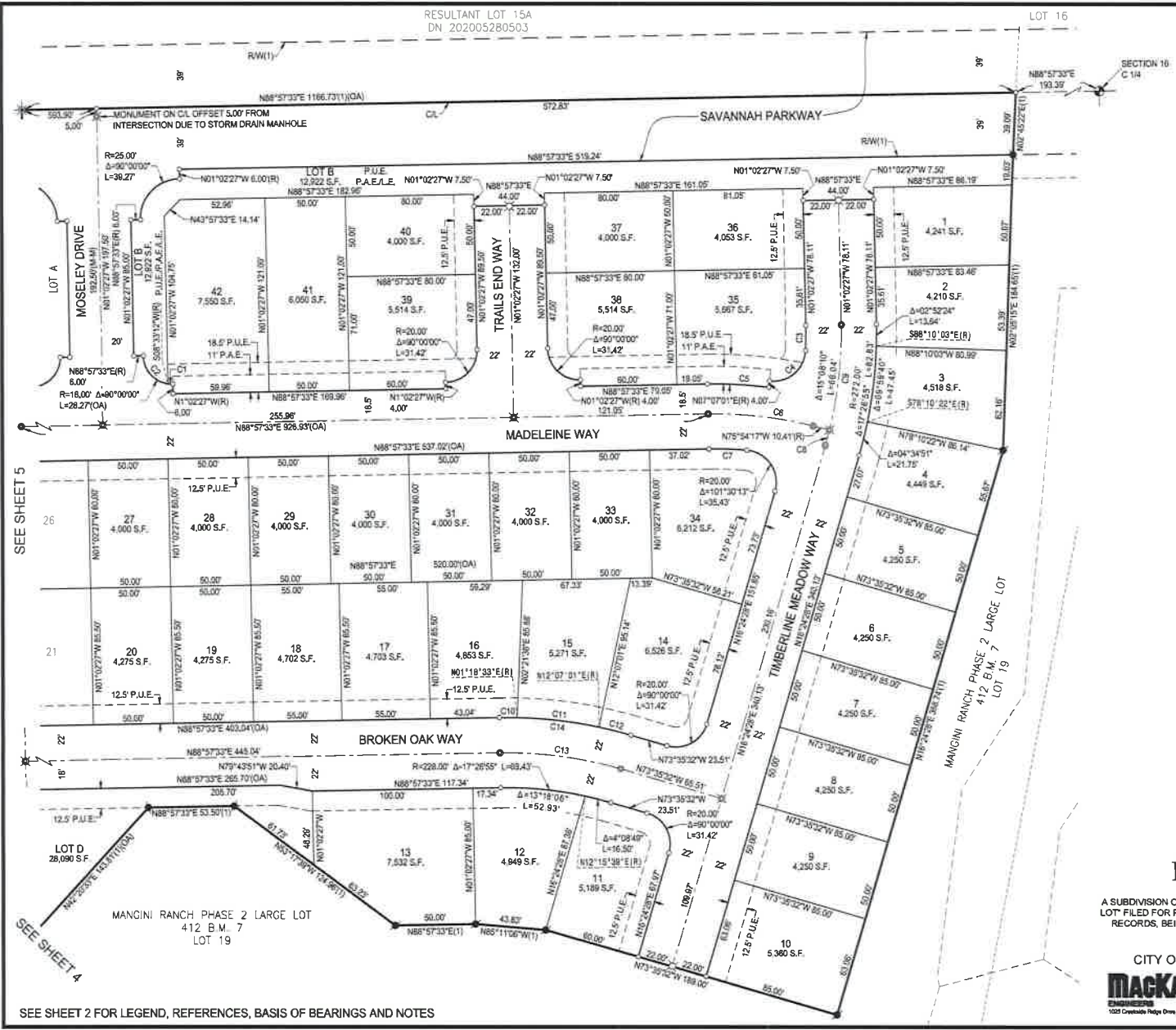
SEE SHEET 6

RESULTANT LOT 15A
DN 202005280503

LOT 16

SECTION 16
C 14

Curve Table			
Curve #	Radius	Delta	Length
C1	18.00'	06°35'38"	3.01'
C2	18.00'	80°24'21"	25.26'
C3	228.00'	03°57'19"	15.74'
C4	20.00'	94°12'09"	32.88'
C5	268.50'	08°09'28"	36.23'
C6	250.00'	15°08'10"	66.04'
C7	228.00'	05°58'42"	23.66'
C8	250.00'	07°26'55"	76.13'
C10	272.00'	2°21'00"	11.18'
C11	272.00'	04°17'42"	20.37'
C12	272.00'	04°17'42"	20.37'
C13	250.00'	17°26'55"	76.13'
C14	272.00'	07°26'55"	82.83'



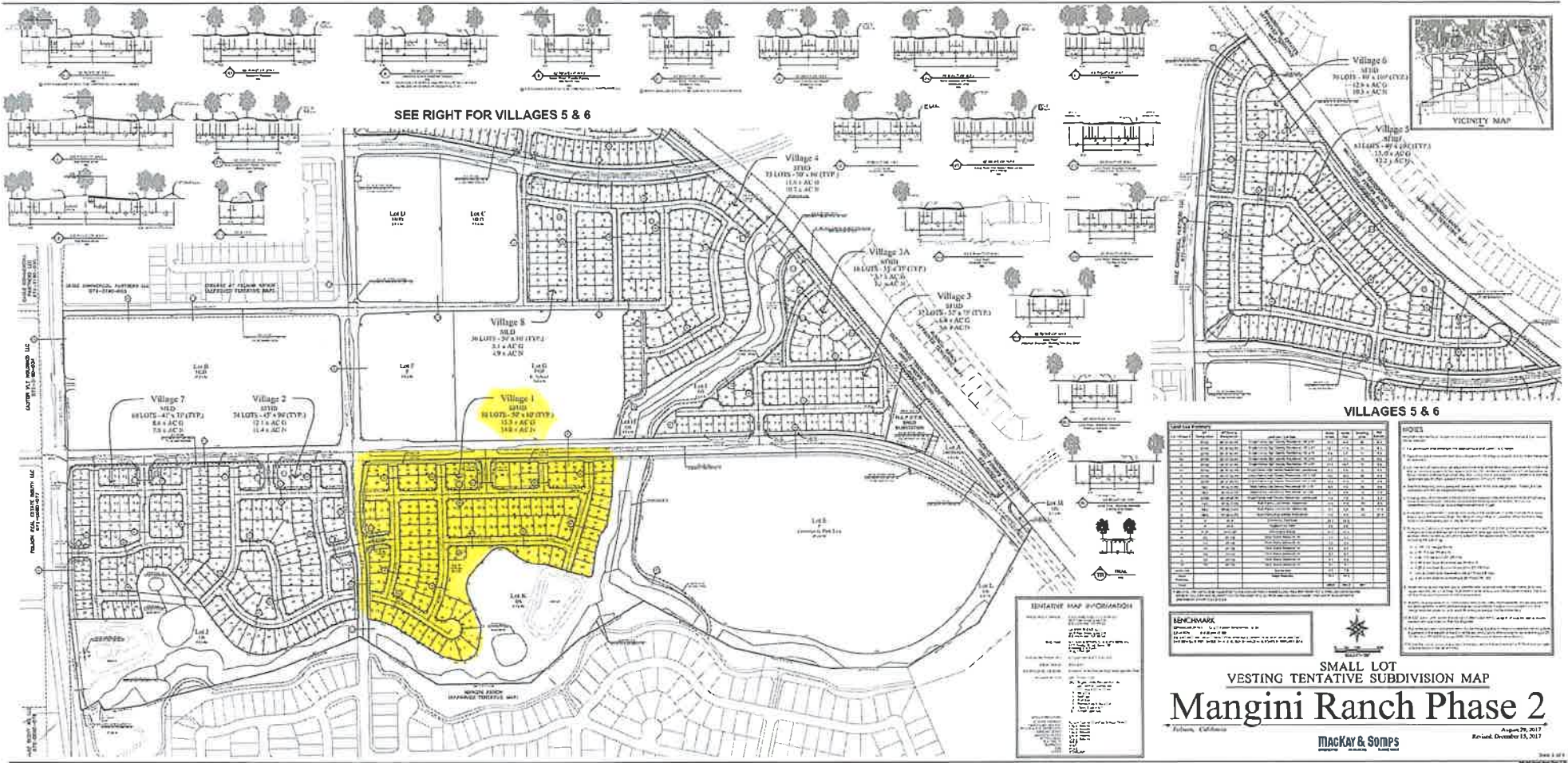
FINAL MAP (PN 17-307.01)
MANGINI RANCH
PHASE 2 - VILLAGE 1

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SEPTEMBER 2021
SHEET 6 OF 6

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

ATTACHMENT 4
Mangini Ranch Phase 2 Village No. 1 Vesting Tentative
Subdivision Map



SEE RIGHT FOR VILLAGES 5 & 6



VILLAGES 5 & 6

Lot	Area	Notes
Lot 1	1.5 AC	...
Lot 2	2.0 AC	...
Lot 3	1.8 AC	...
Lot 4	2.2 AC	...
Lot 5	1.9 AC	...
Lot 6	2.1 AC	...
Lot 7	1.7 AC	...
Lot 8	2.3 AC	...
Lot 9	1.6 AC	...
Lot 10	2.4 AC	...
Lot 11	1.5 AC	...
Lot 12	2.0 AC	...
Lot 13	1.8 AC	...
Lot 14	2.2 AC	...
Lot 15	1.9 AC	...
Lot 16	2.1 AC	...
Lot 17	1.7 AC	...
Lot 18	2.3 AC	...
Lot 19	1.6 AC	...
Lot 20	2.4 AC	...
Lot 21	1.5 AC	...
Lot 22	2.0 AC	...
Lot 23	1.8 AC	...
Lot 24	2.2 AC	...
Lot 25	1.9 AC	...
Lot 26	2.1 AC	...
Lot 27	1.7 AC	...
Lot 28	2.3 AC	...
Lot 29	1.6 AC	...
Lot 30	2.4 AC	...

NOTES

1. All dimensions and bearings are given in feet and angles.
2. All dimensions are to the center of the line unless otherwise noted.
3. All bearings are given in degrees, minutes and seconds.
4. All distances are given in feet.
5. All lot areas are given in acres.
6. All lot dimensions are given in feet.
7. All easements are shown as dashed lines.
8. All utility lines are shown as solid lines.
9. All structures are shown as solid lines.
10. All trees are shown as solid lines.
11. All roads are shown as solid lines.
12. All bridges are shown as solid lines.
13. All culverts are shown as solid lines.
14. All fences are shown as solid lines.
15. All other features are shown as solid lines.

TENTATIVE MAP INFORMATION

Map No. 2017-001
 Date: August 29, 2017
 Project: Mangini Ranch Phase 2
 Location: Fresno, California

