

Folsom City Council Staff Report

MEETING DATE:	8/23/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10901 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 Subdivision, and Approval of the Final Map for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 Subdivision
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council move to adopt:

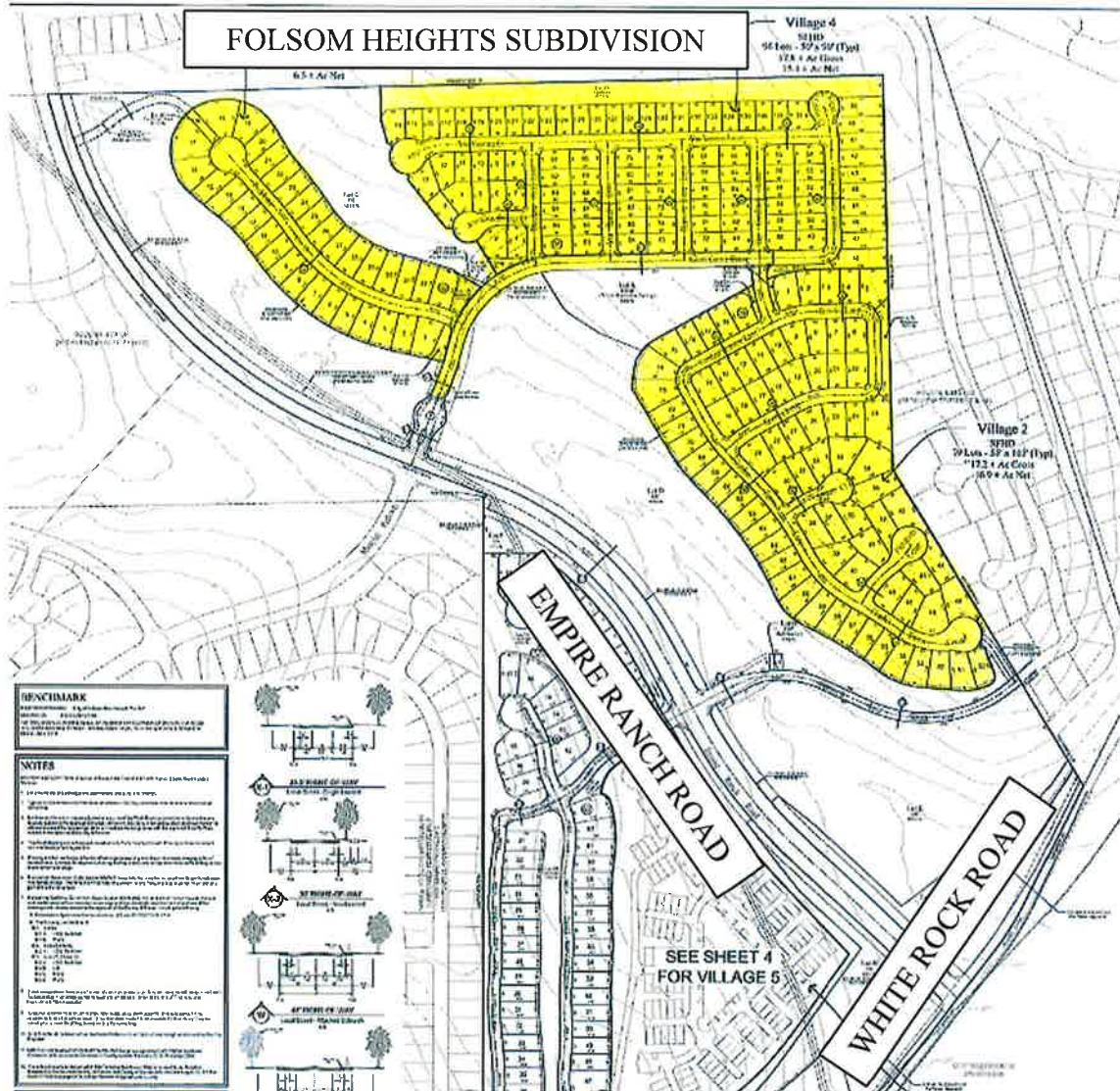
Resolution No. 10901 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 Subdivision, and Approval of the Final Map for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 Subdivision

BACKGROUND / ISSUE

The Amended Vesting Tentative Subdivision Map for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 subdivision was approved by the City Council on January 25, 2022.

The action for consideration by the City Council is the approval of the Final Map and Subdivision Improvement Agreement for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 subdivision. The Final Map for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 subdivision will create a total of 208 single-family residential lots. With the approval of the Final Map, the subdivision process for this project will be complete.

The Russell Ranch Phase 2, Village Nos. 1, 2 & 4 subdivision is located on the east side of Empire Ranch Road south and west of the Folsom Heights subdivision and north of White Rock Road in the Folsom Plan Area (FPA) (see below).



POLICY / RULE

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

ANALYSIS

The Final Map and conditions of approval for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 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 Amended 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 Russell Ranch Phase 2 village Nos 1, 2 & 4 Amended Vesting Tentative Subdivision Map. The tables include information

concerning when the condition is required to be satisfied (e.g. at Final Map, building permit, etc.), which City department is responsible to verify that it has been satisfied, and comments or an explanation on how the condition was satisfied.

ENVIRONMENTAL REVIEW

Ascent Environmental Consultants prepared an analysis of the Project dated November 16, 2021 which was approved by the City Council on January 25, 2022. The Project was evaluated for potential new or different impacts in compliance with Section 15162 of the State CEQA Guidelines. Per State CEQA Guidelines Section 15162(b), if changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required due to new information, new significant effects, or substantially more adverse impacts. Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation. The conclusion drawn from the analysis is that none of the changes or revisions proposed by the project would result in significant new or substantially more severe environmental impacts, consistent with Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168. Technical documentation that supports the conclusions is available from the City on-line at www.folsom.ca.us. Based on the analysis, the impacts of the Project are determined to be adequately addressed by the FPASP EIR/EIS, the Russell Ranch EIR, and the Russell Ranch Lots 24-32 Environmental Checklist and Addendum. No new impacts as a result of the Project have been identified.

ATTACHMENTS

1. Resolution No. 10901 - A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 Subdivision, and Approval of the Final Map for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 Subdivision
2. Russell Ranch Phase 2 Village Nos. 1, 2 & 4 Subdivision Improvement Agreement
3. Russell Ranch Phase 2 Village Nos. 1, 2 & 4 Final Map
4. Russell Ranch Phase 2 Village Nos. 1, 2 & 4 Amended Vesting Tentative Subdivision Map
5. Table of Conditions of Approval for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 Amended Vesting Tentative Subdivision Map

Submitted,



PAM JOHNS
Community Development Director

ATTACHMENT 1

RESOLUTION NO. 10901 - A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION IMPROVEMENT AGREEMENT AND ACCEPT OFFERS OF DEDICATION FOR THE RUSSELL RANCH PHASE 2 VILLAGE NOS. 1, 2 & 4 SUBDIVISION, AND APPROVAL OF THE FINAL MAP FOR THE RUSSELL RANCH PHASE 2 VILLAGE NOS. 1, 2 & 4 SUBDIVISION

RESOLUTION NO. 10901

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION IMPROVEMENT AGREEMENT AND ACCEPT OFFERS OF DEDICATION FOR THE RUSSELL RANCH PHASE 2 VILLAGE NOS. 1, 2 & 4 SUBDIVISION, AND APPROVAL OF THE FINAL MAP FOR THE RUSSELL RANCH PHASE 2 VILLAGE NOS. 1, 2 & 4 SUBDIVISION

WHEREAS, the Final Map for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 subdivision has been reviewed and approved by the City Engineer as complying with the approved or conditionally approved Amended Vesting Tentative Subdivision Map for the subdivision; and

WHEREAS, the City Council has reviewed the Final Map for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 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 Russell Ranch Phase 2 Village Nos. 1, 2 & 4 subdivision.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the Final Map for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 subdivision is hereby approved.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute the Subdivision Improvement Agreement with Lennar Homes of California, L.L.C. and AG Essential Housing CA 4, L.P. in a form acceptable to the City Attorney and accept the offers of dedication for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 subdivision.