BENCHMARK
 Station: 2017-001
 Elevation: 123.45 feet
 Date: August 29, 2017



SMALL LOT
 VESTING TENTATIVE SUBDIVISION MAP
Mangini Ranch Phase 2

MACKAY & SOMPS
 Surveyors
 Fresno, California

August 29, 2017
 Revised December 15, 2017

ATTACHMENT 5

**Table of Conditions of Approval for the Mangini Ranch Phase 2
Village No. 1 Vesting Tentative Subdivision Map**

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
1.	<p><i>Final Development Plans</i> The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 2. Vicinity Map 3. Illustrative Master Plan Exhibit, dated December 15, 2017 4. Large-Lot Vesting Tentative Subdivision Map, dated December 15, 2017 5. Small-Lot Vesting Tentative Subdivision Map, dated December 15, 2017 6. Preliminary Grading and Drainage Plan, dated December 15, 2017 7. Preliminary Utility Plan, dated December 15, 2017 8. Conceptual Phasing Plan, dated December 15, 2017 9. On-Site Infrastructure Phasing Exhibit, dated December 15, 2017 10. On-Site Infrastructure Phasing Narrative, dated December 14, 2017 11. Preliminary Phased Off-Site Utility Plan, dated September, 2017 12. Off-Site Infrastructure Triggers, dated December, 2017 13. Interim Off-Site Intersection Design, dated December 15, 2017 14. Trail System Modification Exhibit, dated December 15, 2017 15. Noise Mitigation Exhibit and Conceptual Wall and Fencing Exhibit, dated December 15, 2017 16. Inclusionary Housing Plan, dated September 26, 2017 17. Parks and Open Space Ownership/Maintenance Summary, dated December 14, 2017 18. Minor Administrative Modification Exhibits 19. Folsom Ranch Central District Guidelines Addendum, dated December, 2017 <p>The Small-Lot Vesting Tentative Subdivision Map is approved for the development of a 545-unit residential subdivision (Mangini Ranch Phase 2 Subdivision). Implementation of the project shall be consistent with the above referenced items and these conditions of approval.</p>	G, I, M, B	CD (P)(E)	<p>The Community Development Department has reviewed and approved the improvement plans and the final map for the project. The approved improvement plans are in substantial compliance with the grading and drainage plans, the site and utility plans, offsite infrastructure exhibit, the preliminary landscape plans and the design guidelines.</p> <p>The final map for Village 1 is in substantial compliance with the approved Vesting Tentative Subdivision Map.</p> <p>The Vesting Tentative Subdivision Map (PN17-307) was approved by the City Council on February 13, 2018. (Resolution No. 10069)</p>	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
2.	<p><i>Plan Submittal</i> All civil engineering, improvement, and landscape and irrigation plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	G, I, M,	CD (P)(E)(B)	<p>Improvement plans for the Village 1 subdivision have been reviewed and approved by the Community Development Department. Grading and construction commenced in this subdivision in the Spring of 2020.</p> <p>Landscape and Irrigation plans for this subdivision reviewed and approved prior to the first building permit issuance in the subdivision.</p>	Yes
3.	<p><i>Validity</i> This approval of the Vesting Small Lot Tentative Subdivision Map shall be valid for a period of twenty-four months pursuant to Section 16.16.110A of the Folsom Municipal Code and the Subdivision Map Act. The term of the approved Inclusionary Housing Plan shall track the term of the Vesting Small Lot Tentative Subdivision Map, as may be extended from time to time pursuant to Section 16.16.110.A and 16.16.120 of the Folsom Municipal Code and the Subdivision Map Act. The term of the Project Design Guidelines shall track the term of the First Amended and Restated Tier 1 Development Agreement.</p>	OG	CD (P)	The City Council approved the Small Lot Vesting Tentative Map on February 13, 2018. (Resolution No. 10069)	Yes
4.	<p><i>Vesting Tentative Subdivision Map Approval</i> The Vesting Tentative Subdivision Map for the Mangini Ranch Phase 2 Subdivision project shall be subject to review and approval by the City Council.</p>	M	CD (P)(E)	The Owner/applicant has complied with all applicable mitigation measures from the FEIR/EIS prior to the issuance of a grading permit. Additionally, construction inspection and monitoring is being conducted throughout construction by the City and/or its Consultants.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
5.	<p>Improvements in the PFFP The owner/applicant shall be subject to all thresholds, timelines and deadlines for the construction and final completion of various improvements for the entire Folsom Plan Area. The various improvements are outlined and detailed in the Folsom Plan Area Specific Plan Public Facilities Financing Plan (PFFP) dated January 28, 2014 and adopted by City of Folsom Resolution No. 9298. These improvements in the PFFP include, but are not limited to, the backbone infrastructure water (water reservoirs, water transmission mains, booster pump stations, pressure reducing valve stations, etc.), sanitary sewer (lift stations and forced mains) systems, recycled water mains and associated infrastructure, roadway and transportation (future interchanges, major arterial roadways, etc.) improvements, aquatic center (community pool), parks, fire stations, municipal services center, community library, etc The thresholds and timelines included in the PFFP require facilities to be constructed and completed based on number of building permits issued and in some cases, number of residential units that are occupied. The owner/applicant shall be required to address these thresholds and timelines as the project moves forward through the various developments stages and shall be subject to the various fair share requirements, subject to the provisions of the PFFP, the ARDA and any amendment thereto.</p>	M	CD(E)(P)(B), PW, FD, EWR, PR	The owner/applicant is in compliance with all plan area wide obligations. These conditions of approval require certain improvements during buildout of this Tentative Map. The owner/applicant has been required to construct these improvements as needed and in conjunction with the other subdivisions under development. Grading and construction in this subdivision commenced in the Spring of 2020.	Yes
6.	<p>Street Names The street names identified below shall be used for the Final Small-Lot Map: Savannah Parkway, Alder Creek Parkway, Westwood Drive, Dandelion Lane, Golden Wave Drive, Gardner Street, Persimmon Way, Sassafras Trail, Hackberry Lane, Arbor View Drive, Emerald Knoll Lane, Copper Ridge Drive, Field View Trail, Eagle Ridge Lane, Spice Wood Court, Willow Grove Street, Cimarron Trail, Vista Grande Drive, Sienna Bluff Trail, Lilac Circle, Butterfly Ridge, Spring Harvest Trail, Barnwood Drive, Barn Owl Drive, Triple Creek Way, Crooked Bed Trail, Deer Point Court, Blacktail Way, Willowick Lane, Shadow Creek Circle, Dragonfly Way, Old Ranch Road, Whispering Brook Way, Shakers Ridge Way, Quakie Glen Drive, Shale Rock Court, Wind River Range Lane, Owl Creek Drive, Drowsy Water Way, Cackleberry Court, Quail Meadow Way, Tall Oaks Bend, Stone View Trail, Snapdragon Lane, Timberline Meadow Way, Trails End, Broken Oak Lane, Bitterroot Lane.</p>	M	CD (E)(P)	The Final Map for Village 1 includes street names chosen from the approved list in this condition.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
7.	<p><i>Indemnity for City</i> The owner/applicant shall protect, defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. If the City should fail to cooperate fully in the defense, the owner owner/applicant shall not thereafter be responsible to defend, indemnify and hold harmless the City or its agents, officers, and employees, pursuant to this condition. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. The owner/applicant’s obligations under this condition shall apply regardless of whether a Final Map is ultimately recorded with respect to this project.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD	The City standard subdivision improvement agreement includes language that satisfies this condition. The subdivision improvement agreement will be executed by the City Manager upon approval by the City Council.	Yes
8.	<p><i>Small-Lot Vesting Tentative Subdivision Map</i> The Small-Lot Vesting Tentative Subdivision map is expressly conditioned upon compliance with all environmental mitigation measures in the Folsom Plan Area Specific Plan (FEIR/EIS) as amended by the Westland/Eagle Specific Plan Amendment CEQA Addendum, and the Folsom South of U.S. Highway 50 Specific Plan Revised Proposed Off-Site Water Facility Alternative CEQA Addendum as well as compliance with the mitigation measures in the South of U.S. Highway 50 Backbone Infrastructure Project Mitigated Negative Declaration for those portions of Mangini Ranch Phase 2 that are included as part of the South of U.S. Highway 50 Backbone Infrastructure Project.</p>	OG	CD	The Owner/applicant has complied with all applicable mitigation measures from the FEIR/EIS prior to the issuance of a grading permit for this subdivision in the Spring of 2020. Additionally, construction inspection and monitoring is conducted throughout construction by the City and/or its Consultants to verify compliance.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
9.	<i>ARDA and Amendments</i> The owner/applicant shall comply with all provisions of Amendments No. 1 and 2 to the First Amended and Restated Tier 1 Development Agreement and any approved amendments thereafter by and between the City and the owner/applicant of the project.	G, I, M, B	CD (E)	The owner/applicant has complied with all applicable provisions of the respective Amended and Restated Tier 1 Development Agreement.	Yes
10.	<i>Mitigation Monitoring</i> The owner/applicant shall participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Folsom Plan Area Specific Plan FEIR/EIS, the South of 50 Backbone Infrastructure Project MND, the Westland/Eagle Specific Plan Amendment to the FPASP and Addendum to the FPASP EIR/EIS, and the Folsom South of U.S. Highway 50 Specific Plan Project Revised Proposed Off-Site Water Facility Alternative Amendment to the FPASP and Addendum to the FPASP EIR/EIS have been incorporated into these conditions of approval in order to mitigate or avoid significant effects on the environment. These mitigation monitoring and reporting measures are identified in the mitigation measure column. Applicant shall fund on a Time and Materials basis all mitigation monitoring (e.g., staff and consultant time).	OG	CD (P)	The owner has funded and participated in a MMRP reporting program performed by the City's consultant (Helix) and/or staff throughout the course of grading and construction.	Yes
POLICE/SECURITY REQUIREMENT					
11.	The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be considered: <ul style="list-style-type: none"> • A security guard on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. • Security measures for the safety of all construction equipment and unit appliances. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B	PD	The owner provided onsite security during construction and has incorporated line of sight guidelines into landscaping plans at intersections	Yes
DEVELOPMENT COSTS AND FEE REQUIREMENTS					
12.	<i>Taxes and Fees</i> The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount required by the Public Facilities Financing Plan and Amendment No. 1 to the Amended and Restated Tier 1 Development Agreement.	OG	CD (P)(E)	The owner has paid all current taxes and fees associated with this subdivision.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
13.	<p>Assessments If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</p>	OG	CD (E)	The owner has paid all taxes and fees associated with this subdivision and filed a tax segregation request for applicable taxes.	Yes
14.	<p>FPASP Development Impact Fees The owner/applicant shall be subject to all Folsom Plan Area Specific Plan Area development impact fees in place at the time of approval or subsequently adopted consistent with the Public Facilities Financing Plan (PFFP), Development Agreement and amendments thereto, unless exempt by previous agreement. The owner/applicant shall be subject to all applicable Folsom Plan Area plan-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, the Folsom Plan Area Specific Plan Fee, Specific Plan Infrastructure Fee (SPIF), Solid Waste Fee, Corporation Yard Fee, Transportation Management Fee, Transit Fee, Highway 50 Interchange Fee, General Park Equipment Fee, Housing Trust Fee, etc.</p> <p>Any protest to such for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (February 13, 2018), or otherwise shall be governed by the terms of Amendments No. 1 and 2 to ARDA. The fees shall be calculated at the fee rate set forth in the PFFP and the ARDA.</p>	B	CD (P), PW, PK	The Owner/Applicant shall pay all required City fees and Plan Area wide fees prior to issuance of building permits.	Yes
15.	<p>Legal Counsel The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the City shall provide notice to the owner/applicant of the outside counsel selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for all outside legal fees and costs incurred and documented by the City for such services. The owner/applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The owner/applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.</p>	OG	CD (P)(E)	The City has not yet utilized any outside services for any type of legal issues for this subdivision. If at any time during the development of this subdivision, any outside legal services were necessary, the owner/applicant would be required to conform to this condition.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
16.	<p>Consultant Services If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the City shall provide notice to the owner/applicant of the outside consultant selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for actual costs incurred and documented in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Grading Plan, Final Map, improvement plans, or beginning inspection, whichever is applicable.</p>	G, I, M, B	CD (P)(E)	The City has provided notice to the owner/applicant for various Consultants performing services for the development of this subdivision. The City has collected deposits from the owner/applicant in advance of such work for these services.	Yes
17.	<p>Walls/Fences/Gates The final location, design, height, materials, and colors of the walls, fences, and gates shall be subject to review and approval by the Community Development Department to ensure consistency with the Folsom Ranch Central District Design Guidelines.</p>	B	CD (P)(E)	The owner/applicant will submit landscape and streetscape plans to the Community Development Department. The Community Development Department will verify that the landscape and streetscape plans include the required wall, fences and gates and that these improvements are in compliance with the Folsom Ranch Central District Design Guidelines.	Condition will be satisfied prior to building permit issuance in the subdivision.

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
18.	<p>Development Phase 1 (Villages 1, 2, 7) Plan The owner/applicant shall construct the following improvements as shown on the Vesting Tentative Subdivision Map with each applicable phase. Roadways shall be to the ultimate horizontal and vertical alignment unless otherwise noted.</p> <ul style="list-style-type: none"> o Roads <ul style="list-style-type: none"> ▪ Alder Creek Parkway (East Bidwell Street to Placerville Road) <ul style="list-style-type: none"> • One lane of travel in each direction (These roadway improvements are existing improvements being constructed with FPA Phase 1 Backbone Improvements) • Intersection and median pocket improvements are described in following three phases ▪ East Bidwell Street (Alder Creek Parkway to the interface of Mangini Ranch Phase 1 Subdivision Project) <ul style="list-style-type: none"> • One lane of travel in each direction (These roadway improvements are existing-improvements constructed with FPA Phase 1 Backbone Improvements) • Intersection of Savannah Parkway and East Bidwell Street including turn lanes (as shown on Attachment 11/Off-Site Infrastructure Triggers, December-2017/Required Prior to First Building Permit) <ul style="list-style-type: none"> o Control: Stop-Sign control at the westbound approach to East Bidwell Street from Savannah Parkway with full access. o Southbound Approach to Savannah Parkway from East Bidwell Street: One thru-lane, and one left-turn lane with a 200-foot long transition, 60-foot-long taper, and 100 feet of vehicle storage. o Northbound Approach to Savannah Parkway from East Bidwell Street: One shared thru/right-turn lane. o Westbound Approach to East Bidwell Street from Savannah Parkway: One shared left/right-turn lane, and a striped out left-turn pocket with a 125-foot-long taper and 60 feet of vehicle storage. 	G, I, M	CD (E), EWR, PW, FD	<p>The owner has submitted and obtained approval by the City of a phasing plan for Development Phase 1 of the Mangini Ranch Phase 2 Vesting Tentative Subdivision Map, which includes Village 1. The following addresses the improvements necessary to serve Village 1:</p> <p>Alder Creek Parkway is not required to provide access to the Village 1 subdivision.</p> <p>Roadway improvements to provide access to the Village 1 subdivision are being constructed with the approved Village 1 improvement plans and the approved Enclave at Folsom Ranch Off-site Improvement Plans. These roadway improvements include East Bidwell Street, Old Ranch Way, Westwood Drive and Savannah Parkway. These improvements have been under construction since the Spring of 2019. It is expected that the Village 1 subdivision improvements will be complete in the Fall of 2021.</p>	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
18. Cont.	<ul style="list-style-type: none"> ○ Between Old Ranch Way and the southern boundary of the project site, East Bidwell Street shall be constructed as a two-lane arterial on the eastern “half segment” of its ultimate configuration. This two-lane segment shall have a striped 2-foot-wide median south of Old Ranch Way, consistent with the California Manual of Uniform Traffic Control Devices (MUTCD) Figure 3A-107 (CA), or similar standard. The southbound left-turn pocket shall be developed in accordance with the Highway Design Manual (HDM) Figure 405-2A, or similar standard. Savannah Parkway shall have a raised median curb. ● Intersection of Old Ranch Way and East Bidwell Street including turn lanes <ul style="list-style-type: none"> ○ Control: All-Way Stop-Sign control at the intersection of East Bidwell Street and Old Ranch Way with full access. ○ Southbound Approach to Old Ranch Way from East Bidwell Street: One thru-lane and one left-turn lane. ○ Northbound Approach to Old Ranch Way from East Bidwell Street: One shared thru/right-turn lane. ○ Westbound Approach to East Bidwell Street from Old Ranch Way: One shared left/right-turn lane. ● Village 7 Entrance/Exit on East Bidwell Street <ul style="list-style-type: none"> ○ Control: Stop-Sign control at the Village 7 exit to East Bidwell Street. ○ Access to Village 7 from East Bidwell Street limited to right-turns in and right-turns out only. Measures to enforce the right-turn in and right-turn out restriction at this location shall be implemented to the satisfaction of the Community Development Department. ● Frontage Improvements on East Bidwell Street <ul style="list-style-type: none"> ○ Frontage Improvements including curb, gutter, sidewalk, and landscaping along the east side of East Bidwell Street from Savannah Parkway to the southern project boundary with the Mangini Ranch Phase 1 Subdivision project. 	G, I, M	CD (E), EWR, PW, FD		

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
18. Cont.	<ul style="list-style-type: none"> ▪ Savannah Parkway (East Bidwell Street East Bidwell Street to the eastern edge of Open Space Lots I and L) <ul style="list-style-type: none"> • One lane of travel in each direction and a landscaped median of varying widths. • Intersection of Savannah Parkway and Westwood Drive including turn lanes <ul style="list-style-type: none"> ○ Westbound approach to Westwood Drive from Savannah Parkway: One through lane, one right-turn lane, and one left-turn lane. The right-turn pocket will have a 125-foot-long taper and 210 feet of vehicle storage. The left-turn lane will have a 125-foot-long taper with 60 feet of vehicle storage. ○ Eastbound approach to Westwood Drive from Savannah Parkway: One shared through/right-turn lane and one left-turn lane. The left-turn lane will have a 125-foot-long taper with 60 feet of vehicle storage. ○ Northbound approach to Savannah Parkway from Westwood Drive: One shared through lane/right-turn lane and one left-turn lane. The left-turn lane will have a 125-foot-long taper with 60 feet of vehicle storage. A 60-foot-long taper will be provided for the right-turn movement. • Village 1 Entrance/Exit and Turn Pockets <ul style="list-style-type: none"> ○ Control: Stop-Sign control at the Village 1 exit to Savannah Parkway. ○ Westbound left-turn pocket into Village 1 entrance from Savannah Parkway with a 125-foot-long taper and 60 feet of vehicle storage. ○ Eastbound left-turn pocket at Savannah Parkway/Village 1 intersection with 125-foot-long taper and 60 feet of vehicle storage. • Frontage Improvements on Savannah Parkway <ul style="list-style-type: none"> ○ Frontage Improvements along the southern side of Savannah Parkway including curb, gutter, sidewalk, medians, and landscaping along with the remainder of paving required to complete the roadway sections K and K1 to the eastern edge of Open Space Lots I and J as shown on the Small-Lot Vesting Tentative Subdivision Map. ▪ Westwood Drive (Savannah Parkway to the interface of Mangini Ranch Phase 1, including the Alder Creek Tributary creek crossing) <ul style="list-style-type: none"> • One lane of travel in each direction • Frontage improvements on Westwood Drive including curb, gutter, sidewalk, landscaping, medians along with remainder of paving required to complete the roadway Sections U, V1 and V-2 as shown on the Small-Lot Vesting Tentative Subdivision Map 	G, I, M	CD (E), EWR, PW, FD	<p>Improvements to Savannah Parkway will be constructed along the Village 1 frontage and are included in the Village 1 subdivision improvement plans.</p> <p>Additional Improvements to Savannah Parkway east of the westerly Village 2 boundary, the entrance to Village 1 on Westwood Drive and Westwood Drive along the Village 1 boundary to Old Ranch Way including the street frontage of the future Fire Station on Westwood Drive are being constructed with the approved improvement plans for the Village 2 subdivision. These improvements are expected to be complete in the Fall of 2021.</p>	

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
18. Cont.	<ul style="list-style-type: none"> ▪ Westwood Drive (Alder Creek Parkway to Old Ranch Way) <ul style="list-style-type: none"> • One lane of travel in each direction (The Enclave at Folsom Ranch Subdivision project (PN 16-025) is currently conditioned to complete these improvements) • Intersection of Alder Creek Parkway and Westwood Drive including turn lanes <ul style="list-style-type: none"> ○ Control: All-Way Stop-Sign control at the intersection of Westwood Drive and Alder Creek Parkway with full access. ○ Westbound Approach to Westwood Drive from Alder Creek Parkway: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. ○ Northbound Approach to Alder Creek Parkway from Westwood Drive: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 210 feet of vehicle storage. A 60-foot-long taper will be provided for the right-turn movement. ○ Eastbound Approach to Westwood Drive from Alder Creek Parkway: One through lane, one right-turn lane and one left-turn lane. • Intersection of Old Ranch Way and Westwood Drive including turn lanes <ul style="list-style-type: none"> ○ Eastbound Approach to Westwood Drive from Old Ranch Way: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. ○ Southbound Approach to Old Ranch Way from Westwood Drive: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. • Frontage Improvements on Westwood Drive <ul style="list-style-type: none"> ○ Frontage Improvements including curb, gutter, sidewalk, median, and landscaping along with the remainder of paving required to complete the roadway section K2 as shown on the Small-Lot Vesting Tentative Subdivision Map. ▪ Old Ranch Way (East Bidwell Street to Westwood Drive) <ul style="list-style-type: none"> • One lane of travel in each direction (The Enclave at Folsom Ranch Subdivision project (PN 16-025) is currently conditioned to complete these improvements) • Frontage improvements along the southern side including curb, gutter and sidewalk and landscaping along with remainder of paving required to complete the roadway Section S and S1 as shown on the Small-Lot Vesting Tentative Subdivision Map. 	G, I, M	CD (E), EWR, PW, FD	<p>Improvements to Savannah Parkway will be constructed along the Village 1 frontage and are included in the Village 1 subdivision improvement plans.</p> <p>Additional Improvements to Savannah Parkway east of the westerly Village 2 boundary, the entrance to Village 1 on Westwood Drive and Westwood Drive along the Village 1 boundary to Old Ranch Way including the street frontage of the future Fire Station on Westwood Drive are being constructed with the approved improvement plans for the Village 2 subdivision. These improvements are expected to be complete in the Fall of 2021.</p>	

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
18. Cont.	<ul style="list-style-type: none"> ○ Utility Infrastructure <ul style="list-style-type: none"> ▪ The utilities shall be constructed concurrent with the roadway phasing, as deemed appropriate and necessary to support the particular phase by the City Engineer. ▪ A particular development phase may be developed into sub-phases in which the roadway and utility phasing may change. If sub-phasing is proposed, the City Engineer shall determine what roadway and utility improvements are appropriate and necessary to serve the sub-phase. ▪ Hydromodification Basins No. 19 and No. 23 shall be constructed with Phase 1, unless already constructed by Others. ○ Trails in Open Space <ul style="list-style-type: none"> ▪ No trails within Phase 1 ○ Park Grading <ul style="list-style-type: none"> ▪ Community Park East will serve as a spoils site during Phase 1 grading. Grading of the park will be completed in subsequent phases. 	G, I, M	CD (E), EWR, PW, FD	<p>Underground water, sanitary sewer, storm drainage and public utility infrastructure will be constructed as a part of the roadway construction to serve Village 1, Hydro-modification Basin 19 has been included in the Enclave Offsite improvements plans and is required to be completed prior to the issuance of any building permits in Village 1.</p> <p>There are no trails being constructed in the open space adjoining the Village 1 subdivision.</p> <p>The owner/applicant commenced with grading the entire Mangini Ranch Phase 2 subdivision in the Spring of 2019. Throughout the grading in the future years, excess spoils will be placed in the future Community Park East.</p>	Yes

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SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
19.	<p>Development Phase 2 (Villages 3, 4, 8, and Lots C & D) Plan Developer shall construct the following improvements as shown on the Mangini Ranch Phase 2 Vesting Tentative Subdivision Map & Conceptual Development Phasing Diagram unless otherwise noted; Roadways shall be constructed to the ultimate horizontal and vertical alignment unless otherwise noted.</p> <ul style="list-style-type: none"> ○ Roads <ul style="list-style-type: none"> ▪ Savannah Parkway (Eastern edge of Open Space Lots I and L to SMUD Substation) <ul style="list-style-type: none"> ● One lane of travel in each direction and median ● Village 3 Entrance/Exit on Savannah Parkway <ul style="list-style-type: none"> ○ Control: Stop-Sign control at the Village 3 exit to Savannah Parkway. ○ Eastbound left-turn lane from Savannah Parkway into Village 3 entrance with 125-foot-long taper and 60 feet of vehicle storage. ○ Frontage improvements along the northern side of Savannah Parkway including curb, gutter and sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Section K as shown on the Small-Lot Vesting Tentative Subdivision Map. ○ Park Frontage improvements are the responsibility of the City. ▪ Westwood Drive (Savannah Parkway to Old Ranch Way) <ul style="list-style-type: none"> ● One lane of travel in each direction ● Intersection of Old Ranch Way and Westwood Drive including turn lanes <ul style="list-style-type: none"> ○ Northbound Approach to Old Ranch Way from Westwood Drive: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. A 60-foot-long taper will be provided for the right-turn movement. ○ Westbound Approach to Westwood Drive from Old Ranch Way: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. ● Intersection of Savannah Parkway and Westwood Drive including turn lanes <ul style="list-style-type: none"> ○ Southbound Approach to Savannah Parkway from Westwood Drive: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 90 feet of vehicle storage. A 60-foot-long taper will be provided for the right-turn movement. 	G, I, M	CD (E), EWR, PW, FD	<p>These improvements in this condition for Savannah Parkway are not required to provide access and utilities to the Village 1 subdivision.</p> <p>The roadway improvements to Westwood Drive between Savannah Parkway and Old Ranch Way are included in the approved improvement plans for Village 2. These improvements commenced in the Summer of 2020 and will be complete and ready for acceptance in the Fall of 2021.</p> <p>The required improvements to Old Ranch Way and Alder Creek Parkway in this condition have been constructed and accepted by the City. These roadway improvements were required as a condition of approval for the Village 4 & 8 subdivisions approved by the City Council in July of 2020.</p>	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
19. Cont.	<ul style="list-style-type: none"> • Frontage Improvements on Westwood Drive <ul style="list-style-type: none"> ○ Frontage improvements along the western side of Westwood Drive including curb, gutter and sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Section K as shown on the Small-Lot Vesting Tentative Subdivision Map. ▪ Old Ranch Way (Westwood Drive to Village 4) <ul style="list-style-type: none"> • One lane of travel in each direction • Frontage improvements including curb, gutter, sidewalk, median and landscaping along with remainder of paving required to complete the roadway Section V-4 as shown on the Small-Lot Vesting Tentative Subdivision Map • Park & School frontage including curb, gutter, and 10-foot-wide sidewalk with remainder of paving required to complete the roadway Section V-4 as shown on the Small-Lot Vesting Tentative Subdivision Map. Park frontage improvements are the responsibility of the City. ▪ Alder Creek Parkway (Westwood Drive to Placerville Road) <ul style="list-style-type: none"> • One lane of travel in each direction and median (Existing travel lanes on Alder Creek Parkway constructed with FPA Phase 1 Backbone Improvements) • Village 8 Entrance/Exit on Savannah Parkway <ul style="list-style-type: none"> ○ Westbound left-turn lane from Alder Creek Parkway into Village 8 entrance with 125-foot-long taper and 60 feet of vehicle storage. • Intersection of East Bidwell Street and Alder Creek Parkway (as shown on Attachment 11/Off-Site Infrastructure Triggers, December-2017/Required Prior to 236th Building Permit) <ul style="list-style-type: none"> ○ Control: Signalize with a protected southbound East Bidwell Street left-turn, westbound Alder Creek Parkway split phasing, and westbound Alder Creek Parkway right-turn overlap. U-Turns prohibited. ○ Southbound Approach to Alder Creek Parkway from East Bidwell Street: One thru-lane, and two left-turn lanes, with a 300-foot-long single lane left-turn pocket excluding tapers for the most easterly of the left turning lanes. ○ Northbound Approach to Alder Creek Parkway from East Bidwell Street: One thru lane and one shared thru/right-turn lane with a striped 500-foot long right-turn pocket excluding tapers for the shared thru/right-turn lane. 	G, I, M	CD (E), EWR, PW, FD	<p>These improvements in this condition for Savannah Parkway are not required to provide access and utilities to the Village 1 subdivision.</p> <p>The roadway improvements to Westwood Drive between Savannah Parkway and Old Ranch Way are included in the approved improvement plans for Village 2. These improvements commenced in the Summer of 2020 and will be complete and ready for acceptance in the Fall of 2021.</p> <p>The required improvements to Old Ranch Way and Alder Creek Parkway in this condition have been constructed and accepted by the City. These roadway improvements were required as a condition of approval for the Village 4 & 8 subdivisions approved by the City Council in July of 2020.</p>	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
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Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
19. Cont.	<ul style="list-style-type: none"> ○ Westbound Approach to East Bidwell Street from Alder Creek Parkway: One right-turn lane and one left-turn lane, with a 200-foot left-turn pocket excluding tapers for the left-turn lane. ○ Eastbound Alder Creek Parkway Departure: Two receiving lanes shall be provided, the second receiving lane shall be dropped after 300 feet excluding tapers. ○ East Bidwell Street shall be constructed as a four-lane divided arterial between Alder Creek Parkway and the U.S. Highway 50 Interchange, with a 38-foot-wide median at Alder Creek Parkway that tapers back to match the existing four-lane arterial segment at the eastbound U.S. Highway 50 slip onramp. East Bidwell Street shall be constructed as a two-lane divided arterial between Alder Creek Parkway and Old Ranch Way, with a 38-foot-wide raised median at Alder Creek Parkway that tapers back to match the two-lane half segment. Alder Creek Parkway between East Bidwell Street and Westwood Drive shall be constructed as a two-lane divided roadway with a 38-foot-wide raised median. • Frontage Improvements on Alder Creek Parkway <ul style="list-style-type: none"> ○ Frontage improvements along the southern side of Alder Creek Parkway including curb, gutter, sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Section C1 as shown on the Small-Lot Vesting Tentative Subdivision Map. ▪ Intersection of East Bidwell Street and White Rock Road <ul style="list-style-type: none"> • Prior to issuance of the 281st building permit, the owner/applicant shall be responsible for either Option A or Option B below as follows: <ul style="list-style-type: none"> ○ Option A: The Capital Southeast Connector Joint Powers Authority (JPA) project proposes to relocate and signalize the East Bidwell Street/White Rock Road intersection: If the proposed JPA project at this location is fully funded and construction is underway by the time the 281st building permit is issued, the project shall pay the Sacramento County Transportation Development Fees, toward the JPA project. 	G, I, M	CD (E), EWR, PW, FD	The required improvements to the intersection of East Bidwell Street and White Rock Road have been fully funded by the Connector JPA are currently under construction. It is anticipated that the new signal and the improvements at the intersection will be complete and operational in the Fall of 2021. This condition is therefore satisfied.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
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SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
19. Cont.	<ul style="list-style-type: none"> ○ Option B: Signalize the existing East Bidwell Street/White Rock Road intersection with Mangini Ranch Phase 1 improvements: If the JPA project to relocate and signalize the East Bidwell Street/White Rock Road intersection is not fully funded and under construction prior to issuances of the 281st building permit, the owner/applicant shall be responsible to signalize the existing intersection with improvements described in Condition No. 127 of the Mangini Ranch Phase 1 conditions of approval. Mangini Ranch Phase 1 improvements at this location consist of "Southbound on East Bidwell Street construct a free southbound right turn lane consisting of 315 feet of deceleration length plus 50 feet storage length, excluding appropriate tapers and a 300 foot receiving /acceleration lane, excluding tapers along westbound White Rock Road. Westbound on White Rock Road, construct a free right-turn lane consisting of 315 feet of deceleration length plus 50 feet of storage length, excluding appropriate tapers, and a 300-foot receiving lane excluding appropriate tapers along northbound East Bidwell Street. ○ The JPA currently has more than seven million dollars programed toward relocation and signalization of the East Bidwell Street/White Rock Road intersection, and is planning to begin acquiring right-of-way during the winter of 2018, and begin construction during the summer of 2019. The projected absorption Schedule for the Mangini Ranch Phase 2 project estimates that the 281 dwelling units will not be constructed until sometime in the second quarter of 2020. Option A above is the preferred improvement, Option B would be a throwaway improvement. ○ Utility Infrastructure <ul style="list-style-type: none"> ▪ The utilities shall be constructed concurrent with the roadway phasing, as deemed appropriate and necessary to support the particular phase by the City Engineer ▪ A particular development phase may be developed into sub-phases in which the roadway and utility phasing may change. If sub-phasing is proposed, the City Engineer shall determine what roadway and utility improvements are appropriate and necessary to serve the sub-phase ○ Trails in Open Space <ul style="list-style-type: none"> ▪ The proposed trail within Lot I open space will be graded with Village 3 ▪ The proposed trail within Lot H open space adjacent to the school will be graded with Village 4 ○ Park Grading <ul style="list-style-type: none"> ▪ Community Park East will serve as a spoils site during Phase 2 grading. Grading of the park will be completed in subsequent phases. 	G, I, M	CD (E), EWR, PW, FD	<p>The required improvements to the intersection of East Bidwell Street and White Rock Road have been fully funded by the Connector JPA are currently under construction. It is anticipated that the new signal and the improvements at the intersection will be complete and operational in the Fall of 2021. This condition is therefore satisfied.</p> <p>Underground water, sanitary sewer, storm drainage and public utility infrastructure will be constructed as a part of the roadway construction to serve Village 1, Hydro-modification Basin 19 has been included in the Enclave Offsite improvements plans and is required to be completed prior to the issuance of any building permits in Village 1.</p> <p>There are no trails being constructed in the open space adjoining the Village 1 subdivision.</p> <p>The owner/applicant commenced with grading the entire Mangini Ranch Phase 2 subdivision in the Spring of 2019. Throughout the grading in the future years, excess spoils will be placed in the future Community Park East.</p>	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
20.	<p>Development Phase 3 (Villages 5 and 6, and Lots B, F, and G) Developer shall construct the following improvements as shown on the Mangini Ranch Phase 2 Vesting Tentative Subdivision Map & Conceptual Development Phasing Diagram unless otherwise noted; Roadways shall be constructed to the ultimate horizontal and vertical alignment unless otherwise noted.</p> <ul style="list-style-type: none"> ○ Roads <ul style="list-style-type: none"> ▪ East Bidwell Street (Savannah Parkway to the Alder Creek Parkway) <ul style="list-style-type: none"> • Intersection of Savannah Parkway and East Bidwell Street including turn lanes (as shown on Attachment 11/Off-Site Infrastructure Triggers, December-2017/Required Prior to 496th Building Permit) <ul style="list-style-type: none"> ○ Control: Signal control with split phasing. ○ Southbound Approach to Savannah Parkway from East Bidwell Street: One thru-lane, and one left-turn lane with a 100-foot-long left-turn pocket excluding tapers for the left-turn lane. ○ Northbound Approach to Savannah Parkway from East Bidwell Street: One shared thru/right-turn lane. ○ Westbound Approach to East Bidwell Street from Savannah Parkway: One right-turn lane, and one left-turn lane with a 60-foot left-turn pocket excluding tapers for the left-turn lane. ○ Between Old Ranch Way and the southern boundary of the project site, East Bidwell Street shall be constructed as a two-lane arterial on the eastern “half-segment” of its ultimate configuration. This two-lane segment shall have a striped 2-foot-wide median south of Old Ranch Way, consistent with the California Manual on Traffic Control Devices (MUTCD) Figure 3A-107 (CA), or similar standard. The southbound left-turn pocket shall be developed in accordance with the Highway Design Manual (HDM) Figure 405.2A, or similar standard. Savannah Parkway shall have a 4-foot-wide raised median. • Frontage improvements including curb, gutter, sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Section 1 as shown on the Small-Lot Vesting Tentative Subdivision Map. 	G, I, M	CD (E), EWR, PW, FD	These improvements in this condition are not required to provide access and utilities to the Village 1 subdivision.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
20. Cont.	<ul style="list-style-type: none"> o Savannah Parkway (SMUD Substation to Grand Prairie Road) <ul style="list-style-type: none"> o One lane of travel in each direction and a landscaped median of varying widths. o Intersection of Savannah Parkway and Grand Prairie Road including turn lanes o Northbound approach to Grand Prairie Road from Savannah Parkway: One shared through/right-turn/left-turn lane. <ul style="list-style-type: none"> o Southbound approach to Grand Prairie Road from Savannah Parkway: One shared through/right-turn lane and one left-turn lane. The left-turn lane will have a 125-foot-long taper with 60 feet of vehicle storage. <ul style="list-style-type: none"> ▪ Westbound approach to Savannah Parkway from Grand Prairie Road: One shared right-turn lane and one left-turn lane. o Frontage improvements along the northern side of Savannah Parkway including curb, gutter, sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Section K as shown on the Small-Lot Vesting Tentative Subdivision Map. o Park frontage improvements are the responsibility of the City. o Westwood Drive (Alder Creek Parkway to Placerville Road) <ul style="list-style-type: none"> o One lane of travel in each direction with median o Intersection of Alder Creek Parkway and Westwood Drive including turn lanes o Southbound Approach to Alder Creek Parkway from Placerville Road: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. o Intersection of Alder Creek Parkway and Placerville Road including turn lanes o Southbound Approach to Placerville Road from Alder Creek Parkway: One right-turn lane. <ul style="list-style-type: none"> ▪ Eastbound Approach to Placerville Road from Alder Creek Parkway: One shared through/left-turn lane. o Village 6 Entrance/Exit on Westwood Drive <ul style="list-style-type: none"> o Control: Stop-Sign control at the Village 6 exit to Westwood Drive. Northbound Approach to Village 6 entrance from Westwood Drive: <ul style="list-style-type: none"> o One shared through/right-turn lane. Southbound Approach to Village 6 entrance from Westwood Drive: One shared through/left-turn lane o Frontage improvements including curb, gutter, sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Sections U, U-2, and V1 as shown on the Small-Lot Vesting Tentative Subdivision Map. 	G, I, M	CD (E), EWR, PW, FD	These improvements in this condition are not required to provide access and utilities to the Village 1 subdivision.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
20. Cont.	<ul style="list-style-type: none"> ▪ Alder Creek Parkway (Westwood Drive to Placerville Road) <ul style="list-style-type: none"> • Village 5 Entrance/Exit on Alder Creek Parkway <ul style="list-style-type: none"> ○ Control: Stop-Sign control at the Village 5 exit to Alder Creek Parkway. ○ Eastbound Approach to Village 5 entrance from Alder Creek Parkway: Left-turn lane with 125-foot-long taper and 60 feet of vehicle storage. ○ Frontage improvements along the northern side of Alder Creek Parkway including curb, gutter, sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Section C1 as shown on the Small-Lot Vesting Tentative Subdivision Map. ▪ Intersection of Placerville Road and White Rock Road <ul style="list-style-type: none"> • Prior to the 496th building permit, the owner/applicant shall be responsible for prohibiting southbound left-turns from Placerville Road to eastbound White Rock Road by construction of a raised median on Placerville Road to channelize all southbound traffic onto westbound White Rock Road. ○ Utility Infrastructure <ul style="list-style-type: none"> ▪ The utilities shall be constructed concurrent with the roadway phasing, as deemed appropriate and necessary to support the particular phase by the City Engineer ▪ A particular development phase may be developed into sub-phases in which the roadway and utility phasing may change. If sub-phasing is proposed, the City Engineer shall determine what roadway and utility improvements are appropriate and necessary to serve the sub-phase ○ Trails in Open Space <ul style="list-style-type: none"> ▪ The proposed trail within Community Park East, including the connection with Mangini Ranch Phase 1, will be graded with Phase 3 ○ Park Grading <ul style="list-style-type: none"> ▪ Community Park East grading will be completed. 	G, I, M	CD (E), EWR, PW, FD	These improvements in this condition are not required to provide access and utilities to the Village 1 subdivision. The required improvements to Placerville Road at the intersection of White Rock Road will be completed with future phases in the Mangini Ranch Phase 2 subdivision	