PASSED AND ADOPTED this 23rd day of August 2022, by the following roll-call vote:

AYES: Councilmember(s)

NOES: Councilmember(s)

ABSENT: Councilmember(s)

ABSTAIN: Councilmember(s)

Kerri M. Howell, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 2

RUSSELL RANCH PHASE 2 VILLAGE NOS. 1, 2 & 4 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 _____ 2022, by and between the **City of Folsom**, hereinafter referred to as "City", **AG Essential Housing CA 4, L.P.**, a **Delaware Limited Partnership** hereinafter referred to a "Owner" and **Lennar Homes of California, Inc.**, a **California Corporation** hereinafter referred to as "Subdivider".

RECITALS

- A. Owner 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. Owner is vested with fee title to the proposed subdivision of land commonly known and described as **Russell Ranch Phase 2 Village Nos. 1, 2 & 4** and is herein referred to as the "subdivision". Owner desires Subdivider to construct on said property certain public improvements in connection with the subdivision.
- C. Owner 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 shall furnish, construct, and install at its 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 **FOUR MILLION SIX HUNDRED EIGHTY-SIX THOUSAND TWO HUNDRED SIXTY-FIVE AND 00/100 DOLLARS (\$4,686,265.00)**.
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 **FOUR MILLION SIX HUNDRED EIGHTY-SIX THOUSAND TWO HUNDRED SIXTY-FIVE AND 00/100 DOLLARS (\$4,686,265.00)**, 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 **FOUR MILLION SIX HUNDRED EIGHTY-SIX THOUSAND TWO HUNDRED SIXTY-FIVE AND 00/100 DOLLARS (\$4,686,265.00)**, 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 Owner and Subdivider shall jointly and severally 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 Owner and 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 Owner and 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, Owner and Subdivider acknowledge and agree to the provisions of this Section and that it is a material element of consideration. Owner and

Subdivider shall, at their 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. Owner/Subdivider Not Agent of City. Neither Owner or Subdivider nor any of their agents or contractors are or shall be considered to be agents of City in connection with the performance of Owner's and 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:

**Lennar Homes of California, Inc.
1025 Creekside Ridge Drive, Suite 240
Roseville, CA 95678
ATTN; Larry Gualco, Vice President**

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

**United State Fire Insurance Company
305 Madison Avenue
Morristown, NJ 07960
Amanda R. Turman-Avina, Attorney-in-Fact**

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 the prevailing party 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

LENNAR HOMES OF CALIFORNIA, INC.,
a California Corporation

AG ESSENTIAL HOUSING CA 4, L.P.,
a Delaware Limited Partnership

BY: 

BY: _____

Print Name: Larry Galco

Print Name: _____

TITLE: Vice Pres

TITLE: _____

DATE: 6/29/22

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 7/18/22

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 – **Russell Ranch Phase 2 Village Nos 1, 2 & 4**

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 Placer)

On July 5, 2022 before me, Rosa Catanzaro, Notary Public
(insert name and title of the officer)

personally appeared Larry Gualco
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

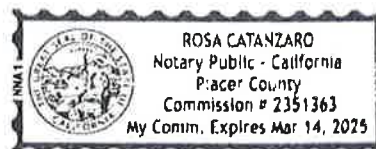
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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

SUBDIVIDER

LENNAR HOMES OF CALIFORNIA, INC.,
a California Corporation

AG ESSENTIAL HOUSING CA 4, L.P.,
a Delaware Limited Partnership

BY: _____

BY: Steven S. Benson

Print Name: _____

Print Name: Steven S. Benson
Manager of AGWIP Assot Management, LLC, an Arizona limited liability company, Authorized Agent of AG Essential

TITLE: _____

TITLE: Housing CA 4, L.P. a Delaware limited partnership

DATE: _____

DATE: 6.29.22

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 – Russell Ranch Phase 2 Village Nos 1, 2 & 4

City of Folsom
Subdivision Improvement Agreement
Russell Ranch

STATE OF ARIZONA}

COUNTY OF MARICOPA}

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Arizona, on this day personally appeared Steven S. Benson, Manager of AGWIP Asset Management, LLC, an Arizona limited liability company, Authorized Agent of AG Essential Housing CA 4, L.P., a Delaware limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that ()he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said company.

Given under my hand and seal of office this 29 day of June, 2022.

Jaime Marie Adams

Notary's Signature

Jaime Marie Adams

Name typed or printed

07/01/2025

Commission Expires

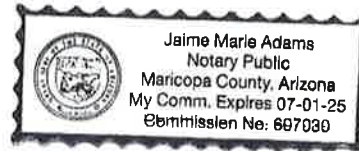


EXHIBIT A

FOLSOM PLAN AREA

*Bond Estimate Summary
for*

Russell Ranch Phase 2 - Villages 1, 2, & 4

6/14/2022



		<u>Total Cost</u>	<u>Cost to Complete</u>
Villages 1, 2, & 4	\$	8,066,061	\$ 4,686,265
<hr/>			
Subtotal	\$	8,066,061	\$ 4,686,265
TOTAL Costs	\$	8,066,061	\$ 4,686,265