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
21.	<p><i>Off-site improvements / Rights of Entry</i> For any improvements constructed on private property that are not under the ownership or control of the owner/applicant, all rights-of-entry, and if necessary, a permanent easement shall be obtained and provided to the City. All rights of entry, construction easements, either permanent or temporary and other easements shall be obtained as set forth in Amendments No. 1 and 2 to ARDA, which shall be fully executed by all affected parties and shall be recorded with the Sacramento County Recorder, where applicable, prior to approval of grading and/or improvement plans.</p>	G	CD (E)	The owner/applicant obtained all Rights of Entry, construction easements and grant deeds for all off-site improvements prior to commencement of grading. All rights-of-entry are on file with the Community Development Department.	Yes
22.	<p><i>Mine Shaft Remediation</i> The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels, and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling, or removal of each that meet all applicable health, safety and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City prior to approval of grading plans.</p>	G	CD (E)	During the course of grading and construction for this subdivision no mine shafts or tunnels were located or discovered.	Yes
23.	<p><i>Prepare Traffic Control Plan.</i> Prior to construction, a Traffic Control Plan for roadways and intersections affected by construction shall be prepared. The Traffic Control Plan shall designate haul routes and comply with requirements in the encroachment permits issued by the City of Rancho Cordova, Sacramento County, and Caltrans and any other local agencies, including but not limited to the City, if applicable. The Traffic Control Plan to be prepared by the project construction contractor(s) shall, at minimum, include the following measures:</p> <ul style="list-style-type: none"> • Maintaining the maximum amount of travel lane capacity during non-construction periods, possible, and advanced notice to drivers through the provision of construction signage. • Maintaining alternate one-way traffic flow past the lay down area and site access when feasible. • Heavy trucks and other construction transport vehicles shall avoid the busiest commute hours (7 a.m. to 8 a.m. and 5 p.m. to 6 p.m. on weekdays). • A minimum 72-hour advance notice of access restrictions for residents, businesses, and local emergency response agencies. This shall include the identification of alternative routes and detours to enable for the avoidance of the immediate construction zone. • A phone number and community contact for inquiries about the schedule of the construction throughout the construction period. This information will be posted in a local newspaper, via the City's web site, or at City Hall and will be updated on a monthly basis. 	G	CD (E)	The owner/applicant has jointly participated with the adjacent property owner (Enclave at Folsom Ranch) for the traffic control, planning and construction of roadway improvements to East Bidwell Street, Alder Creek Parkway and Placerville Road. The improvements to Alder Creek Parkway, East Bidwell Street, Savannah Parkway, Old Ranch Way and Westwood Drive are expected to be completed in the Fall of 2021.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
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Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
24.	<i>State and Federal Permits</i> The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review prior to approval of any grading or improvement plan.	G, I	CD (P)(E)	The owner/applicant has obtained all required State and Federal permits and copies are available from the Community Development Department	Yes
25.	<i>Water Quality Certification</i> A water quality certification pursuant to Section 401 of the Clean Water Act is required before issuance of the record of decision and before issuance of the Section 404 permit. Before construction in any areas containing wetland features, the owner/applicant shall obtain water quality certification for the project. Any measures required as part of the issuance of water quality certification shall be implemented pursuant to the permit conditions.	G	CD (E)	The City and/or the Owner obtained a Section 401 Water Quality certification for the backbone and project specific improvements. All required measures were implemented prior to grading and construction in the Spring of 2019.	Yes
26.	<i>Landslide /Slope Failure</i> The owner/applicant shall retain an appropriately licensed engineer during the grading activities to identify existing landslides and potential slope failure hazards. The said engineer shall be notified a minimum of two days prior to any site clearing or grading to facilitate meetings with the grading contractor in the field.	G	CD (E) PW	The owner/applicant retained a geotechnical engineer and implemented recommendations for this mitigation measure. A geotechnical report outlining these recommendations is on file with Community Development Department.	Yes
IMPROVEMENT PLAN REQUIREMENTS					
27.	<i>Improvement Plans</i> The improvement plans for the required public and private subdivision improvements necessary to serve any and all phases of development shall be reviewed and approved by the Community Development Department prior to approval of a Final Map.	M	CD (E)	The Community Development Department has reviewed and approved the improvement plans for this subdivision.	Yes
28.	<i>Standard Construction Specifications and Details</i> Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the latest edition of the City of Folsom <i>Standard Construction Specifications and Details</i> and the <i>Design and Procedures Manual and Improvement Standards</i> .	I	CD (P)(E)	The Community Development Department has reviewed and approved the improvement plans for this subdivision. The improvement plans and the required improvements are being constructed in accordance with the current City Standards and Specifications.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
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Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
29.	<p><i>Water and Sewer Infrastructure</i> All City-owned water and sewer infrastructure shall be placed within the street right of way. In the event that a City-maintained public water or sewer main needs to be placed in an area other than the public right of way, such as through an open space corridor, landscaped area, etc., the following criteria must be met;</p> <ul style="list-style-type: none"> • The owner/applicant shall provide public sewer and water main easements • An access road shall be designed and constructed to allow for the operations, maintenance and replacement of the public water or sewer line by the City along the entire water and/or sewer line alignment. • In no case shall a City-maintained public water or public sewer line be placed on private residential property. • The domestic water and irrigation system owned and maintained by the City shall be separately metered per City of Folsom <u><i>Standard Construction Specifications and Details</i></u>. 	I	CD (E)	The owner/applicant has installed all sewer and water infrastructure within the street right of way or within existing public water, sewer and public utility easements for this subdivision.	Yes

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Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
30.	<p>Lighting Plan The owner/applicant of all project phases shall submit a lighting plan for the project to the Community Development Department. The lighting plan shall be consistent with the Folsom Ranch Central District Design Guidelines:</p> <ul style="list-style-type: none"> • Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties; • Place and shield or screen flood and area lighting needed for construction activities, nighttime sporting activities, and/or security so as not to disturb adjacent residential areas and passing motorists; • For public lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or that blink or flash; • Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earthtoned colored paint and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways; and • Design exterior on-site lighting as an integral part of the building and landscaping design in the Specific Plan Area. Lighting fixtures shall be architecturally consistent with the overall site design. Lights used on signage should be directed to light only the sign face with no off site glare. 	I	CD (P)	The owner/applicant submitted a Lighting Plan for all backbone roadways and subdivisions in accordance with the Design Guidelines and City Standards for Street Lighting. A copy of the lighting plans are available from the Community Development Department.	Yes
31.	<p>Utility Coordination The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.). The owner/applicant shall provide the City with written confirmation of public utility service prior to approval of all final maps.</p>	M	CD (P)(E)	The owner/applicant has coordinated with all public utilities that will provide service to the subdivision. Bonding for the construction of the joint trench facilities to serve this subdivision are provided in the subdivision improvement agreement for this subdivision.	Yes

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Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
32.	<i>Replacing Hazardous Facilities</i> The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.	I, OG	CD (E)	The owner/applicant has reconstructed a portion of East Bidwell Street (formerly Scott Rd) to the satisfaction of the Community Development Dept. No existing improvements were existing as part of this subdivision.	Yes
33.	<i>Future Utility Lines</i> All future utility lines lower than 69 KV that are to be built within the project, shall be placed underground within and along the perimeter of the project at the developer's cost. The owner/applicant shall dedicate to SMUD all necessary underground easements for the electrical facilities that will be necessary to service development of the project.	B	CD (E)	All utility lines below 69 kV have been designed to be placed underground and Public Utility Easements have been dedicated on the final map for this subdivision.	Yes
34.	<i>Water Meter Fixed Network System</i> The owner owner/applicant shall pay for, furnish and install all infrastructure associated with the water meter fixed network system for any City-owned and maintained water meter within the project.	I	CD (E), EWR	The Owner/applicant has completed the infrastructure allowing for the water meter fixed network system. Meters will be furnished and installed during home construction for each individual metered connection.	Yes
35.	<i>Vertical Curb</i> All curbs located adjacent to landscaping, whether natural or manicured, and where parking is allowed shall be vertical.	I	CD (P)(B)	The improvement plans for the subdivision improvements and backbone roadways provide vertical curbing as required.	Yes
36.	<i>Class II Bike Lanes</i> All Class II bike lanes shall be striped and the legends painted green. No parking shall be permitted within the Class II bike lanes.	I	CD (E)(P)	All Class II bike lanes have been constructed in accordance with the Specific Plan, Design Guidelines and City Standards and Specifications.	Yes

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Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
37.	<p>Noise Barriers Based on the Environmental Noise Assessment prepared by Bollard Acoustical Consultants on August 23, 2017, the following measures shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> • Solid noise barriers or similar natural features (earthen berm, etc.) shall be required to reduce future traffic noise levels to below the City of Folsom exterior criteria of 60 dB Ldn at the proposed residential backyards. Barrier heights are specified relative to backyard elevations. The following barrier heights and locations are required to the satisfaction of the Community Development Department (see Figure 2 in the August 23, 2017 Assessment): <ul style="list-style-type: none"> ○ 6-foot noise barrier at residences adjacent to Highway 50 ○ 10-foot noise barrier at residences adjacent to East Bidwell Street ○ 7-foot noise barrier at residences adjacent to Alder Creek Parkway ○ 6-foot noise barrier at residences adjacent to Savannah Parkway • Suitable materials for the traffic noise barriers shall include masonry and precast concrete panels. Other materials may be acceptable but shall be reviewed by an acoustical consultant prior to use. The final design, materials, and colors of the barriers shall be to the satisfaction of the Community Development Department. • Mechanical ventilation (air conditioning) shall be provided for all residences within the Mangini Ranch Phase 2 Subdivision to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria. • All second-floor windows of residences located adjacent to East Bidwell Street from which the roadway is visible shall have a minimum STC rating of 32. Figure 2 of the Noise Assessment shows the specific lots where upgrades are required. • All second-floor windows of residences located adjacent to Alder Creek Parkway from which the roadway is visible shall have a minimum STC rating of 30. Figure 2 of the Noise Assessment shows the specific lots where upgrades are required. 	I	CD (E)(P)	The owner/applicant has designed the subdivision and sound walls along East Bidwell Street and Savannah Parkway in accordance with these conditions. The sound walls in the required location and height will be constructed as part of the improvements for this subdivision.	Yes

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Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
38.	<p><i>Master Plan Updates</i> The City has approved the Folsom Plan Area Storm Drainage Master Plan, Wastewater Master Plan, and Water Master Plan. The owner/applicant shall submit complete updates to the approved master plans, if applicable, for the proposed changes to the master plans as a result of the proposed project. The updates to the master plans for the proposed project shall be reviewed and approved by the City prior to approval of grading and/or improvement plans.</p> <p>The plans shall be accompanied by engineering studies supporting the sizing, location, and timing of the proposed facilities. Improvements shall be constructed in phases as the project develops in accordance with the approved master plans, including any necessary off-site improvements to support development of a particular phase or phases, subject to prior approval by the City. Off-site improvements may include roadways to provide secondary access, water transmission lines or distribution facilities to provide a looped water system, sewer trunk mains and lift stations, water quality facilities, non-potable water pipelines and infrastructure, and drainage facilities including on or off-site detention. No changes in infrastructure from that shown on the approved master plan shall be permitted unless and until the applicable master plan has been revised and approved by the City. Final lot configurations may need to be modified to accommodate the improvements identified in these studies to the satisfaction of the City.</p> <p>The owner/applicant shall provide sanitary sewer, water and storm drainage improvements with corresponding easements, as necessary, in accordance with these studies and the latest edition of the City of Folsom <u><i>Standard Construction Specifications and Details</i></u>, and the <u><i>Design and Procedures Manual and Improvement Standards</i></u>.</p> <p>The storm drainage design shall provide for no net increase in run-off under post-development conditions.</p>	G, I	CD(E), EWR, PW	The owner/applicant has provided updated Master Plans for approval prior to the issuance of a grading permit. Copies of the Master Plans are available from the Community Development Department.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
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Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
39.	<p><i>Best Management Practices</i> The storm drain improvement plans shall provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board.</p> <p>In addition to compliance with City ordinances, the owner/applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP), and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the Central Valley RWQCB, to reduce water quality effects during construction. Detailed information about the SWPPP and BMPs are provided in Chapter 3A.9, “Hydrology and Water Quality.”</p> <p>Each proposed project development shall result in no net change to peak flows into Alder Creek and associated tributaries, or to Buffalo Creek, Carson Creek, and Coyote Creek. The owner/applicant shall establish a baseline of conditions for drainage on-site. The baseline-flow conditions shall be established for 2-, 5-, and 100-year storm events. These baseline conditions shall be used to develop monitoring standards for the stormwater system on the Specific Plan Area. The baseline conditions, monitoring standards, and a monitoring program shall be submitted to USACE and the City for their approval. Water quality and detention basins shall be designed and constructed to ensure that the performance standards, which are described in Chapter 3A.9, “Hydrology and Water Quality,” are met and shall be designed as off-stream detention basins.</p> <p>Discharge sites into Alder Creek and associated tributaries, as well as tributaries to Carson Creek, Coyote Creek, and Buffalo Creek, shall be monitored to ensure that pre-project conditions are being met. Corrective measures shall be implemented as necessary. The mitigation measures will be satisfied when the monitoring standards are met for 5 consecutive years without undertaking corrective measures to meet the performance standard.</p>	G, I	CD (E)	The Owner/Applicant is in compliance with the Storm Water Pollution Prevention Plan (SWPPP) for the subdivision. General notes have been included on the approved grading and public infrastructure plans to address this condition. Compliance has been monitored through construction inspection.	Yes

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Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
40.	<i>Litter Control</i> During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	OG	CD (E)	The owner/applicant has complied with this provision and completed periodic on-site cleaning and sweeping of the project site. Compliance has been monitored through construction inspection	Yes
FIRE DEPT REQUIREMENTS					
41.	<i>Prepare fuel modification plan (FMP).</i> If applicable, the owner/applicant shall submit a Fuel Modification Plan consistent with the FPA Open Space Management Plan to the City for review and preliminary approval from the Fire Code Official prior to any Final and/or Parcel Map. Final approval of the plan by the Fire Code Official shall occur prior to the issuance of a permit for any new construction. A Fuel Modification Plan shall consist of a set of scaled plans showing fuel modification zones indicated with applicable assessment notes, a detailed landscape plan and an irrigation plan. A fuel modification plan submitted for approval shall be prepared by one of the following: a California state licensed landscape architect, or state licensed landscape contractor, or a landscape designed, or an individual with expertise acceptable to the Fire Code Official. The owner/applicant shall obtain off-site easements for the required for the fuel modification buffer. The owner/applicant agree to be responsible for the long-term maintenance of the Fuel Modification Plan. Notification of fuel modification requirements are to be made upon sale to new property owners. Proposed changes to the approved Fuel Modification Plan shall be submitted to the Fire Code Official for approval prior to implementation.	G, I, M, B	CD (P), FD	The owner/applicant has submitted a Fuel Modification Plan (FMP) and the City Fire Department and the Community Development Department has reviewed and approved the plan. The FMP is for all open space areas adjacent to residential land uses adjoining the subdivision.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
42.	<p><i>All-Weather Access and Fire Hydrants</i> The owner/applicant shall provide all-weather access and fire hydrants before combustible materials are allowed on any project site or other approved alternative method as approved by the Fire Code Official/Fire Chief. All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material or vertical construction is allowed on any project site or other approved alternative method as approved by the Fire Code Official/Fire Chief. (All-weather access is defined as six inches of compacted aggregate base from May 1 to September 30 and two inch asphalt concrete over six inch aggregate base from October to April 30). The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal.</p> <ul style="list-style-type: none"> • Commercial Fire-Flow with Automatic Fire Sprinkler System: The required fire-flow for the general commercial portion of the project is determined to be 750 GPM for three hours. The reduced fire-flow shall not be less than 1,000 GPM for commercial buildings with automatic sprinkler systems per Section 903.1.1 of the CFC, and shall not be less than 1,500 GPM for commercial buildings with automatic sprinkler systems per Section 903.3.1.2 of the CFC. • Residential Fire-Flow with Automatic Fire Sprinkler System: The required fire-flow for the proposed residential portion of the project is determined to be 875 GPM for one hour. • All public streets shall meet City of Folsom Street Standards unless an alternative is specifically included within this approval. • The maximum length of any dead end street shall not exceed 500 feet in accordance with the Folsom Fire Code (unless approved by the Fire Department). Several streets indicated on the plans are dead ends greater than 500 feet. In such cases, a second emergency access will be required. • All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material storage or vertical construction is allowed. All-weather access is defined as 6" of compacted AB from May 1 to September 30 and 2" AC over 6" AB from October 1 to April 30 • The first Fire Station planned for the Folsom Plan Area shall be completed and operational at the time that the threshold of 1,500 occupied homes within the Folsom Plan Area is met. 	G, I, M, B	CD (P), FD	The owner/applicant has designed and received approval for all weather access improvements and fire hydrants for the entire subdivision. Building permits will not be issued prior to these improvements being completed to the satisfaction of the Community Development Department and the Fire Department.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
43.	<p>Landscaping Plans Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit or the Small Lot Final Map, whichever occurs first. Said plans shall include all on-site landscape specifications and details, and shall comply with all State and local rules, regulations, Governor's declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>Landscaping shall meet shade requirements as outlined in the Folsom Plan Area Specific Plan where applicable. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. Landscaping installed in open spaces located between tiers of lots shall be chosen for resistance to fire and limited fuel production. Furthermore, the owner/applicant shall comply with city-wide landscape rules or regulations on water usage. Owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the Mangini Ranch Phase 2 project.</p>	B, M	CD(P), PW	The owner/applicant will submit the landscape and irrigation plans for this subdivision and the Community Development Department will review and approve the landscape and irrigation plans prior to issuance of the first building permit in the subdivision. The landscape and irrigation improvements are bonded for in the subdivision improvement agreement. In accordance with long established City policy, the landscape and irrigation improvements for the subdivision are required to be complete prior to the first certificate of occupancy in the subdivision. The long established City policy related to building permits and landscape and irrigation issuance and timing is contrary to this condition. However, the Community Development Department will verify compliance with the long established City policy.	Condition will be satisfied prior to issuance of a building permit in the subdivision.
44.	<p>Right of Way Landscaping Landscaping along all road rights of way and in public open space lots shall be installed when the adjoining road or lots are constructed.</p>	I, OG	CD (P), PW	Landscaping and irrigation plans for the Village 1 subdivision frontage on Westwood Drive and Savannah Parkway are being constructed with the subdivision improvements for Village 1 and are bonded for the subdivision improvement agreement for Village 1.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
MAP REQUIREMENTS					
45.	<p><i>Subdivision Improvement Agreement</i> Prior to the approval of any Final Map, the owner/applicant shall enter into a subdivision improvement agreement with the City, identifying all required improvements, if any, to be constructed with each proposed phase of development. The owner/applicant shall provide security acceptable to the City, guaranteeing construction of the improvements.</p>	M	CD (E)	The required subdivision improvement agreement is included as part of the City staff report accompanying the final map for City Council approval. The resolution approving the final map for this subdivision includes a statement authorizing the City Manager to execute the subdivision improvement agreement for the subdivision along with approval of the final map.	Yes
46.	<p><i>The Final Inclusionary Housing Plan</i> The Final Inclusionary Housing Plan shall be approved by the City Council, and the Inclusionary Housing Agreement approved by the City Attorney shall be executed prior to recordation of the first Small-Lot Final Map for the Mangini Ranch Phase 2 Subdivision.</p>	M	CD (P)(E)	The owner/applicant has executed an Inclusionary Housing Agreement with the City. The agreement allows the owner/applicant to provide an in-lieu fee assigned to each building permit in the subdivision. The in-lieu housing fee will be paid at the time of building permit issuance.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
47.	<p><i>Department of Real Estate Public Report</i> The owner/applicant shall disclose to the homebuyers in the Department of Real Estate Public Report</p> <ol style="list-style-type: none"> 1) Future public parks and public schools are located in relatively close proximity to the proposed subdivision, and that the public parks may include facilities (basketball courts, a baseball field, softball fields, soccer fields, and playground equipment) that may generate noise impacts during various times, including but not limited to evening and nighttime hours. The owner/applicant shall also disclose that the existing public parks include nighttime sports lighting that may generate lighting impacts during evening and nighttime hours. 2) The soil in the subdivision may contain naturally occurring asbestos and naturally occurring arsenic. 3) The collecting, digging, or removal of any stone, artifact, or other prehistoric or historic object located in public or open space areas, and the disturbance of any archaeological site or historic property, is prohibited. 4) The project site is located within close proximity to the Mather Airport flight path and that overflight noise may be present at various times. 5) That all properties located within one mile of an on- or off-site area zoned or used for agricultural use (including livestock grazing) shall be accompanied by written disclosure from the transferor, in a form approved by the City of Folsom, advising any transferee of the potential adverse odor impacts from surrounding agricultural operations which disclosure shall direct the transferee to contact the County of Sacramento concerning any such property within the County zoned for agricultural uses within one mile of the subject property being transferred. 	M	CD (P) PK	The owner/applicant has provided copies of their proposed CC&R's, which contain provisions in accordance with Items #1-5 listed in this condition of approval. The Community Development Department has reviewed and approved the C.C. & R.'s and verified that they include the required disclosures.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
48.	Public Utility Easements The owner/applicant shall dedicate public utility easements for underground facilities on properties adjacent to the streets. A minimum of twelve and one-half-foot (12.5') wide Public Utility Easements for underground facilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone) shall be dedicated adjacent to all public street rights-of-way. The owner/applicant shall dedicate additional width to accommodate extraordinary facilities as determined by the City. The width of the public utility easements adjacent to public right of way may be reduced with prior approval from public utility companies.	M	CD (E)	The owner/applicant has dedicated a 12.5' PUE along backbone roadway utility corridors as well as internal streets within the subdivision.	Yes
49.	Final Map Phasing Should multiple Final Maps be filed by the owner/applicant, the phasing of maps shall be to the satisfaction of the Community Development Department.	M	CD (E)	There is no phasing proposed for the Village 1 final map.	Yes
50.	Backbone Infrastructure As provided for in the ARDA and the Amendment No. 1 thereto, the owner/applicant shall provide fully executed grant deeds, legal descriptions, and plats for all necessary Backbone Infrastructure to serve the project, including but not limited to lands, public rights of way, public utility easements, public water main easements, public sewer easements, irrevocable offers of dedication and temporary construction easements. All required easements as listed necessary for the Backbone Infrastructure shall be reviewed and approved by the City and recorded with the Sacramento County Recorder pursuant to the timing requirements set forth in Section 3.8 of the ARDA, and any amendments thereto.	M	CD (E)	The owner/applicant (or its previous owner) provided all necessary public utility easements, grant deeds, offers of dedication or temporary construction easements required to build all of the required Backbone Infrastructure needed to serve the subdivision. These were recorded with Sacramento County Recorder within the Large Lot Final Map or by separate instrument.	Yes
51.	New Permanent Benchmarks The owner/applicant shall provide and establish new permanent benchmarks on the (NAVD 88) datum in various locations within the subdivision or at any other locations in the vicinity of the off-site Backbone Infrastructure as directed by the City Engineer. The type and specifications for the permanent benchmarks shall be provided by the City. The new benchmarks shall be placed by the owner/applicant within 6 months from the date of approval of the vesting tentative subdivision map.	M	CD (E)	The owner/applicant has installed new benchmarks per the direction of the City Engineer. The required benchmarks are in place and currently in use.	Yes
52.	Centralized Mail Delivery Units All Final Maps shall show easements or other mapped provisions for the placement of centralized mail delivery units. The owner/applicant shall provide a concrete base for the placement of any centralized mail delivery unit. Specifications and location of such base shall be determined pursuant to the applicable requirements of the U. S. Postal Service and the City of Folsom Community Development Department, with due consideration for street light location, traffic safety, security, and consumer convenience.	M	CD (E)	The Final Map includes an easement that allows for the construction and maintenance of centralized mail delivery boxes.	Yes

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
53.	<p><i>Recorded Final Map</i> Prior to the issuance of building permits, the owner/applicant shall provide a digital copy of the recorded Final Map (in AutoCAD format) to the Community Development Department. The exception to this requirement are model homes; subject to approval of the Community Development Department, building permits for model homes only may be issued prior to recording of the Final Map.</p>	B	CD (E)	The Community Development Department will require the copies of the recorded final map to be submitted prior to approval of the first building permit in the subdivision.	Condition will be satisfied prior to issuance of a building permit.
54.	<p><i>Recorded Final Map</i> Prior to issuance of building permits, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Final Map.</p>	B	CD (P), FCUSD	The Community Development Department will require the copies of the recorded final map to be submitted to the Folsom-Cordova Unified School District prior to approval of the first building permit in the subdivision. This will be satisfied at the issuance of the first building permit.	Condition will be satisfied prior to issuance of a building permit.

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50
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Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
55.	<p><i>Design Review Approval</i> Prior to issuance of a building permit for any residential units within the subdivision, the owner/applicant shall obtain Design Review and/or Planned Development approval from the Planning Commission for all residences to be built within the subdivision. If the architecture is not consistent with the Folsom Ranch Central District Design Guidelines, the owner applicant may modify the plans or apply for a modification to the Design Guidelines to be reviewed by the Planning Commission.</p>	B	CD (P)	The owner/applicant has not submitted a Design Review application at this time. The Planning Commission will evaluate a future application for conformance with the Folsom Ranch Central District Guidelines. The Community Development Department will present the Design Review approval for residential units in this subdivision to the Planning Commission prior to issuance of a building permit.	Condition will be satisfied prior to issuance of a building permit.

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307)
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SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS					
56.	<p><u>East Bidwell Street/Savannah Parkway</u> Prior to issuance of the first building permit, the owner/applicant shall be responsible for configuring the East Bidwell Street/Savannah Parkway Intersection as follows:</p> <ul style="list-style-type: none"> o Southbound Approach to Savannah Parkway from East Bidwell Street: One thru-lane, and one left-turn lane with a 200-foot long transition, 60-foot-long taper, and 100 feet of vehicle storage. o Northbound Approach to Savannah Parkway from East Bidwell Street: One shared thru/right-turn lane. o Westbound Approach to East Bidwell Street from Savannah Parkway: One shared left/right-turn lane, and a striped out left-turn pocket with a 125-foot-long taper and 60 feet of vehicle storage. o Control: Stop-Sign control at the westbound approach to East Bidwell Street from Savannah Parkway with full access. o Between Old Ranch Way and the southern boundary of the project site, East Bidwell Street shall be constructed as a two-lane arterial on the eastern "half segment" of its ultimate configuration. This two-lane segment shall have a striped 2-foot-wide median south of Old Ranch Way, consistent with the California Manual of Uniform Traffic Control Devices (MUTCD) Figure 3A-107 (CA), or similar standard. The southbound left-turn pocket shall be developed in accordance with the Highway Design Manual (HDM) Figure 405-2A, or similar standard. Savannah Parkway shall have a raised median curb. 	B	CD (E)	The owner/applicant is currently constructing the required intersection improvements for the Village 1 subdivision. The required improvements are included on either the approved Enclave at Folsom Ranch Off-Site Improvement Plans or the approved Village 1 Improvement Plans. These improvements are under construction and bonded for in the subdivision improvement agreement.	Condition will be satisfied prior to issuance of a building permit.

57.	<p><u>East Bidwell Street/Alder Creek Parkway</u> Prior to issuance of the 236th building permit, the owner/applicant shall be responsible for expanding and signaling the East Bidwell Street/Alder Creek Parkway Intersection as follows:</p> <ul style="list-style-type: none"> ○ Southbound Approach to Alder Creek Parkway from East Bidwell Street: One thru-lane, and two left-turn lanes, with a 300-foot-long single lane left-turn pocket excluding tapers for the most easterly of the left turning lanes. ○ Northbound Approach to Alder Creek Parkway from East Bidwell Street: One thru lane and one shared thru/right-turn lane with a striped 500-foot long right-turn pocket excluding tapers for the shared thru/right-turn lane. ○ Westbound Approach to East Bidwell Street from Alder Creek Parkway: One right-turn lane and one left-turn lane, with a 200-foot left-turn pocket excluding tapers for the left-turn lane. ○ Eastbound Alder Creek Parkway Departure: Two receiving lanes shall be provided, the second receiving lane shall be dropped after 300 feet excluding tapers. ○ Control: Signalize with a protected southbound East Bidwell Street left-turn, westbound Alder Creek Parkway split phasing, and westbound Alder Creek Parkway right-turn overlap. U-Turns prohibited. ○ East Bidwell Street shall be constructed as a four-lane divided arterial between Alder Creek Parkway and the U.S. Highway 50 Interchange, with a 38-foot-wide median at Alder Creek Parkway that tapers back to match the existing four-lane arterial segment at the eastbound U.S. Highway 50 slip onramp. East Bidwell Street shall be constructed as a two-lane divided arterial between Alder Creek Parkway and Old Ranch Way, with a 38-foot-wide raised median at Alder Creek Parkway that tapers back to match the two-lane half segment described in the East Bidwell Street/Savannah Parkway Condition No. 57 above. Alder Creek Parkway between East Bidwell Street and Westwood Drive shall be constructed as a two-lane divided roadway with a 38-foot-wide raised median. 	B	CD (E)	The Community Development Department has reviewed and approved the traffic signal plans for the proposed signal at the intersection of East Bidwell Street and Alder Creek Parkway. The traffic signal is expected to be complete and operational in the Spring of 2022. The Community Development Department is monitoring building permit issuance in the Mangini Ranch Phase 2 development to verify completion of the signal prior to issuance of the 236 th building permit.	Condition will be satisfied prior to issuance of the 236 th building permit in the Mangini Ranch Phase 2 subdivision.
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58.	<p><u>East Bidwell Street/White Rock Road</u> Prior to issuance of the 281st building permit, the owner/applicant shall be responsible for either Option A or Option B below as follows:</p> <ul style="list-style-type: none"> ○ Option A: The Capital Southeast Connector Joint Powers Authority (JPA) project proposes to relocate and signalize the East Bidwell Street/White Rock Road intersection: If the proposed JPA project at this location is fully funded and construction is underway by the time the 281st building permit is issued, the project shall pay the Sacramento County Transportation Development Fees, toward the JPA project. ○ Option B: Signalize the existing East Bidwell Street/White Rock Road intersection with Mangini Ranch Phase 1 improvements: If the JPA project to relocate and signalize the East Bidwell Street/White Rock Road intersection is not fully funded and under construction prior to issuances of the 281st building permit, the owner/applicant shall be responsible to signalize the existing intersection with improvements described in Condition No. 127 of the Mangini Ranch Phase 1 conditions of approval. Mangini Ranch Phase 1 improvements at this location consist of “Southbound on East Bidwell Street construct a free southbound right turn lane consisting of 315 feet of deceleration length plus 50 feet storage length, excluding appropriate tapers and a 300 foot receiving /acceleration lane, excluding tapers along westbound White Rock Road. Westbound on White Rock Road, construct a free right-turn lane consisting of 315 feet of deceleration length plus 50 feet of storage length, excluding appropriate tapers, and a 300 foot receiving lane excluding appropriate tapers along northbound East Bidwell Street. ○ The JPA currently has more than seven million dollars programed toward relocation and signalization of the East Bidwell Street/White Rock Road intersection, and is planning to begin acquiring right-of-way during the winter of 2018, and begin construction during the summer of 2019. The projected absorption Schedule for the Mangini Ranch Phase 2 project estimates that the 281 dwelling units will not be constructed until sometime in the second quarter of 2020. Option A above is the preferred improvement, Option B would be a throwaway improvement. 	B	CD (E)	The required improvements to the intersection of East Bidwell Street and White Rock Road have been fully funded by the Connector JPA are currently under construction. It is anticipated that the new signal and the improvements at the intersection will be complete and operational in the Fall of 2021. This condition is therefore satisfied.	Yes
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59.	<p><u>White Rock Road/Placerville Road</u></p> <p>Prior to the 496th building permit, the owner/applicant shall be responsible for prohibiting southbound left-turns from Placerville Road to eastbound White Rock Road by construction of a raised median on Placerville Road to channelize all southbound traffic onto westbound White Rock Road.</p>	B	CD (E)	<p>This condition is not a requirement of this Village 1 subdivision since this subdivision will only increase the number of mapped lots to 457 in the Mangini Ranch Phase 2 subdivision which is below the requirement to complete the improvement prior to issuance of the 496th building permit.</p>	<p>Condition will be satisfied prior to issuance of the 496th building permit in the Mangini Ranch Phase 2 subdivision.</p>
60.	<p><u>East Bidwell Street/Savannah Parkway</u></p> <p>Prior to issuance of the 496th building permit and concurrent with implementation of Condition 64 above, the owner/applicant shall signalize the East Bidwell Street/Savannah Parkway intersection as follows:</p> <ul style="list-style-type: none"> o Southbound Approach to Savannah Parkway from East Bidwell Street: One thru-lane, and one left-turn lane with a 100-foot-long left-turn pocket excluding tapers for the left-turn lane. o Northbound Approach to Savannah Parkway from East Bidwell Street: One shared thru/right-turn lane. o Westbound Approach to East Bidwell Street from Savannah Parkway: One right-turn lane, and one left-turn lane with a 60-foot left-turn pocket excluding tapers for the left-turn lane. o Control: Signal control with split phasing. o Between Old Ranch Way and the southern boundary of the project site, East Bidwell Street shall be constructed as a two-lane arterial on the eastern “half-segment” of its ultimate configuration. This two-lane segment shall have a striped 2-foot-wide median south of Old Ranch Way, consistent with the California Manual on Traffic Control Devices (MUTCD) Figure 3A-107 (CA), or similar standard. The southbound left-turn pocket shall be developed in accordance with the Highway Design Manual (HDM) Figure 405.2A, or similar standard. Savannah Parkway shall have a 4-foot-wide raised median. 	B	CD (E)	<p>This condition is not a requirement of this Village 1 subdivision since this subdivision will only increase the number of mapped lots to 457 in the Mangini Ranch Phase 2 subdivision which is below the requirement to complete the improvement prior to issuance of the 496th building permit.</p>	<p>Condition will be satisfied prior to issuance of the 496th building permit in the Mangini Ranch Phase 2 subdivision.</p>

61.	<i>Credit Reimbursement Agreement</i> Prior to the recordation of the first Small-Lot Final Map, the owner/applicant and City shall enter into a credit and reimbursement agreement for constructed improvements that are included in the Folsom Plan Area's Public Facilities Financing Plan.	M	CD (E)	The owner/applicant has entered into a SPIF Credit/Reimbursement Agreements with the City for eligible improvements constructed by the owner/applicant.	Yes
ARCHITECTURE/SITE DESIGN REQUIREMENTS					
62.	<i>Landscaping Plan</i> Owner/applicant shall submit a landscape plan for all areas (by phase or subdivision) of the project where owner/applicant proposes to install landscaping on residential lots. The landscape plan shall take into account the then existing state or local rules and regulations related to landscape water usage and water wise landscape principles. The landscape plans shall be submitted and approved by the Community Development Director prior to the issuance of a building permit in the phase or subdivision. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions.	B	CD (P) (E)	The Community Development Department will review all future residential site plans in the subdivision to verify compliance with this condition.	Condition will be satisfied prior to issuance of a building permit.
63.	<i>Mechanical Equipment Screening</i> All mechanical equipment shall be concealed from view of public streets, neighboring properties and nearby higher buildings where practicable to the satisfaction of the Community Development Department.	B	CD (P) (E)	The Community Development Department will review all future residential site plans in the subdivision to verify compliance with this condition.	Condition will be satisfied prior to issuance of a building permit.