FOLSOM PLAN AREA
 Bond Estimate for
 Russel Ranch Phase 2 - Villages 1, 2, & 4



Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Site Preparation & Earthwork							
1	45	AC	Clearing & Grubbing	\$ 200.00	\$ 9,000.00	100%	\$ -
2	45	AC	Erosion Control	\$ 1,000.00	\$ 45,000.00	100%	\$ -
Subtotal Grading & Site Prep					\$ 54,000.00		\$ -
Sanitary Sewer System							
1	5,837	LF	8" Sanitary Sewer, PVC SDR 26	\$ 70.00	\$ 408,590.00	100%	\$ -
2	2,870	LF	6" Sanitary Sewer, PVC SDR 26	\$ 50.00	\$ 143,500.00	100%	\$ -
3	42	EA	48" Standard Sanitary Sewer MH	\$ 4,500.00	\$ 189,000.00	100%	\$ -
4	2	EA	48" Standard Sanitary Sewer Manhole (Epoxy Lined)	\$ 6,500.00	\$ 13,000.00	100%	\$ -
5	3	EA	60" Standard Sanitary Sewer MH	\$ 6,500.00	\$ 19,500.00	100%	\$ -
6	2	EA	Connection to Existing Sewer Main	\$ 500.00	\$ 1,000.00	100%	\$ -
7	208	EA	4" Sanitary Sewer Service	\$ 1,000.00	\$ 208,000.00	100%	\$ -
Subtotal Sewer					\$ 982,590.00		\$ -
Storm Drain System							
1	3,052	LF	12" Storm Drain, RCP CL III	\$ 45.00	\$ 137,340.00	100%	\$ -
2	1,624	LF	15" Storm Drain, RCP CL III	\$ 55.00	\$ 89,313.95	100%	\$ -
3	1,266	LF	18" Storm Drain, RCP CL III	\$ 60.00	\$ 75,935.40	100%	\$ -
4	588	LF	24" Storm Drain, RCP CL III	\$ 65.00	\$ 38,210.25	100%	\$ -
5	1,161	LF	30" Storm Drain, RCP CL III	\$ 70.00	\$ 81,235.70	100%	\$ -
6	369	LF	36" Storm Drain, RCP CL III	\$ 80.00	\$ 29,540.00	100%	\$ -
7	40	EA	48" Standard Storm Drain Manhole	\$ 5,000.00	\$ 200,000.00	100%	\$ -
8	17	EA	60" Standard Storm Drain Manhole	\$ 7,000.00	\$ 119,000.00	100%	\$ -
9	2	EA	72" Standard Storm Drain Manhole	\$ 9,000.00	\$ 18,000.00	100%	\$ -
10	21	EA	Modified Type 'B' Drainage Inlet	\$ 3,500.00	\$ 73,500.00	100%	\$ -
11	33	EA	Type GOL-7 (On Grade) Drainage Inlet	\$ 4,500.00	\$ 148,500.00	100%	\$ -
12	7	EA	Type GOL-10 (On Grade) Drainage Inlet	\$ 7,500.00	\$ 52,500.00	100%	\$ -
Subtotal Storm Drain					\$ 1,063,075.30		\$ -
Potable Water Distribution System							
1	936	LF	6" Water Main, PVC C900 CL 200	\$ 45.00	\$ 42,120.00	100%	\$ -
2	6,965	LF	8" Water Main, PVC C900 CL 200	\$ 55.00	\$ 383,075.00	100%	\$ -
3	1,345	LF	12" Water Main, PVC C900 CL 200	\$ 65.00	\$ 87,425.00	100%	\$ -
4	4	EA	6" Gate Valve	\$ 1,500.00	\$ 6,000.00	100%	\$ -
5	33	EA	8" Gate Valve	\$ 2,000.00	\$ 66,000.00	100%	\$ -
6	9	EA	12" Butterfly Valve	\$ 2,500.00	\$ 22,500.00	100%	\$ -
7	4	EA	4" Blow-off Valve & Box	\$ 2,500.00	\$ 10,000.00	100%	\$ -
8	2	EA	Remove Blow-Off Valve & Connect	\$ 500.00	\$ 1,000.00	100%	\$ -
9	370	LF	4" PVC (SCH 80) Irrigation Sleeves	\$ 15.00	\$ 5,550.00	100%	\$ -
10	185	LF	6" PVC (SCH 80) Irrigation Sleeves	\$ 20.00	\$ 3,700.00	100%	\$ -
11	26	EA	Fire Hydrant Assembly (6" Lead & Appurtenances)	\$ 5,000.00	\$ 130,000.00	100%	\$ -
12	208	EA	1" Water Service	\$ 1,000.00	\$ 208,000.00	100%	\$ -
13	2	EA	2" Air & Vacuum Release Valve	\$ 3,500.00	\$ 7,000.00	100%	\$ -
14	1	EA	Water Sampling Station	\$ 500.00	\$ 500.00	100%	\$ -
Subtotal Water					\$ 972,870.00		\$ -

FOLSOM PLAN AREA
 Bond Estimate for
 Russel Ranch Phase 2 - Villages 1, 2, & 4



Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Concrete							
1	3,342	LF	Type 2 Vertical Curb & Gutter	\$ 20.00	\$ 66,840.00	0%	\$ 66,840.00
2	14,306	LF	Mountable Curb & Gutter	\$ 25.00	\$ 357,650.00	0%	\$ 357,650.00
3	72,515	SF	Sidewalk (6" PCC)	\$ 5.00	\$ 362,575.00	0%	\$ 362,575.00
4	45	EA	Curb Ramp	\$ 2,500.00	\$ 112,500.00	0%	\$ 112,500.00
5	20	EA	Concrete Survey Monument	\$ 300.00	\$ 6,000.00	0%	\$ 6,000.00
Subtotal Concrete					\$ 905,565.00		\$ 905,565.00
Streetwork							
1	6,287	Ton	Asphalt Concrete (Type 'B')	\$ 80.00	\$ 502,956.22	0%	\$ 502,956.22
2	21,762	Ton	Aggregate Base (Class 2)	\$ 20.00	\$ 435,246.00	0%	\$ 435,246.00
3	483	SF	Pavement Markings	\$ 5.00	\$ 2,415.00	0%	\$ 2,415.00
4	353	LF	12" Limit Line (Stop Sign)	\$ 2.00	\$ 706.00	0%	\$ 706.00
5	11	EA	Stop Sign (R1-1) On Post	\$ 500.00	\$ 5,500.00	0%	\$ 5,500.00
6	11	EA	Street Name Sign On Post	\$ 500.00	\$ 5,500.00	0%	\$ 5,500.00
7	1	EA	Miscellaneous Signs	\$ 300.00	\$ 300.00	0%	\$ 300.00
8	19	EA	No Parking Sign (R26) On Post	\$ 500.00	\$ 9,500.00	0%	\$ 9,500.00
9	208	LOT	Joint Trench	\$ 8,000.00	\$ 1,664,000.00	0%	\$ 1,664,000.00
10	1	EA	Streetlight Service Point	\$ 10,500.00	\$ 10,500.00	0%	\$ 10,500.00
11	40	EA	LED Streetlight (including conduit, wiring & appurtenances)	\$ 11,600.00	\$ 464,000.00	0%	\$ 464,000.00
Subtotal Streetwork					\$ 3,100,623.22		\$ 3,100,623.22
Landscaping							
1	20,332	SF	Landscaping	\$ 10.00	\$ 203,320.00	0%	\$ 203,320.00
2	101,474	SF	Landscaping (Hydroseeding)	\$ 0.50	\$ 50,737.00	0%	\$ 50,737.00
Subtotal Landscaping					\$ 254,057.00		\$ 254,057.00
TOTAL Subdivision Improvements					\$ 7,332,780.52		\$ 4,260,245.22
Contingency				10%	\$ 733,280.00		\$ 426,020.00
Total Cost Estimate					\$ 8,066,060.52		\$ 4,686,265.22

Summary

	Total Cost	Cost to Complete
Site Preparation & Earthwork	\$ 54,000.00	\$ -
Sewer	\$ 982,590.00	\$ -
Storm Drain	\$ 1,063,075.30	\$ -
Potable Water	\$ 972,870.00	\$ -
Concrete	\$ 905,565.00	\$ 905,565.00
Streetwork	\$ 3,100,623.22	\$ 3,100,623.22
Landscaping	\$ 254,057.00	\$ 254,057.00
Contingency	\$ 733,280.00	\$ 426,020.00
TOTALS	\$ 8,066,060.52	\$ 4,686,265.22

ATTACHMENT 3

RUSSELL RANCH PHASE 2 VILLAGE NOS. 1, 2 & 4 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 "RUSSELL RANCH PHASE 2 VILLAGES 1, 2 AND 4" 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-WAYS AND AS PUBLIC UTILITY EASEMENTS SILENT GROVE DRIVE, PARKLAND COURT, CONEFLOWER COURT, VIA VERONA DRIVE, VIA VERONA COURT, PLEASANT HILL WAY, VIA RANCHO WAY, HARVEST GATE WAY, SKY GARDEN WAY, SILENT GROVE COURT, GARDEN TERRACE DRIVE, BROOKS CIRCLE, AMARO COURT, FLORASOTA COURT AND GARDEN TERRACE COURT TO THE CITY OF FOLSOM AS SHOWN HEREON.