64.	<p><i>Bicycle Trail System Modifications</i> The owner/applicant shall incorporate the design and grading for the proposed Class I bike trails located within Lot H into the improvement plans consistent with the Mangini Ranch Phase 2 Proposed Trail System Modification Exhibit dated December 15, 2017.</p>	I	CD (P)	The Mangini Ranch Phase 2 Grading Plans approved by the City reflect the modifications to the trail system as shown in trail system modification exhibit dated December 15, 2017. The trail system modifications are adjoining future villages in the Mangini Ranch Phase 2 subdivision.	Yes
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CITY CORPORATION YARD

<p>65.</p>	<p>The location tentatively identified for acquisition by the City for the City's new Corporation Yard in Section 2.2.3.4 of the First Amended and Restated Tier I Development Agreement (ARDA) between the City and the project developer may not be feasible for use as a Corporation Yard due to challenges in obtaining County entitlements and utility services. Subject to the application of this condition to other Participating Landowners (as defined in the ARDA) as provided herein, the following condition is added with respect to resolution of the location of the corporation yard:</p> <p>Prior to approval of the First Final Small Lot Map in the FPA (or first building permit if development may occur without any subdivision), a site consistent with the requirements of Section 2.2.3.4 of the ARDA, as may be amended or as otherwise agreed to between the City and the Participating Landowners, shall be identified as acceptable to the City as suitable and feasible for use as the new Corporation Yard, with access to sewer, water and all required utility services. The City's determination of feasibility may include the identification of an alternative site consistent with the forgoing, as a back-up for the primary site, as well as an evaluation of the time, cost and likelihood of obtaining any necessary entitlements or other governmental approvals for use of the land as a corporation yard, with the final determination of feasibility subject to the sole and reasonable discretion of the City Council.</p> <p>The City intends to impose this condition equitably throughout the Plan Area as and to each and every Participating Landowner who seeks any future specific plan amendment, tentative subdivision map or ARDA amendment in connection with its proposed development. If the City fails to impose such a condition, when required, with at least substantially similar terms, although precise language may differ (whether through a tentative subdivision map condition of approval, amendment to the specific plan or to a development agreement, or other agreement between the City and a Participating Landowner), this condition of approval shall be null and void as to Owner/Applicant's Project, and shall not be used as a reason to prevent approval of any final small lot map for Owner/Applicant's Project. If the City approves any other final small lot map for a project within the Plan Area and the Corporation Yard site has not been approved as provided for herein, Owner/Applicant may seek relief from the terms of this condition by appeal to the City Manager, with the right to review by the City Council.</p>	<p>M, B</p>	<p>CD (P)</p>	<p>The City has completed the annexation process with LAFCO to add the future corporation site to the City of Folsom Limits. The grant deed for the transfer of the Corporation Yard to the City has recorded in the Official Records of Sacramento County and LAFCO has recorded the Certificate of Completion in Book 20181207 at Page 0779 in the Official Records of Sacramento County completing the annexation process.</p>	<p>Yes</p>
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SCHOOL SITES

66.	<p>The locations of the elementary school sites and the combined middle school/high school were initially established during the City's processing and approval of the Folsom Specific Plan, at which time all Plan Area participants were engaged in the review of land planning and land uses. In 2015, the Folsom Cordova Unified School District raised concerns that the planned location of the future combined middle school/high school site may not be preferred.</p> <p>Prior to approval of First Final Small Lot Map in the FPA (or first building permit if development may occur without any subdivision), the site(s) for the future high school and middle school in the Folsom Plan Area will be identified and approved by the City, in consultation with the Folsom Cordova Unified School District.</p> <p>The City intends to impose this condition equitably throughout the Plan Area as and to each and every Participating Landowner who seeks any future specific plan amendment, tentative subdivision map or ARDA amendment in connection with its proposed development. If the City fails to impose such a condition, when required, with at least substantially similar terms, although precise language may differ (whether through a tentative subdivision map condition of approval, amendment to the specific plan or to a development agreement, or other agreement between the City and a Participating Landowner), this condition of approval shall be null and void as to Owner/Applicant's Project, and shall not be used as a reason to prevent approval of any final small lot map for Owner/Applicant's Project. If the City approves any other final small lot map for a project within the Plan Area and the high school and middle school site(s) has not been approved as provided for herein, Owner/Applicant may seek relief from the terms of this condition by appeal to the City Manager, with the right to review by the City Council.</p> <p>If Owner/Applicant proposes final maps in phases, Owner/Applicant may apply to the City Manager to permit individual phases to move forward to final map if substantial progress is being made to identify an acceptable site(s) as described above. The City Manager's determination of substantial progress shall be in his/her sole discretion.</p>	M, B	CD (P) Folsom Cordova Unified School District	<p>The City, the Folsom Cordova Unified School District (FCUSD) and the Landowners in the Folsom Plan Area successfully negotiated the proposed locations of the combined middle school/high school site. The City Manager informed the Landowners that this condition of approval has been satisfied with a letter dated June 12, 2018. The letter is on file with the City.</p>	Yes
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Mitigation Measures

67. *Westland/Eagle Specific Plan Amendment (W/E SPA) Mitigation Monitoring Reporting Program (MMRP) for the Westland/Eagle Area of the Folsom Plan Area Specific Plan (FPASP).* Table 1 below describes the mitigation measures from the FPASP (May 2011) MMRP, as amended by the Revised Proposed Water Supply Facility Alternative (November 2012) and by W/E SPA (September 2015).

Table 1.

FPASP EIR/EIS, as amended by the W/E SPA Addendum, Mitigation Measures Applicable to the Mangini Ranch Phase 2 Tentative Subdivision Map Project.*

*The MMRP for the W/E SPA Addendum to the FPASP EIR/EIS is included as Attachment 20.

Condition	Mitigation Measures Applicable to the Project	Timing	Responsible Agency	Comments	Condition Satisfied?
Aesthetics					
67-1	3A.1-1: Construct and Maintain a Landscape Corridor Adjacent to U.S. 50.	G, O	CD	This subdivision does not have frontage on US HWY 50	Yes
67-2	3A.1-4: Screen Construction Staging Areas.	G	CD (P)(E)(B)	The construction staging area does not require screening due to distance from existing residences (>1000 feet)	Yes
67-3	3A.1-5: Establish and Require Conformance to Lighting Standards and Prepare and Implement a Lighting Plan.	B	CD (P)	CDD has approved the lighting plan for this subdivision	Yes
Air Quality					
67-4	3A.2-1a: Implement Measures to Control Air Pollutant Emissions Generated by Construction of On-Site Elements.	G, C	CD	(2) The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in Spring of 2019. Compliance table is on file with the City.	Yes
67-5	3A.2-1b: Pay Off-site Mitigation Fee to SMAQMD to Off-Set NOX Emissions Generated by Construction of On-Site Elements.	G, C	CD (P)(E) SMAQMD	See (2) above	Yes
67-6	3A.2-1c: Analyze and Disclose Projected PM10 Emission Concentrations at Nearby Sensitive Receptors Resulting from Construction of On-Site Elements.	G	CD (E)(P)	See (2) above	Yes
67-7	3A.2-1d: Implement SMAQMD's Basic Construction Emission Control Practices during Construction of all Off-site Elements located in Sacramento County	G	SMAQMD	See (2) above. No off-site elements outside the City limits required for this subdivision	Yes
67-8	3A.2-1f: Implement SMAQMD's Enhanced Exhaust Control Practices during Construction of all Off-site Elements.	G	Sacramento County El Dorado County or Cal Trans	See (2) above. No off-site elements outside the City limits required for this subdivision	Yes

67-9	3A.2-1g: Pay Off-site Mitigation Fee to SMAQMD to Off-Set NOX Emissions Generated by Construction of Off-site Elements.	G	SMAQMD	See (2) above	Yes
67-10	3A.2-1h: Analyze and Disclose Projected PM10 Emission Concentrations at Nearby Sensitive Receptors Resulting from Construction of Off-site Elements	G		See (2) above	Yes
67-11	3A.2-2: Implement All Measures Prescribed by the Air Quality Mitigation Plan to Reduce Operational Air Pollutant Emissions.	M, I	CD	See (2) above	Yes
67-12	3A.2-4a: Develop and Implement a Plan to Reduce Exposure of Sensitive Receptors to Construction-Generated Toxic Air Contaminant Emissions.	G, C	CD	See (2) above	Yes
67-13	3A.2-4b: Implement Measures to Reduce Exposure of Sensitive Receptors to Operational Emissions of Toxic Air Contaminants.	G, C	CD SMAQMD	See (2) above	Yes
67-14	3A.2-5: Implement A Site Investigation to Determine the Presence of NOA and, if necessary, Prepare and Implement an Asbestos Dust Control Plan.	G, C	CD	See (2) above	Yes
67-15	3A.2-6: Implement Measures to Control Exposure of Sensitive Receptors to Operational Odorous Emissions	B, C	CD	See (2) above	Yes
Biological Resources					
67-16	3A.3-1a (as amended by W/E SPA): Mitigation for erosion impacts.	I, OG	PW USACE	See (2) above	Yes
67-17	3A.3-1b (as amended by W/E SPA): Implement Clean Water Act Section 404 Permits and Section 401 Water Quality Certifications.	G, I, OG	CD USACE	See (2) above	Yes
67-18	3A.3-2a (as amended by W/E SPA): Avoid Direct Loss of Swainson's Hawk and Other Raptor Nests.	G, I, C	CD CDFW	See (2) above	Yes
67-19	W/E SPA Mitigation Measure 4.4-4: Conduct preconstruction Swainson's Hawk and other raptor surveys	G	CD (P)(E) CDFW	See (2) above	Yes
67-20	3A.3-2b: Prepare and Implement a Swainson's Hawk Mitigation Plan.	G, I, C	CD	See (2) above	Yes
67-21	W/E SPA Mitigation Measure 4.4-5: Prepare and Implement Swainson's hawk mitigation plan.	G	CD (P)(E) CDFW	See (2) above	Yes
67-22	3A.3-2c (as amended by W/E SPA): Conduct preconstruction Tricolored Blackbird Nesting surveys.	G	CD CDFW	See (2) above	Yes
67-23	W/E SPA Mitigation Measure 4.4-6: Conducting preconstruction burrowing owl survey.	G	CD (P)(E) CDFW	See (2) above	Yes
67-24	W/E SPA Mitigation Measure 4.4-7: Preconstruction nesting bird survey.	G	CD (P)(E) CDFW	See (2) above	Yes
67-25	3A.3-2d (as amended by W/E SPA): Conduct preconstruction bat roosting survey.		CD	See (2) above	Yes
67-26	3A.3-2e: Obtain an Incidental Take Permit under Section 10(a) of ESA; Develop and Implement a Habitat Conservation Plan to Compensate for the Loss of Vernal Pool Habitat.	G, I, OG	USFWS CD	See (2) above	Yes
67-27	3A.3-2f: Obtain an Incidental Take Permit under Section 10(a) of ESA; Develop and Implement a Habitat Conservation	G, I, OG	USFWS	See (2) above	Yes

	Plan to Compensate for the Loss of VELB Habitat.		USACE CD		
67-28	3A.3-2g: Secure Take Authorization for Federally Listed Vernal Pool Invertebrates and Implement All Permit Conditions.	G, I, C	USACE CD	See (2) above	Yes
67-29	3A.3-2h (as amended by W/E SPA): Valley Elderberry Longhorn Beetle avoidance and minimization measures.	G, I, OG	USACE USFWS CD	See (2) above	Yes
67-30	3A.3-3: Conduct Special-Status Plant Surveys; Implement Avoidance and Mitigation Measures or Compensatory Mitigation.	G, I, B	USFWS CDFW CD	See (2) above	Yes
67-31	3A.3-4a (as amended by W/E SPA): Implement Section 1602 Master Streambed Alteration Agreement.	G, I, C	CDFW CD	See (2) above	Yes
67-32	3A.3-4b (as amended by W/E SPA): Valley Needlegrass Grassland Avoidance and Minimization Measures.	G, I, B	CDFW CD	See (2) above	Yes
67-33	3A.3-5 (as amended by W/E SPA): Oak woodlands mitigation.	G, I, C	CD, PW	See (2) above	Yes
67-34	W/E SPA Mitigation Measure 4.4-1: Conduct environmental awareness training for construction employees.	G, C	CD	See (2) above	Yes
67-35	W/E SPA Mitigation Measure 4.4-2: Conduct preconstruction western spadefoot survey	G	CD (E) (P) CDFW	See (2) above	Yes
67-36	W/E SPA Mitigation Measure 4.4-3: Conduct preconstruction western pond turtle survey.	G	CD (E)(P) CDFW	See (2) above	Yes
Climate Change					
67-37	3A.4-1: Implement Additional Measures to Control Construction-Generated GHG Emissions.	M, B, C	CD SMAQMD	See (2) above	Yes
67-38	3A.4-2a: Implement Additional Measures to Reduce Operational GHG Emissions.	M, B	CD SMAQMD	See (2) above	Yes
67-39	3A.4-2b: Participate in and Implement an Urban and Community Forestry Program and/or Off-Site Tree Program to Off-Set Loss of On-Site Trees.	M, B	CD	No trees are present in the subdivision.	Yes
Cultural Resources					
67-40	3A.5-1a (as amended by W/E SPA): Comply with the Programmatic Agreement.	G	CD USACE	See (2) above	Yes
67-41	3A.5-1b (as amended by W/E SPA): Perform an Inventory and Evaluation of Cultural Resources for the California Register of Historic Places, Minimize or Avoid Damage or Destruction, and Perform Treatment Where Damage or Destruction Cannot be Avoided.	G	CD USACE	See (2) above	Yes
67-42	3A.5-2 (as amended by W/E SPA): Conduct Construction Personnel Education, Conduct On-Site Monitoring if Required, Stop Work if Cultural Resources are Discovered, Assess the Significance of the Find, and Perform Treatment or Avoidance as Required.	G, C	CD USACE	See (2) above	Yes

67-43	3A.5-3 (as amended by W/E SPA): Suspend Ground-Disturbing Activities if Human Remains are Encountered and Comply with California Health and Safety Code Procedures.	OG	CD (P)(E) Sacramento County Coroner Native American Heritage Commission	See (2) above. No human remains have been encountered in the subdivision during grading and construction.	Yes
Geology, Soils, Minerals, And Paleontological Resources					
67-44	3A.7-1a: Prepare Site-Specific Geotechnical Report per CBC Requirements and Implement Appropriate Recommendations.	B	CD (E)	Owner/applicant has provided Geotechnical Report to the City. The Geotechnical report for the subdivision is on file with the City.	Yes
67-45	3A.7-1b: Monitor Earthwork during Earthmoving Activities	B	CD (P)(E)(B)	Compliance monitored through construction inspection.	Yes
67-46	3A.7-3: Prepare and Implement the Appropriate Grading and Erosion Control Plan.	G	CD (E)	Compliance monitored through construction inspection.	Yes
67-47	3A.7-5: Divert Seasonal Water Flows Away from Building Foundations.	B	CD (B)(P)	CDD will review all future building permits in the subdivision to verify compliance with mitigation measure	Condition will be satisfied prior to building permit issuance.
67-48	3A.7-10: Conduct Construction Personnel Education, Stop Work if Paleontological Resources are Discovered, Assess the Significance of the Find, and Prepare and Implement a Recovery Plan as Required.	C	CD	See (2) above. No human remains or paleontological resources have been encountered in the subdivision during grading and construction.	Yes
Hazards and Hazardous Materials					
67-49	3A.8-2: Complete Investigations Related to the Extent to Which Soil and/or Groundwater May Have Been Contaminated in Areas Not Covered by the Phase I and II Environmental Site Assessments and Implement Required Measures	G, C	CD	See (2) above. No hazardous and/or contaminated soil or groundwater has been discovered in the subdivision.	Yes
67-50	3A.8-5: Prepare and Implement a Blasting Safety Plan in Consultation with a Qualified Blaster.	M	CD	The owner/applicant has retained a blasting contractor, BTI, Inc., to conduct all blasting in the subdivision. A Blasting Safety Plan was provided to the City and the contractor has been issued a blasting permit for the subdivision. BTI, Inc. notifies the City prior to all blasts in accordance with the Blasting Permit requirements.	Yes

67-51	Mitigation Measure 3A.8-6: Prudent Avoidance and Notification of EMF Exposure.	M	CD Folsom Cordova Unified School District	There are no existing overhead power lines within or adjoining the subdivision	Yes
67-52	3A.8-7: Prepare and Implement a Vector Control Plan in Consultation with the Sacramento-Yolo Mosquito and Vector Control District.	G	CD Sacramento- Yolo Mosquito and Vector Control District	A Vector Control Plan was prepared and submitted to the City for review and approval. The plan incorporated various Best Management Practices in consultation with the Sacramento-Yolo Mosquito and Vector Control District. A copy of the Vector Control Plan is available from the Community Development Department.	Yes
Hydrology and Water Quality					
67-53	3A.9-1: Acquire Appropriate Regulatory Permits and Prepare and Implement SWPPP and BMPs.	G, C	CD (E) CVRWQB	Owner/applicant has been issued a WDID # and has submitted a SWPPP approved by the RWQCB. SWPPP is on file at the City.	Yes
67-54	3A.9-2: Prepare and Submit Final Drainage Plans and Implement Requirements Contained in Those Plans.	G, B	CD (E)	The City has reviewed and approved the storm drain plans for this subdivision. The storm drain improvements are in compliance with the approved Folsom Plan Storm Drain Master Plan approved by the City.	Yes
67-55	3A.9-3: Develop and Implement a BMP and Water Quality Maintenance Plan.	G, C	CD (E), PW	Owner/applicant has been issued a WDID # and has submitted a SWPPP approved by the RWQCB. SWPPP is on file at the City.	Yes
67-56	3A.9-4: Inspect and Evaluate Existing Dams Within and Upstream of the Project Site and Make Improvements if Necessary.	M, I	PW	There are no existing dams upstream from this subdivision.	Yes