WE DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

1. PUBLIC UTILITY EASEMENTS 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 2A, 2B, 4B & 1C AND THOSE STRIPS OF LAND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
2. AN EASEMENT FOR INGRESS AND EGRESS FOR SUPPORT AND USE BY LAW ENFORCEMENT, FIRE PROTECTION, WELFARE AND OTHER PUBLIC AGENCIES, THEIR VEHICLES AND PERSONNEL OVER LOT 1C SHOWN HEREON AND DESIGNATED "EMERGENCY VEHICLE ACCESS EASEMENT" (E.V.A.).
3. A PUBLIC EASEMENT FOR CONSTRUCTION AND MAINTAINING CENTRALIZED MAIL DELIVERY UNITS, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES 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.

AG ESSENTIAL HOUSING CA 4 L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: AGHIP ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY
AUTHORIZED AGENT

NAME: STEVEN S. BENSON, MANAGER DATE: _____

NOTARY'S ACKNOWLEDGMENT

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

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

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

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



VICINITY MAP
N.T.S.

NAV D88 BENCHMARK-CITY OF FOLSOM

BENCHMARK = 70' ELEVATION = 783.91' NAV D88

BRASS DISK STAMPED "CITY OF FOLSOM BM 770" ON THE NORTHEAST CORNER OF A CONCRETE PAD WITH ELECTRICAL PANELS ON THE EAST SIDE OF A CELLULAR TOWER SITE. LOCATION OF SITE IS APPROXIMATELY 0.2 MILES SOUTH OF HIGHWAY 50 AND 1.26 MILES EAST OF THE E. BIDWELL OVERPASS. APPROXIMATE LATITUDE: N36° 38' 33.99" LONGITUDE: W121° 05' 28.89".

THE BASIS FOR LEVELS WERE RUN FROM COUNTY BENCHMARK U01B-009 STAMPED "X-856" IN FEBRUARY 2014 BY MACKAY AND SOMPS CIVIL ENGINEERS, INC.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF AG ESSENTIAL HOUSING CA 4 L.P. IN JANUARY 2020. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY JUNE 30, 2024 AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



FOR REVIEW ONLY

PAUL FERGUSON, JR.
P.L.S. 9265 - EXP. 03-31-2024

DATE: 05-13-2022

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "RUSSELL RANCH PHASE 2 VILLAGES 1, 2 AND 4" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF FOLSOM, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

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

DATE: _____

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "RUSSELL RANCH PHASE 2 VILLAGES 1, 2 AND 4" AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

GERALD A. YOUNG, L.S. 3862
CITY SURVEYOR
CITY OF FOLSOM
LICENSE EXPIRES: 6/30/2024

DATE: _____

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF FOLSOM HAS APPROVED THIS FINAL MAP OF "RUSSELL RANCH PHASE 2 VILLAGES 1, 2 AND 4", AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, ALL RIGHTS-OF-WAY AND EASEMENTS OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER AND HAS APPROVED THE ABANDONMENT OF THE EASEMENTS LISTED HEREON.

CHRISTA FREEMANTLE
CITY CLERK

DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2022, 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.

DOCUMENT NO.: _____
DONNA ALLRED
SACRAMENTO COUNTY RECORDER
STATE OF CALIFORNIA

BY: _____ DEPUTY
FEE: \$ _____

**FINAL MAP (PN 17-288)
RUSSELL RANCH PHASE 2
VILLAGES 1, 2 AND 4**

A MERGER AND RESUBDIVISION OF LOT 1 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED "FINAL MAP (PN 17-288) RUSSELL RANCH PHASE 2 LARGE LOT" FILED FOR RECORD ON OCTOBER 30, 2016, IN BOOK 407 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, AND RESULTANT PARCEL 2A AND RESULTANT PARCEL 4A, AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT RECORDED JUNE 10, 2019, AS DOCUMENT NO. 231906100486, OFFICIAL RECORDS OF SACRAMENTO COUNTY
A PORTION OF SECTION 15, T. 9 N., R. 8 E., M.D.B.M.

CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA

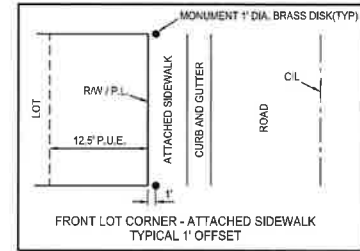


MAY 2022
SHEET 1 OF 10

NOTES

1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
2. THIS FINAL MAP CONTAINS 42.444± ACRES GROSS CONSISTING OF 208 RESIDENTIAL LOTS AND 8 LETTERED LOTS.
3. A PRELIMINARY GEOTECHNICAL ENGINEERING REPORT FOR THE RUSSELL RANCH SOUTH (PROJECT NO. E99027.004) WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, INC ON DECEMBER 06, 2013 AND MAY BE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF FOLSOM COMMUNITY DEVELOPMENT DEPARTMENT.
4. ALL FRONT LOT CORNERS WILL BE SET WITH A 1" DIAMETER BRASS DISC STAMPED "LS 9265" ON THE SIDEWALK WITH A 1.00 FOOT OFFSET ON THE SIDE PROPERTY LINE EXTENDED. (SEE DETAILS HEREON).
5. REAR CORNERS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 9265", UNLESS SHOWN OTHERWISE.
6. PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT SCHOOL FACILITIES IMPROVEMENT DISTRICT NO.3 PER 20206707 O.R. 0642.
7. PROPERTY SUBJECT TO A PENDING SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 2.
8. PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT 2013-1 (WATER FACILITIES AND SUPPLY) PER 20131230 O.R. 0311.
9. PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT NO.17 (WILLOW HILL PIPELINE) PER 20150325 O.R. 0353.
10. PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT NO. 20 (RUSSELL RANCH) PER 20171115 O.R. 1203.
11. PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT NO.18 (FOLSOM PLAN AREA - AREA WIDE IMPROVEMENTS AND SERVICES) PER 20151205 O.R. 0427 AND DECLARING MODIFICATIONS DN 20181160485.
12. PROPERTY SUBJECT TO TERMS AND PROVISIONS CONTAINED IN "TIER 1 DEVELOPMENT AGREEMENT RELATIVE TO THE FOLSOM SOUTH SPECIFIC PLAN" PER 20110803 O.R. 0422 AND "ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO THE FOLSOM SOUTH SPECIFIC PLAN TIER 1 DEVELOPMENT AGREEMENT" PER 20130523 O.R. 1121, 20140715 O.R. 0405, 20150415 O.R. 1326, 20150710 O.R. 0642, DN 201806130769, DN 201807060265 AND DN 202012212152.
13. PROPERTY SUBJECT TO "WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT BETWEEN THE CITY OF FOLSOM AND CERTAIN LANDOWNERS IN THE FOLSOM PLAN AREA" PER 20130124 O.R. 1382, "ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT BETWEEN THE CITY OF FOLSOM AND LANDOWNERS IN THE FOLSOM PLAN AREA" PER 20130523 O.R. 1122, 20140603 O.R. 0659 & 0660 AND 20151211 O.R. 0142 AND "ASSIGNMENT AND ASSUMPTION AGREEMENT TO WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT BETWEEN THE CITY OF FOLSOM AND LANDOWNERS IN THE FOLSOM PLAN AREA" PER DN 20201212163.
14. 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. 0406, 20140826 O.R. 1509 AND 20141128 O.R. 0592.
15. PROPERTY SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT AFFECTING REAL PROPERTY (INCLUSIONARY HOUSING AGREEMENT)" PER 20150710 O.R. 0641.
16. PROPERTY SUBJECT TO TERMS AND PROVISIONS CONTAINED IN THE DOCUMENTS ENTITLED "AGREEMENT FOR RIGHT OF WAY DEDICATION AND ACQUISITION FOR THE MAINLINE D3 SEGMENT OF THE CAPITAL SOUTHEAST CONNECTOR BETWEEN THE NEW HOME COMPANY RUSSELL RANCH, LLC AND THE CAPITAL SOUTHEAST CONNECTOR JOINT POWERS AUTHORITY" PER 20160225 O.R. 0300.
17. PROPERTY SUBJECT TO THE TERMS AND PROVISIONS OF THE COST SHARING AGREEMENT (FOLSOM PLAN AREA PHASE 1 WATER AND SEWER IMPROVEMENTS) PER 20170417 O.R. 0878.
18. LOTS 1A, 1B, 1C, 2A, 2B, 4A, 4B & 4C ARE LANDSCAPING LOTS AND WILL BE DEEDED TO AND MAINTAINED BY THE RUSSELL RANCH COMMUNITY ASSOCIATION AND MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING THIS SUBDIVISION.
19. PROPERTY SUBJECT TO A PRIVATE EASEMENT, TO BE RECORDED, IN FAVOR OF THE HOME OWNER'S ASSOCIATION ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED RESTRICTIVE USE EASEMENTS (R.E.). THE PURPOSE OF THE EASEMENT IS TO ALLOW THE HOME OWNER'S ASSOCIATION TO REGULATE THE LANDSCAPING AND CONSTRUCTION OF ALL STRUCTURES (FOR EXAMPLE, FENCING AND RETAINING WALLS) WITHIN THE EASEMENT AREA TO MAINTAIN VIEWS AND PRESERVE THE STRUCTURAL STABILITY OF ENGINEERED SLOPES.
20. PROPERTY SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS PER 20170619 O.R. 0891.

21. PROPERTY SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED MARCH 19, 2020 PER 20200319 O.R. 0895, MODIFICATIONS RECORDED OCTOBER 28, 2020 PER 20201028 O.R. 2320 AND TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL ASSIGNMENT OF DECLARANT'S RIGHTS" RECORDED DECEMBER 21, 2020 PER 20201221 O.R. 2161.
22. PROPERTY SUBJECT TO THE TERMS, PROVISIONS CONTAINED IN THAT DOCUMENT ENTITLED "SUPPLEMENTAL IMPROVEMENT AGREEMENT (FOLSOM PLAN AREA - SCOTT ROAD IMPROVEMENT)" PER 20170706 O.R. 0935.
23. LOTS 1A, 1B, 1C, 2A, 2B, 4A, 4B & 4C SUBJECT TO THE RUSSELL RANCH PHASE 2 FUEL MODIFICATION PLAN, PREPARED BY A FUHRMAN LEAHY LAND GROUP, ON FILE WITH THE CITY OF FOLSOM COMMUNITY DEVELOPMENT DEPARTMENT.
24. PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT ESTABLISHING DEVELOPMENT COVENANTS, CONDITIONS AND RESTRICTIONS", EXECUTED BY AND BETWEEN THE NEW HOME COMPANY NORTHERN CALIFORNIA LLC, A DELAWARE LIMITED LIABILITY COMPANY AND AG ESSENTIAL HOUSING CA 4, L.P., A DELAWARE LIMITED PARTNERSHIP, RECORDED DECEMBER 21, 2020, PER DN 202012212154 OF OFFICIAL RECORDS AND MODIFICATIONS PER DN 202105111551.
25. PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OPTION AGREEMENT", EXECUTED BY AND BETWEEN AG ESSENTIAL HOUSING CA 4, L.P., A DELAWARE LIMITED PARTNERSHIP AND LENMAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION, RECORDED FEBRUARY 26, 2021, AS DN 202102262013 O.R.
26. PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP SHALL CONSTITUTE THE ABANDONMENT OF THE EASEMENTS LISTED BELOW, NOT SHOWN HEREON, THAT FALL WITHIN THE SUBJECT PROPERTY:
 - A. P.U.E./P.A.E./L.E. WITHIN LOTS 1 AND 4 AS SHOWN ON 407 B.M. 1
 - B. IOD WITHIN LOTS 1 AND 4 AS SHOWN ON 407 B.M. 1