Noise					
67-57	3A.11-1: Implement Noise-Reducing Construction Practices, Prepare and Implement a Noise Control Plan, and Monitor and Record Construction Noise near Sensitive Receptors.	G, C	CD	The owner/applicant has implemented noise reducing construction practices included as part of the required Noise Control Plan. Compliance with these requirements has been monitored through construction inspection.	Yes
67-58	3A.11-3: Implement Measures to Prevent Exposure of Sensitive Receptors to Groundborne Noise or Vibration from Project Generated Construction Activities.	C	CD (E)(P)	The owner/applicant has been working closely with their contractors during the course of grading and construction to minimize ground borne noise and vibration. The owner/applicant has been challenged due to the extent of the blasting needed for the grading of the subdivision. The owner/applicant and their contractors are working very hard to minimize the vibration and disturbance to existing residents in the vicinity of the blasting. The owner/applicant as provided monitoring reports to the City verifying that all ground borne noise and vibration is within allowable thresholds and eliminating any possibility of structural damage to existing residential units.	Yes
67-59	3A.11-4: Implement Measures to Prevent Exposure of Sensitive Receptors to Increases in Noise from Project-Generated Operational Traffic on Off-site and On-Site Roadways.	C	CD (E)(P)	The owner/applicant continues to make efforts to reduce noise from grading and construction in the vicinity of existing residents. Night work is necessary due to impacts to the travelling public during the normal workday. The night work has been disruptive to some existing residences. The CDD is working closely to monitor the noise impacts in the night time hours to minimize impacts to existing residents.	Yes
67-60	3A.11-5: Implement Measures to Reduce Noise from Project-Generated Stationary Sources.	I, OG	CD (E)	All stationary construction equipment, if present, is muffled to reduce noise in accordance with noise requirements.	Yes
67-61	W/E SPA Mitigation Measure 4.12-1: Implement measures to prevent exposure of sensitive receptors to increases in noise from project-generated operational traffic on offsite and onsite roadways.	M	CD	The owner/applicant continues to make efforts to reduce noise from grading and	Yes

				construction in the vicinity of existing residents. Night work is necessary due to impacts to the travelling public during the normal workday. The night work has been disruptive to some existing residences. The CDD is working closely to monitor the noise impacts in the night time hours to minimize impacts to existing residents.	
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Public Services

67-62	3A.14-1 (as amended by W/E SPA): Prepare and Implement a Construction Traffic Control Plan.	G, I, B, C	PW	The CDD has reviewed and approved all traffic control plans for the subdivision to verify compliance with City ordinances and to minimize delays to the travelling public.	Yes
67-63	3A.14-2: Incorporate California Fire Code; City of Folsom Fire Code Requirements; and EDHFD Requirements, if Necessary, into Project Design and Submit Project Design to the City of Folsom Fire Department for Review and Approval.	B, O	CD, FD	The City Fire Department has reviewed and approved all proposed improvements for the subdivision. The City FD will verify adequate fire flow prior to building permit issuance in the subdivision.	Yes
67-64	3A.14-3: Incorporate Fire Flow Requirements into Project Designs.	B, O	CD, FD	The City Fire Department has reviewed and approved all proposed improvements for the subdivision. The City FD will verify adequate fire flow prior to building permit issuance in the subdivision.	Yes

Traffic and Transportation

It should be noted that many of the Transportation, Traffic, and Circulation mitigation measures identified below will be satisfied through the payment of fees. Below is a brief summary of the fee types and their purpose. The acronyms for each fee type noted below are further noted in the Implementation Schedule column of each applicable mitigation measure to clarify how each mitigation measure is anticipated to be satisfied.

Public Facilities Financing Plan (PFFP):

In January of 2014, the City of Folsom adopted the PFFP for the Folsom Plan Area which detailed all the infrastructure components to address full build out of the Plan Area. The PFFP includes various techniques including development fees to fund the necessary infrastructure. The City is currently in the process of preparing and adopting implementing ordinances and a nexus study required by State law to impose the associated development fees.

Included in the PFFP are a number roadway projects including the Highway Interchanges that the Mangini Ranch Phase 2 Subdivision project will have cumulative impacts on within the Folsom Plan Area. The PFFP was designed to satisfy the "fair share" financing of all the Plan Area's backbone roadway system. Participating in this fee program will satisfy numerous roadway mitigation measures as shown in the MMRP table.

Sacramento County Transportation Development Fee (SCTDF) contribution:

The City is establishing a "fair share" fee to mitigate roadway impacts outside the project boundaries and within unincorporated Sacramento County. This fee will be included in the City Facilities portion of the Public Facilities Financing Plan program and will be collected at the time of building permit issuance. The basis for the calculation of the fee is a report entitled, "Fair Share Cost Allocation Sacramento County & City of Folsom" dated January 2, 2014.

Cal Trans/City Memorandum of Understanding (Cal Trans MOU):

The City of Folsom and Cal Trans entered into an MOU on December 17, 2014 to establish a fee mechanism to address the "fair share" impacts to Highway 50. The MOU identifies all the highway improvements for which there are mitigation measures and potential construction projects to address them. The City will establish a fee in the City Facilities portion of the Public Facilities Financing Plan and it will be collected at the time of building permit issuance

67-65	3A.15-1: Project Participation in Funding Transportation Improvements	B	CD (E), PW	(1) This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Yes
67-66	3A.15-1a: The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Folsom Boulevard/Blue Ravine Road Intersection (Intersection 1).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-67	3A.15-1b: The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements at the Sibley Street/ Blue Ravine Road Intersection (Intersection 2).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-68	3A.15-1c: The Applicant Shall Fund and Construct Improvements to the Scott Road (West)/White Rock Road Intersection (Intersection 28).	B (pay SCTDF)	CD (E), PW	See (1) above	Yes
67-69	3A.15-1e: Fund and Construct Improvements to the Hillside Drive/Easton Valley Parkway Intersection (Intersection 41).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-70	3A.15-1f: Fund and Construct Improvements to the Oak Avenue Parkway/Middle Road Intersection (Intersection 44).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-71	3A.15-1h: Participate in Fair Share Funding of Improvements to Reduce Impacts to the Hazel Avenue/Folsom Boulevard Intersection (Sacramento County Intersection 2).	B (pay SCTDF)	CD (E), PW	See (1) above	Yes
67-72	3A.15-1j: Participate in Fair Share Funding of Improvements to Reduce Impacts on Hazel Avenue between Madison Avenue and Curragh Downs Drive (Roadway Segment 10).	B (pay SCTDF)	CD (E), PW	See (1) above	Yes
67-73	3A.15-1o: Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 as an alternative to improvements at the Folsom Boulevard/U.S. 50 Eastbound Ramps Intersection (Caltrans Intersection 4).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-74	3A.15-1p: Participate in Fair Share Funding of Improvements to Reduce Impacts on the Grant Line Road/ State Route 16 Intersection (Caltrans Intersection 12).	B (Caltrans MOU/pay SCTDF)	CD (E), PW	See (1) above	Yes
67-75	3A.15-1q: Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 between Zinfandel Drive and Sunrise Boulevard (Freeway Segment 1).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-76	3A.15-1r: Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 between Hazel Avenue and Folsom Boulevard (Freeway Segment 3).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-77	3A.15-1s: Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 between Folsom Boulevard and Prairie City Road (Freeway Segment 4).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-78	3A.15-1u: Participate in Fair Share Funding of Improvements to Reduce Impacts on Westbound U.S. 50 between Prairie City Road and Folsom Boulevard (Freeway Segment 16).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes

67-79	3A.15-1v: Participate in Fair Share Funding of Improvements to Reduce Impacts on Westbound U.S. 50 between Hazel Avenue and Sunrise Boulevard (Freeway Segment 18).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-80	3A.15-1w: Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Folsom Boulevard Ramp Merge (Freeway Merge 4).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-81	3A.15-1x: Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Prairie City Road Diverge (Freeway Diverge 5).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-82	3A.15-1y: Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Prairie City Road Direct Merge (Freeway Merge 6).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-83	3A.15-1z: Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Prairie City Road Flyover On-Ramp to Oak Avenue Parkway Off-Ramp Weave (Freeway Weave 8).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-84	3A.15-1aa: Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Oak Avenue Parkway Loop Merge (Freeway Merge 9)	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-85	3A.15-1dd: Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound/Empire Ranch Road Loop Ramp Merge (Freeway Merge 23).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-86	3A.15-1ee: Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound/Oak Avenue Parkway Loop Ramp Merge (Freeway Merge 29).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-87	3A.15-1ff: Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound/Prairie City Road Loop Ramp Merge (Freeway Merge 32).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-88	3A.15-1gg: Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound/Prairie City Road Direct Ramp Merge (Freeway Merge 33).	B Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-89	3A.15-1hh: Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Folsom Boulevard Diverge (Freeway Diverge 34).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-90	3A.15-1ii: Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound/Hazel Avenue Direct Ramp Merge (Freeway Merge 38).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-91	3A.15-2a: Develop Commercial Support Services and Mixed-use Development Concurrent with Housing Development, and Develop and Provide Options for Alternative Transportation Modes.	I (pay PFFP fee and Transit fee)	PW	All properties in the FPASP pay an annual Transportation Management Fee via CFD 18	Yes
67-92	3A.15-2b: Participate in the City's Transportation System Management Fee Program.	B (pay City fee)	CD (E), PW	All properties in the FPASP pay an annual Transportation Management Fee via CFD 18	Yes
67-93	3A.15-2c: Participate with the 50 Corridor Transportation Management Association	B (pay City fee)	PW	All properties in the FPASP pay an annual Transportation Management Fee via CFD 18	Yes
67-94	3A.15-3: Pay Full Cost of Identified Improvements that Are Not Funded by the City's Fee Program.	B (Caltrans MOU, PFFP fee, SCTDF)	CD (E), PW	See (1) above	Yes
67-95	3A.15-4a: The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Sibley Street/Blue Ravine Road Intersection (Folsom Intersection 2).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-96	3A.15-4b: The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Oak Avenue Parkway/East Bidwell Street Intersection (Folsom Intersection 6).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes

67-97	3A.15-4c: The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the East Bidwell Street/College Street Intersection (Folsom Intersection 7).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-98	3A.15-4d: The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the East Bidwell Street/Iron Point Road Intersection (Folsom Intersection 21).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-99	3A.15-4e: The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Serpa Way/ Iron Point Road Intersection (Folsom Intersection 23)	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-100	3A.15-4f: The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Empire Ranch Road/Iron Point Road Intersection (Folsom Intersection 24).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-101	3A.15-4g: The Applicant Shall Fund and Construct Improvements to the Oak Avenue Parkway/Easton Valley Parkway Intersection (Folsom Intersection 33).	B (pay SCTDF)	CD (E), PW	See (1) above	Yes
67-102	3A.15-4i: Participate in Fair Share Funding of Improvements to Reduce Impacts on the Grant Line Road/White Rock Road Intersection (Sacramento County Intersection 3).	B (pay SCTDF)	CD (E), PW	See (1) above	Yes
67-103	3A.15-4j: Participate in Fair Share Funding of Improvements to Reduce Impacts on Grant Line Road between White Rock Road and Kiefer Boulevard (Sacramento County Roadway Segments 5-7).	B (pay SCTDF)	CD (E), PW	See (1) above	Yes
67-104	3A.15-4k: Participate in Fair Share Funding of Improvements to Reduce Impacts on Grant Line Road between Kiefer Boulevard and Jackson Highway (Sacramento County Roadway Segment 8).	B (pay SCTDF)	CD (E), PW	See (1) above	Yes
67-105	3A.15-4l: Participate in Fair Share Funding of Improvements to Reduce Impacts on Hazel Avenue between Curragh Downs Drive and U.S. 50 Westbound Ramps (Sacramento County Roadway Segments 12-13).	B (pay SCTDF)	CD (E), PW	See (1) above	Yes
67-106	3A.15-4m: Participate in Fair Share Funding of Improvements to Reduce Impacts on White Rock Road between Grant Line Road and Prairie City Road (Sacramento County Roadway Segment 22).	B (pay SCTDF)	CD (E), PW	See (1) above	Yes
67-107	3A.15-4n: Participate in Fair Share Funding of Improvements to Reduce Impacts on White Rock Road between Empire Ranch Road and Carson Crossing Road (Sacramento County Roadway Segment 28).	B (pay SCTDF)	CD (E), PW	See (1) above	Yes
67-108	3A.15-4o: Participate in Fair Share Funding of Improvements to Reduce Impacts on the White Rock Road/Carson Crossing Road Intersection (El Dorado County 1).	B (pay SCTDF)	CD (E), PW	See (1) above	Yes
67-109	3A.15-4p: Participate in Fair Share Funding of Improvements to Reduce Impacts on the Hazel Avenue/U.S. 50 Westbound Ramps Intersection (Caltrans Intersection 1).	B (pay SCTDF)	CD (E), PW	See (1) above	Yes
67-110	3A.15-4q: Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound US 50 between Zinfandel Drive and Sunrise Boulevard (Freeway Segment 1).	B (pay SCTDF)	Capitol Southeast Connector JPA	See (1) above	Yes
67-111	3A.15-4r: Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound US 50 between Rancho Cordova Parkway and Hazel Avenue (Freeway Segment 3).	B (pay SCTDF)	Capitol Southeast Connector JPA	See (1) above	Yes
67-112	3A.15-4s: Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound US 50 between Folsom Boulevard and Prairie City Road (Freeway Segment 5).	B (pay SCTDF)	Capitol Southeast Connector JPA	See (1) above	Yes
67-113	3A.15-4t: Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound US 50 between Prairie City Road and Oak Avenue Parkway (Freeway Segment 6).	B (pay PFFP/Interchange fee)	CD (E), PW	See (1) above	Yes

67-114	3A.15-4u: Participate in Fair Share Funding of Improvements to Reduce Impacts on the U.S. 50 Eastbound / Prairie City Road Slip Ramp Merge (Freeway Merge 6).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-115	3A.15-4v: Participate in Fair Share Funding of Improvements to Reduce Impacts on the U.S. 50 Eastbound / Prairie City Road Flyover On Ramp to Oak Avenue Parkway Off Ramp Weave (Freeway Weave 7).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-116	3A.15-4w: Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound / Oak Avenue Parkway Loop Ramp Merge (Freeway Merge 8).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-117	3A.15-4x: Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound / Empire Ranch Road Loop Ramp Merge (Freeway Merge 27).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-118	3A.15-4y: Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound / Prairie City Road Loop Ramp Merge (Freeway Merge 35).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-119	W/E SPA Mitigation Measure 4.16-1: Participate in Fair Share Funding of modification of the Iron Point Road/East Bidwell Street Intersection.	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-120	W/E SPA Mitigation Measure 4.16-2: Participate in Fair Share Funding of improvements to the Scott Road/Easton Valley Parkway Intersection.	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
Utilities and Service Systems					
67-121	3A.16-1: Submit Proof of Adequate On- and Off-Site Wastewater Conveyance Facilities and Implement On- and Off-Site Infrastructure Service Systems or Ensure That Adequate Financing Is Secured	M, B	CD, PW	The Phase I Sanitary Sewer infrastructure including the off-site sewer trunk main, the Alder Creek Parkway sewer lift station and forced main to serve this subdivision have been constructed by the FPA landowners and have been completed and accepted by the City and are currently in operation.	Yes
67-122	3A.16-3: Demonstrate Adequate SRWTP Wastewater Treatment Capacity	M, B	CD, PW	The City obtained a letter from Regional San which provides verification that there is adequate capacity in the existing Regional San conveyance and treatment system to accommodate the entire Folsom Plan Area at buildout. Confirmation from Regional San was required because the Folsom Plan Area is served by the existing Regional San Lift Station on Iron Point Road. The City Sewer Lift Station and Forced Main which connects to the Regional San Lift Station has been accepted by the City and is currently in operation.	Yes
Water Supply					
67-123	3A.18-1: Submit Proof of Surface Water Supply Availability	M, B	CD, PW	The owner/applicant has constructed the necessary infrastructure to provide potable	Yes

				water to the subdivision. The potable Phase 1 water infrastructure for the Folsom Plan Area has been reviewed, approved and accepted by the City and is currently in operation.	
67-124	3A.18-2a: Submit Proof of Adequate Off-Site Water Conveyance Facilities and Implement Off-Site Infrastructure Service System or Ensure That Adequate Financing Is Secured.	M, B	CD, PW	The off-site potable water infrastructure to serve the subdivision has been reviewed, approved and accepted by the City and is currently in operation. In addition, the City has verified that the off-site potable water infrastructure is adequate to serve the subdivision.	Yes
Cumulative					
67-125	AIR-1-Land: Implement East Sacramento Regional Aggregate Mining Truck Management Plan or Other Measures to Reduce Exposure of Sensitive Receptors to Operational Emissions of Toxic Air Contaminants from Quarry Truck Traffic.	M	CD	The owner/applicant is a participant in the Truck Management Plan at such time there is traffic generated from the future quarries south of the Folsom Plan Area.	Yes
67-126	NOISE-1-Land: Implement East Sacramento Regional Aggregate Mining Truck Management Plan or Other Measures to Reduce Exposure of Sensitive Receptors to Operational Noise from Quarry Truck Traffic.	M	CD	The owner/applicant is a participant in the Truck Management Plan at such time there is traffic generated from the future quarries south of the Folsom Plan Area.	Yes
68.	<i>Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration (Backbone MND) Mitigation Monitoring Reporting Program (MMRP) for the Folsom Plan Area Specific Plan (FPASP).</i> Table 2 Below describes the mitigation measures from the Backbone MND (December 2014) MMRP				
Table 2.					
Backbone MND Mitigation Measures Applicable to the Mangini Ranch Phase 2 Tentative Subdivision Map Project.*					
*The mitigation measures specific to the 2014 Backbone Infrastructure MND (designated by roman numerals, e.g., IV-1) apply only to the portions of the Mangini Ranch Phase 2 Project that are included as part of the South of Highway 50 Backbone Infrastructure Project. The MMRP for the Backbone Infrastructure Project is included as Attachment 20.					
Condition	Mitigation Measures Applicable to the Project	Timing	Responsible Agency	Comments	Condition Satisfied?
Aesthetics					
68-1	Backbone MND Mitigation Measure I-1: Design above ground pump station and storage tank facilities to reduce visual impacts.	I	CD, EWR	There are no above ground facilities required to be constructed in Mangini Ranch Phase 2	Yes
68-2	Backbone MND Mitigation Measure I-2: Develop and implement a landscaping plan for pump station and storage tank facilities to reduce visual impacts.	I	CD, EWR	There are no above ground facilities required to be constructed in Mangini Ranch Phase 2	Yes
Air Quality					