**FINAL MAP (PN 17-288)
RUSSELL RANCH PHASE 2
VILLAGES 1, 2 AND 4**

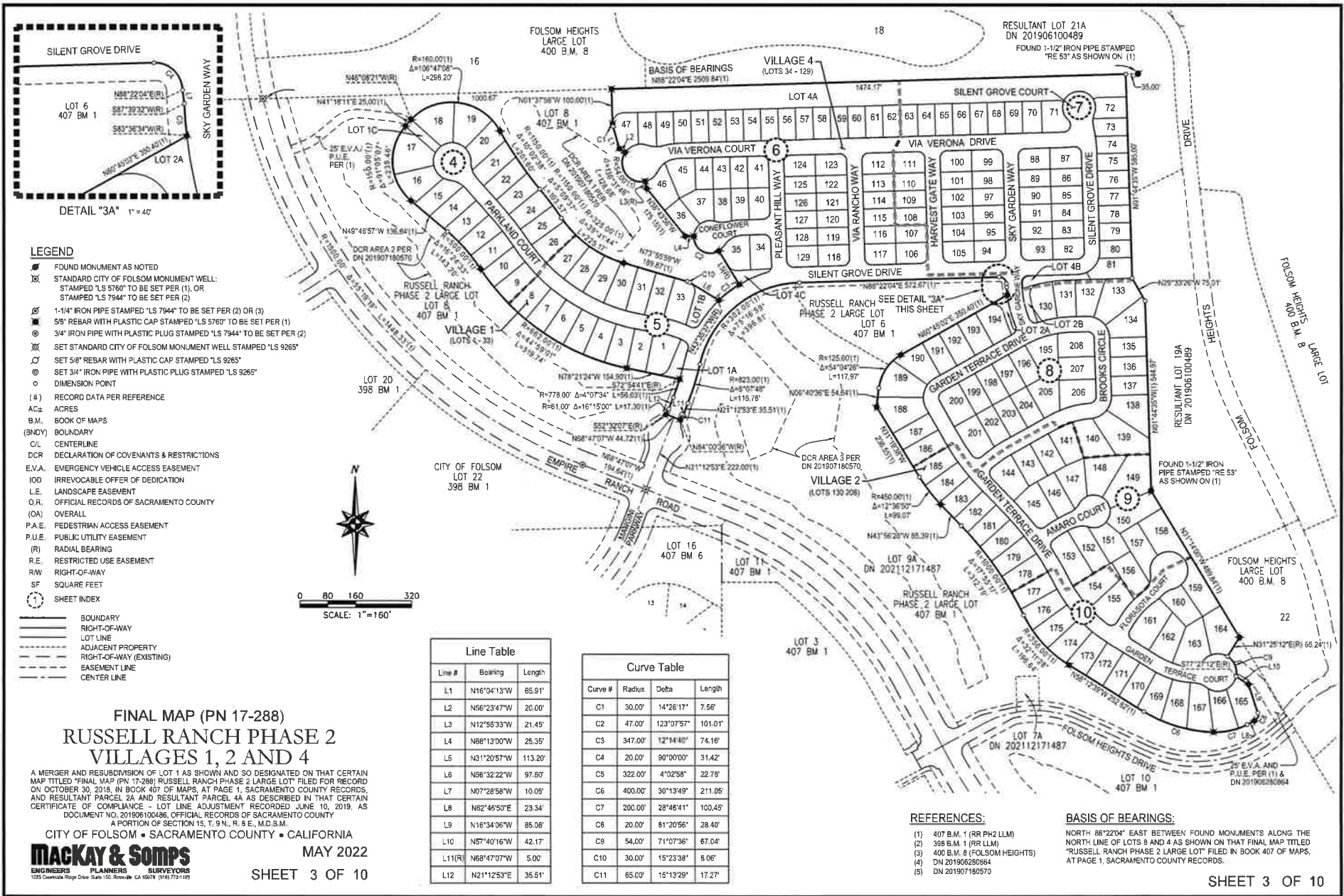
A MERGER AND RESUBDIVISION OF LOT 1 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED "FINAL MAP (PN 17-288) RUSSELL RANCH PHASE 2 LARGE LOT" FILED FOR RECORD ON OCTOBER 30, 2018, IN BOOK 407 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, AND RESULTANT PARCEL 2A AND RESULTANT PARCEL 4A AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT RECORDED JUNE 10, 2019, AS DOCUMENT NO. 201906100486 OFFICIAL RECORDS OF SACRAMENTO COUNTY
A PORTION OF SECTION 15, T. 9 N., R. 8 E., M.D.B.M.

CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA

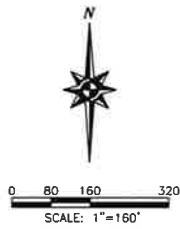
MACKEY & SOWPS
ENGINEERS PLANNERS SURVEYORS
105 Creech Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1188

MAY 2022

SHEET 2 OF 10



- LEGEND**
- FOUND MONUMENT AS NOTED
 - STANDARD CITY OF FOLSOM MONUMENT WELL: STAMPED "LS 5760" TO BE SET PER (1), OR STAMPED "LS 7944" TO BE SET PER (2)
 - 1-1/4" IRON PIPE STAMPED "LS 7944" TO BE SET PER (2) OR (3)
 - 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 5760" TO BE SET PER (1)
 - 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944" TO BE SET PER (2)
 - SET STANDARD CITY OF FOLSOM MONUMENT WELL STAMPED "LS 9265"
 - SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265"
 - SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 9265"
 - DIMENSION POINT
 - (#) RECORD DATA PER REFERENCE
 - AC= ACRES
 - B.M. BOOK OF MAPS
 - (BNDY) BOUNDARY
 - CL CENTERLINE
 - DECLARATION OF COVENANTS & RESTRICTIONS
 - E.V.A. EMERGENCY VEHICLE ACCESS EASEMENT
 - IOD IRREVOCABLE OFFER OF DEDICATION
 - L.E. LANDSCAPE EASEMENT
 - O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
 - (OA) OVERALL
 - P.A.E. PEDESTRIAN ACCESS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - (R) RADIAL BEARING
 - R.E. RESTRICTED USE EASEMENT
 - R.W. RIGHT-OF-WAY
 - SF SQUARE FEET
 - SHEET INDEX
 - BOUNDARY
 - RIGHT-OF-WAY
 - LOT LINE
 - ADJACENT PROPERTY
 - RIGHT-OF-WAY (EXISTING)
 - EASEMENT LINE
 - CENTER LINE



Line #	Bearing	Length
L1	N16°04'13"W	65.91'
L2	N56°23'47"W	20.00'
L3	N12°55'33"W	21.45'
L4	N88°13'00"W	25.35'
L5	N31°20'57"W	113.20'
L6	N56°32'22"W	97.60'
L7	N07°28'58"W	10.05'
L8	N82°46'50"E	23.34'
L9	N16°34'06"W	85.08'
L10	N57°40'16"W	42.17'
L11(R)	N68°47'07"W	5.00'
L12	N21°12'53"E	35.51'

Curve #	Radius	Delta	Length
C1	30.00'	14°26'17"	7.56'
C2	47.00'	123°07'57"	101.01'
C3	347.00'	12°14'40"	74.16'
C4	20.00'	90°00'00"	31.42'
C5	322.00'	4°02'58"	22.78'
C6	400.00'	30°13'49"	211.05'
C7	200.00'	28°46'41"	100.45'
C8	20.00'	81°20'56"	28.40'
C9	54.00'	71°07'36"	67.04'
C10	30.00'	15°23'38"	8.06'
C11	65.00'	15°13'29"	17.27'

**FINAL MAP (PN 17-288)
RUSSELL RANCH PHASE 2
VILLAGES 1, 2 AND 4**

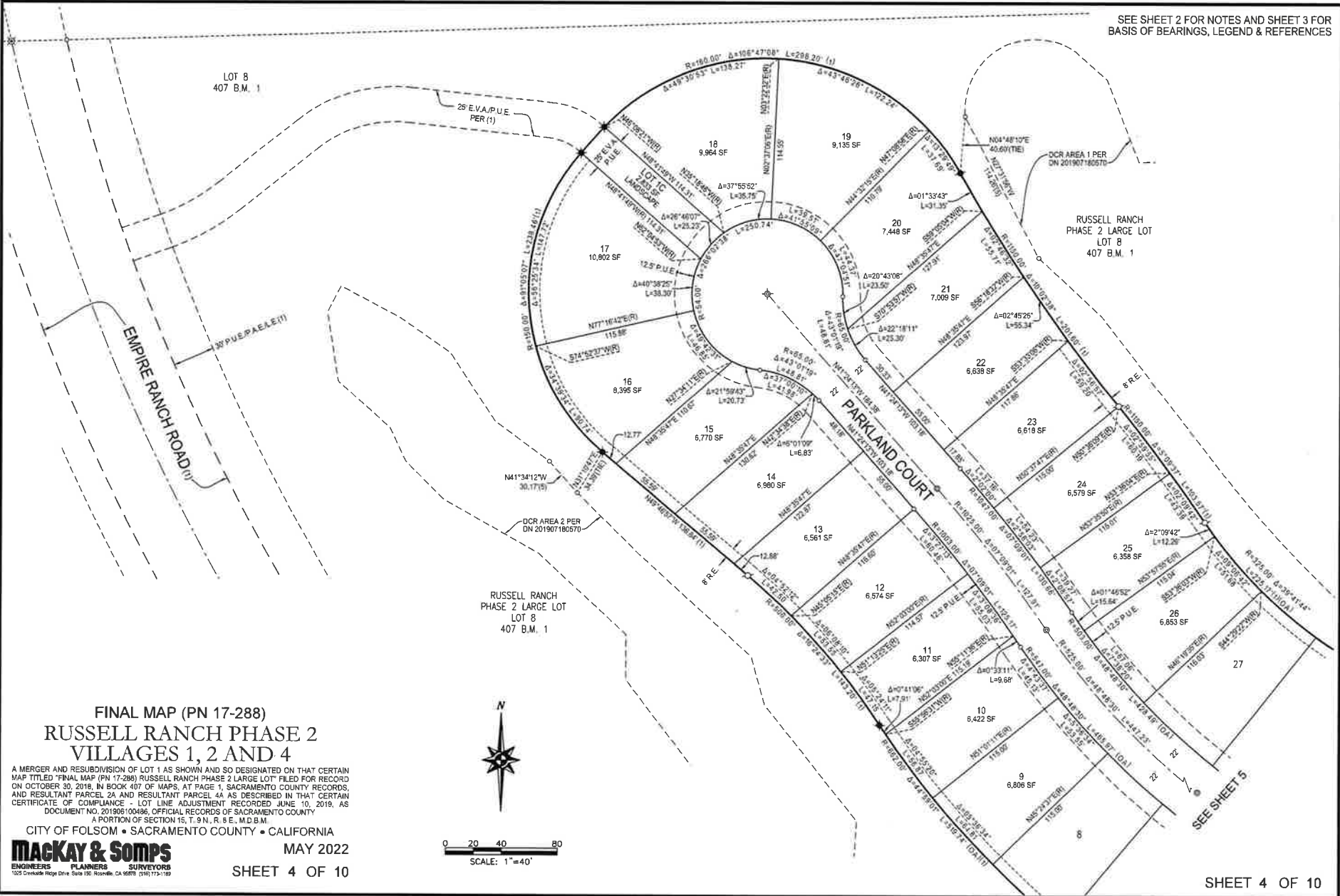
A MERGER AND RESUBDIVISION OF LOT 1 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED "FINAL MAP (PN 17-288) RUSSELL RANCH PHASE 2 LARGE LOT" FILED FOR RECORD ON OCTOBER 30, 2018, IN BOOK 407 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, AND RESULTANT PARCEL 2A AND RESULTANT PARCEL 4A AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT RECORDED JUNE 10, 2019, AS DOCUMENT NO. 201906100486, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

A PORTION OF SECTION 15, T. 9 N., R. 5 E., M.D. B.M.
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ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1199
MAY 2022
SHEET 3 OF 10

- REFERENCES:**
- (1) 407 B.M. 1 (RR PH2 LLM)
 - (2) 398 B.M. 1 (RR LLM)
 - (3) 400 B.M. 8 (FOLSOM HEIGHTS)
 - (4) DN 201906260864
 - (5) DN 201907160570

BASIS OF BEARINGS:
NORTH 86°22'04" EAST BETWEEN FOUND MONUMENTS ALONG THE NORTH LINE OF LOTS 8 AND 4 AS SHOWN ON THAT FINAL MAP TITLED "RUSSELL RANCH PHASE 2 LARGE LOT" FILED IN BOOK 407 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS.

SEE SHEET 2 FOR NOTES AND SHEET 3 FOR BASIS OF BEARINGS, LEGEND & REFERENCES



**FINAL MAP (PN 17-288)
RUSSELL RANCH PHASE 2
VILLAGES 1, 2 AND 4**

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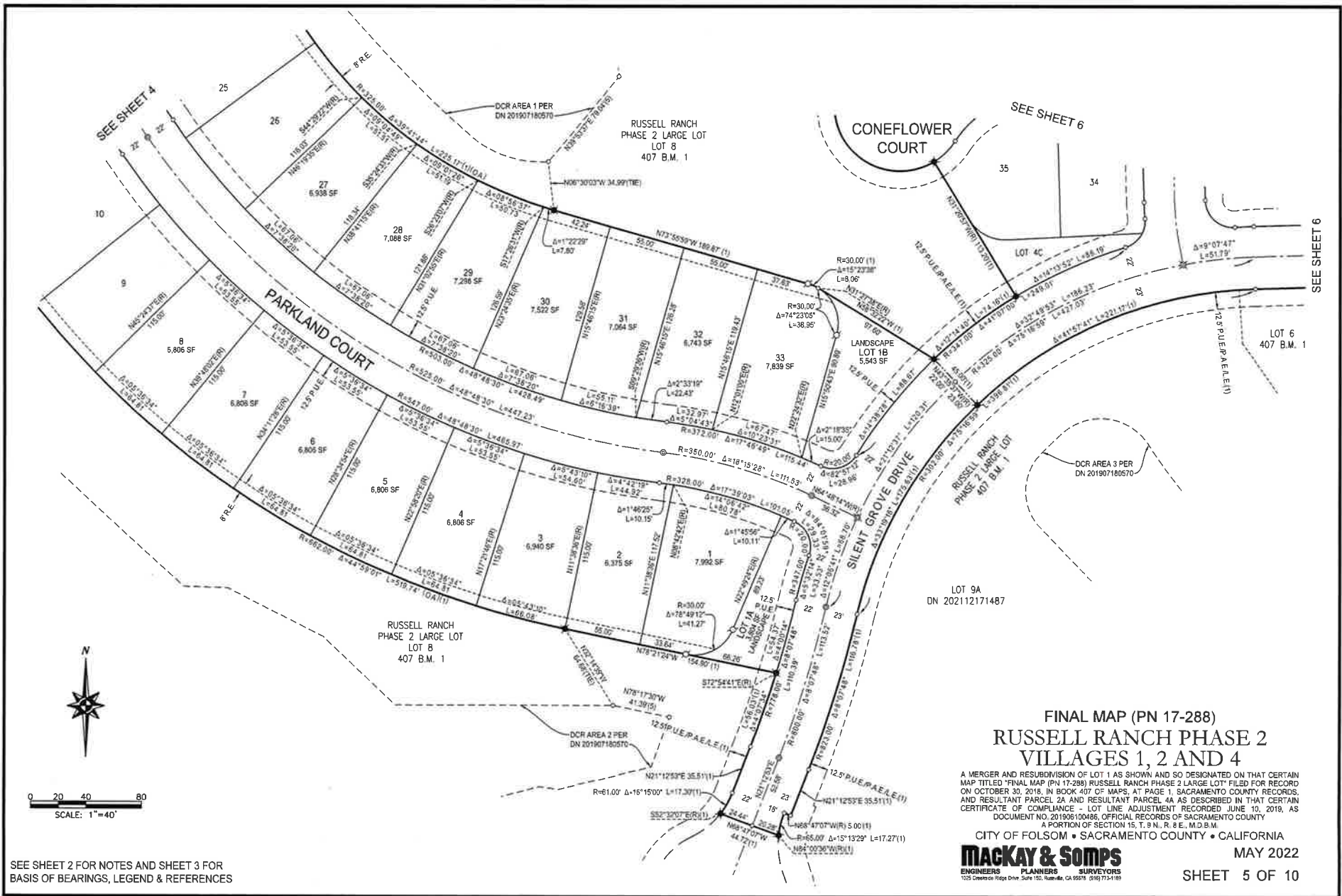
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MAY 2022