68-3	Backbone MND Mitigation Measure III-1: Prepare and Implement NOX Reduction Plan	G, C	CD SMAQMD	(2) The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in Spring of 2019. Compliance table is on file with the City.	Yes
68-4	Backbone MND Mitigation Measure III-2: Pay Off-site Mitigation Fee to SMAQMD to off-set NOX Emissions Generated by Construction.	G, C	CD SMAQMD	See (2) above	Yes
68-5	Backbone MND Mitigation Measure III-4: Implement A Site Investigation to Determine the Presence of NOA and, if necessary, Prepare and Implement an Asbestos Dust Control Plan.	G, C	CD SMAQMD	See (2) above	Yes
Biological Resources					
68-6	Backbone MND Mitigation Measure IV-1: Conduct Special-Status Plant Surveys; Implement Avoidance and Mitigation Measures or Compensatory Mitigation	G, C	CD	See (2) above	Yes
68-7	Backbone MND Mitigation Measure IV-2: Implement Conditions of the Biological Opinion (BO) for Federally Listed Vernal Pool Invertebrates.	G, C	CD USFWS	See (2) above	Yes
68-8	Backbone MND Mitigation Measure IV-3: Implement Conditions of the Biological Opinion for Impacts on Valley Elderberry Longhorn Beetle.	G, C	CD USFWS	See (2) above	Yes
68-9	Backbone MND Mitigation Measure IV-4: Western Spadefoot Toad	G, C	CD CDFW	See (2) above	Yes
68-10	Backbone MND Mitigation Measure IV-5: Western Pond Turtle	G, C	CD CDFW	See (2) above	Yes
68-11	Backbone MND Mitigation Measure IV-6(a): Swainson's Hawk Nesting Habitat	G, I, C	CD	See (2) above	Yes
68-12	Backbone MND Mitigation Measure IV-6(b): Swainson's Hawk Foraging Habitat	G, I, C	CD	See (2) above	Yes
68-13	Backbone MND Mitigation Measure IV-7: Tricolored Blackbird	G, C	CD CDFW	See (2) above	Yes
68-14	Backbone MND Mitigation Measure IV-8: Nesting Raptors	G, I	CD CDFW	See (2) above	Yes
68-15	Backbone MND Mitigation Measure IV-9: Nesting Special Status Birds and Migratory Birds	G, C	CD CDFW	See (2) above	Yes
68-16	Backbone MND Mitigation Measure IV-10: Special-Status Bats		CD CDFW	See (2) above	Yes
68-17	Backbone MND Mitigation Measure IV-12: Implement Section 1602 Master Streambed Alteration Agreement	G, C	CD CDFW	See (2) above	Yes
68-18	Backbone MND Mitigation Measure IV-13: Conduct Surveys to Identify and Map Valley Needlegrass Grassland; Implement Avoidance and Minimization Measures or Compensatory Mitigation, if necessary	G, C	CD CDFW	See (2) above	Yes

68-19	Backbone MND Mitigation Measure IV-14: Secure Amended Clean Water Act Section 404 Permit and Section 401 Permit and Implement All Permit Conditions; Ensure No Net Loss of Functions of Wetlands, Other Waters of the U.S., and Waters of the State	G, I, C	CD USACE	See (2) above	Yes
68-20	Backbone MND Mitigation Measure IV-15: Conduct Tree Survey, Prepare and Implement an Oak Woodland Mitigation Plan, Replace Native Oak Trees Removed, and Implement Measures to Avoid and Minimize Indirect Impacts on Oak Trees and Oak Woodland Habitat Retained On-Site.	G, I, C	CD, PW	See (2) above	Yes
68-21	Backbone MND Mitigation Measure IV-11: American Badger	G, C	CD CDFW	See (2) above	Yes
Cultural Resources					
68-22	Backbone MND Mitigation Measure V-1: Comply with the applicable procedures in the FAPA and implementation of applicable historic property treatment plans	G, C	CD USACE	See (2) above	Yes
68-23	Backbone MND Mitigation Measure V-2: Conduct Construction Personnel Education, Conduct On-Site Monitoring if Required, Stop Work if Cultural Resources are Discovered, Assess the Significance of the Find, and Perform Treatment or Avoidance as Required.	G, C	CD USACE	See (2) above	Yes
68-24	Backbone MND Mitigation Measure V-3: Suspend Ground-Disturbing Activities if Human Remains are Encountered and Comply with California Health and Safety Code Procedures.	OG	CD Sacramento County Coroner Native American Heritage Commission	See (2) above	Yes
Geology, Soils, and Paleontological Resources					
68-25	Backbone MND Mitigation Measure VI-1: Prepare Site-Specific Geotechnical Report per CBC Requirements and Implement Appropriate Recommendations.	G, C	CD EWR	See (2) above	Yes
68-26	Backbone MND Mitigation Measure VI-3: Monitor Earthwork during Earthmoving Activities.	G, C	CD	See (2) above	Yes
68-27	Backbone MND Mitigation Measure VI-5(a): Prepare and Implement the Appropriate Grading and Erosion Control Plan.	G	PW	See (2) above	Yes
Hydrology and Water Quality					
68-28	Backbone MND Mitigation Measure VI-5(b): Prepare and Implement the appropriate Grading and Erosion Control Plan for the detention basin West of Prairie City Road.	G	PW	See (2) above	Yes
68-29	Backbone MND Mitigation Measure IX-1: Acquire Appropriate Regulatory Permits and Prepare and Implement SWPPP and BMPs.	G	CD (E) Central Valley Reg. Water Quality Control	See (2) above	Yes

				Board.	
Climate Change					
68-30	Backbone MND Mitigation Measure VII-1: Greenhouse Gas Emissions	Prior to releasing RFB to contractors	SMAQMD	See (2) above	
Public Services					
68-31	Backbone MND Mitigation Measure XVI-1: Prepare and Implement a Construction Traffic Control Plan.	G, I, B, C	PW	See (2) above	
Water Improvements					
68-32	Backbone MND Mitigation Measure III-3: North of U.S. Highway 50 Water Improvements	G, I	SMAQMD CD (E)	See (2) above	
68-33	Backbone MND Mitigation Measure V-4 North of U.S. Highway 50 Water Improvements	G, I	CD (E)	See (2) above	
68-34	Backbone MND Mitigation Measure VI-2 North of U.S. Highway 50 Water Improvements	G, I	CD (E)	See (2) above	
68-35	Backbone MND Mitigation Measure VI-4 North of U.S. Highway 50 Water Improvements	G, I	CD (E)	See (2) above	
68-36	Backbone MND Mitigation Measure XII-1 North of U.S. Highway 50 Water Improvements	G, I, B	PW	See (2) above	
69.	Revised Proposed Off-Site Water Facility Alternative Mitigation Monitoring Reporting Program (MMRP) for the Folsom Plan Area Specific Plan (FPASP). Table 3 below describes the mitigation measures from the Revised Water Alternative (November 2012) MMRP.				
Table 3.					
Revised Proposed Off-Site Water Facility Alternative Addendum to the FPASP EIR/EIS Mitigation Measures Applicable to the Mangini Ranch Phase 2 Tentative Subdivision Map Project.*					
*The Folsom South of U.S. Highway 50 Specific Plan Project: Revised Proposed Off-Site Water Facility Alternative was approved December 11, 2012. The November 2012 MMRP for the Revised Proposed Off-Site Water Facility Alternative is included as Attachment 21.					
Condition	Mitigation Measures Applicable to the Project	Timing	Responsible Agency	Comments	Condition Satisfied?
Aesthetics					
69-1	3B.1-2a: Enhance Exterior Appearance of Structural Facilities.	G, B	CD	(3) The Folsom Plan Area (FPA) landowners did not construct the previously contemplated off-site water system to serve the FPA. Instead, the FPA landowners contributed funding to conserve 20% of the existing potable water being utilized in the City. This conservation effort has been completed and validated in the Sacramento County court system and will serve the FPA throughout buildout. The following mitigation measures were related to the previously contemplated off-site water system to be constructed to serve the FPA and therefore do not apply to this subdivision.	Yes
69-2	3B.1-2b: Prepare Landscaping Plan.	G, B	CD	See (3) above	Yes
69-3	3B.1-3a: Conformance to Construction Lighting Standards.	G, B	CD	See (3) above	Yes
69-4	3B.1-3b: Prepare and Submit a Lighting Master Plan.	G, B	CD	See (3) above	Yes
Air Quality					
69-5	3B.2-1a: Develop and Implement a Construction NOX Reduction Plan.	G, C	CD SMAQMD	See (3) above	Yes
69-6	3B.2-1c: Implement Fugitive Dust Control Measures and a Particulate Matter	G, C	CD	See (3) above	Yes

	Monitoring Program during Construction.		SMAQMD		
69-7	3B.2-3a: Cite Pump Siting Buffers Away from Sensitive Receptors.	G, B	CD SMAQMD	See (3) above	Yes
69-8	3B.2-3b: Conduct Project-Level DPM Screening and Implement Measures to Reduce Annual DPM to Acceptable Concentrations.	G, B	CD SMAQMD	See (3) above	Yes
Climate Change					
69-9	3B.4-1a: Implement GHG Reduction Measures during Construction.	G, B	CD SMAQMD	See (3) above	Yes
69-10	3B.4-1b Prepare and Implement an Off-site Water Facilities Climate Action Plan.	G, B	CD SMAQMD	See (3) above	Yes
Cultural Resources					
69-11	3A.5-1a: Comply with the Programmatic Agreement.	G	CD (E) USACE	See (3) above	Yes
69-12	3A.5-1b: Perform an Inventory and Evaluation of Cultural Resources for the California Register of Historic Places, Minimize or Avoid Damage or Destruction, and Perform Treatment Where Damage or Destruction Cannot be Avoided.	B, C	CD	See (3) above	Yes
69-13	3A.5-2: Conduct Construction Personnel Education, Conduct On-Site Monitoring if Required, Stop Work if Cultural Resources are Discovered, Assess the Significance of the Find, and Perform Treatment or Avoidance as Required.	G, C	CD USACE	See (3) above	Yes
69-14	3A.5-3: Suspend Ground-Disturbing Activities if Human Remains are Encountered and Comply with California Health and Safety Code Procedures.	C	CD USACE	See (3) above	Yes
Geology, Soils, Minerals, and Paleontological Resources					
69-15	3B.7-1a: Prepare Geotechnical Report(s) for the Revised Proposed Off-site Water Facilities and Implement Required Measures.	engineering plans	CD	See (3) above	Yes
69-16	3B.7-1b: Incorporate Pipeline Failure Contingency Measures Into Final Pipeline Design.	engineering plans	CD	See (3) above	Yes
69-17	3B.7-4: Implement Corrosion Protection Measures.	engineering plans	CD	See (3) above	Yes
69-18	3B.7-5: Conduct Construction Personnel Education, Stop Work if Paleontological Resources are Discovered, Assess the Significance of the Find, and Prepare and Implement a Recovery Plan as Required.	C	CD	See (3) above	Yes
Hazards and Hazardous Materials					
69-19	3B.8-1a: Transport, Store, and Handle Construction-Related Hazardous Materials in Compliance with Relevant Regulations and Guidelines.	G, C	CD	See (3) above	Yes
69-20	3B.8-1b: Prepare and Implement a Hazardous Materials Management Plan.	G, C	CD	See (3) above	Yes
69-21	3B.8-5a: Conduct Phase 1 Environmental Site Assessment for Selected Alignment.	G, C	CD	See (3) above	Yes
69-22	3B.8-5b: Develop and Implement a Remediation Plan.	G, C	CD	See (3) above	Yes
69-23	3B.8-7a: Keep Construction Area Clear of Combustible Materials.	G, C	CD	See (3) above	Yes

69-24	3B.8-7b: Provide Accessible Fire Suppression Equipment.	G, C	CD	See (3) above	Yes
Hydrology and Water Quality					
69-25	3B.9-1a: Acquire Appropriate Regulatory Permits and Prepare and Implement SWPPP and BMPs.	G, C	CD CVRWQB	See (3) above	Yes
69-26	3B.9-1b: Properly Dispose of Hydrostatic Test Water and Construction Dewatering in Accordance with the Central Valley Regional Water Quality Control Board.	G, C	CD CVRWQB	See (3) above	Yes
69-27	3B.9-3a: Prepare and Implement Drainage Plan(s) for Structural Facilities.	G, C	CD CVRWQB	See (3) above	Yes
69-28	3B.9-3b: Ensure the Provision of Sufficient Outlet Protection and On-site Containment.	G, C	CD CVRWQB	See (3) above	Yes
Noise					
69-29	3B.11-1a: Limit Construction Hours.	C	CD	See (3) above	Yes
69-30	3B.11-1b: Minimize Noise from Construction Equipment and Staging.	C	CD	See (3) above	Yes
69-31	3B.11-1c: Maximize the Use of Noise Barriers.	G, C	CD	See (3) above	Yes
69-32	3B.11-1d: Prohibit Non-Essential Noise Sources During Construction.	G, C	CD	See (3) above	Yes
69-33	3B.11-1e: Monitor Construction Noise and Provide a Mechanism for Filing Noise Complaints.	G, C	CD	See (3) above	Yes
69-34	3B.11-3: Implement Operational Noise Minimization Measures.	engineering plans	CD	See (3) above	Yes
Parks and Recreation					
69-35	3B.12-1: Provide for Continued Recreational Access as Identified in Mitigation Measure 3.14-1a.	G, C	CD	See (3) above	Yes
Traffic and Transportation					
69-36	3B.15-1a: Prepare Traffic Control Plan.	G, C	CD	See (3) above	Yes
69-37	3B.15-1b: Assess Pre-Off-site Water Facilities Roadway Conditions.	G, C	CD	See (3) above	Yes
Utilities and Service Systems					
69-38	3B.16-3a: Minimize Utility Conflicts by Implementing an Underground Services Alert.	G, C	CD	See (3) above	Yes
69-39	3B.16-3b: Coordinate with Utility Providers and Implement Appropriate Installation Methods to Minimize Potential Utility Service Disruptions.		CD	See (3) above	Yes
Groundwater					
69-40	3B.17-1a: Implement Construction Dewatering Best Management Practices.	G, C	CD CDFW or CVRWQB	See (3) above	Yes

69-41	3B.17-1b: Implement a Dewatering Discharge Monitoring Program.	G, C	CD CDFW or CVRWQB	See (3) above	Yes
Water Supply					
69-42	3A.18-1: Submit Proof of Surface Water Supply Availability.	M, B	CD, PW	See (3) above	Yes
69-43	3A.18-2a: Submit Proof of Adequate Off-Site Water Conveyance Facilities and Implement Off-Site Infrastructure Service System or Ensure That Adequate Financing Is Secured.	M, B	CD, PW	See (3) above	Yes
MISCELLANEOUS					
70.	The Owner/Applicant acknowledges that the State adopted amendments to Section 65850 of the California Government Code (specifically Section 65850(g)), effective January 1, 2018, to allow for the implementation of inclusionary housing requirements in residential rental units, upon adoption of an ordinance by the City. Under the First Amended and Restated Tier 1 Development Agreement, the City vested the Owner/Applicant's rights in the affordable housing provisions contained in the City's then-existing Housing Element and Municipal Code until January 1, 2020. In the event the City amends its Inclusionary Housing Ordinance after January 1, 2020 with respect to rental housing pursuant to Section 65850(g), the Project shall be subject to such amendments should any residential rental project be proposed within the Project.	OG	CD	The owner/applicant has acknowledged that they are currently subject to the inclusionary housing requirements in residential rental units and further acknowledged that they will be subject to any amendments to the FMC-Housing Element at such time amendments are made after January 1, 2020.	Yes

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