SHEET 4 OF 10

SEE SHEET 5

SHEET 4 OF 10



SEE SHEET 4

SEE SHEET 6

SEE SHEET 6

RUSSELL RANCH
PHASE 2 LARGE LOT
LOT 8
407 B.M. 1

CONEFLOWER
COURT

PARKLAND COURT

SILENT GROVE DRIVE

RUSSELL RANCH
PHASE 2 LARGE LOT
LOT B
407 B.M. 1

LOT 9A
DN 202112171487

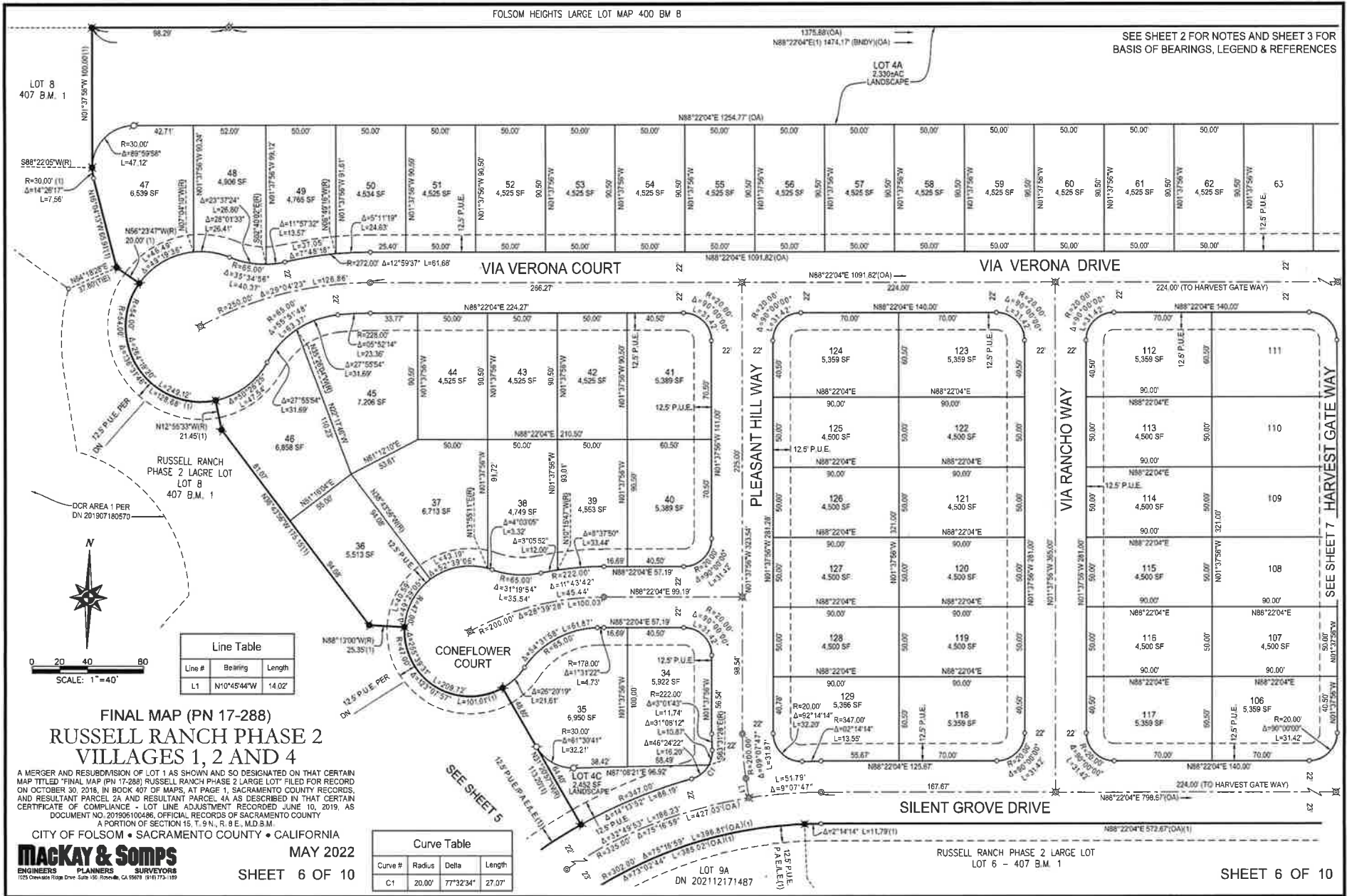
FINAL MAP (PN 17-288)
RUSSELL RANCH PHASE 2
VILLAGES 1, 2 AND 4

A MERGER AND RESUBDIVISION OF LOT 1 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED "FINAL MAP (PN 17-288) RUSSELL RANCH PHASE 2 LARGE LOT" FILED FOR RECORD ON OCTOBER 30, 2018, IN BOOK 407 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, AND RESULTANT PARCEL 2A AND RESULTANT PARCEL 4A AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT RECORDED JUNE 10, 2018, AS DOCUMENT NO. 20190100486, OFFICIAL RECORDS OF SACRAMENTO COUNTY, A PORTION OF SECTION 15, T. 9 N., R. 8 E., M.D.B.M.

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MAY 2022
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SEE SHEET 2 FOR NOTES AND SHEET 3 FOR BASIS OF BEARINGS, LEGEND & REFERENCES

SEE SHEET 2 FOR NOTES AND SHEET 3 FOR BASIS OF BEARINGS, LEGEND & REFERENCES



Line #	Bearing	Length
L1	N10°45'44"W	14.02'

Curve #	Radius	Delta	Length
C1	20.00'	77°32'34"	27.07'

**FINAL MAP (PN 17-288)
RUSSELL RANCH PHASE 2
VILLAGES 1, 2 AND 4**

A MERGER AND RESUBDIVISION OF LOT 1 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED "FINAL MAP (PN 17-288) RUSSELL RANCH PHASE 2 LARGE LOT FILED FOR RECORD ON OCTOBER 30, 2018, IN BOOK 407 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, AND RESULTANT PARCEL 2A AND RESULTANT PARCEL 4A AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT RECORDED JUNE 10, 2019, AS DOCUMENT NO. 201906100486, OFFICIAL RECORDS OF SACRAMENTO COUNTY
A PORTION OF SECTION 15, T. 9 N., R. 8 E., MD. B.M.

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SHEET 6 OF 10

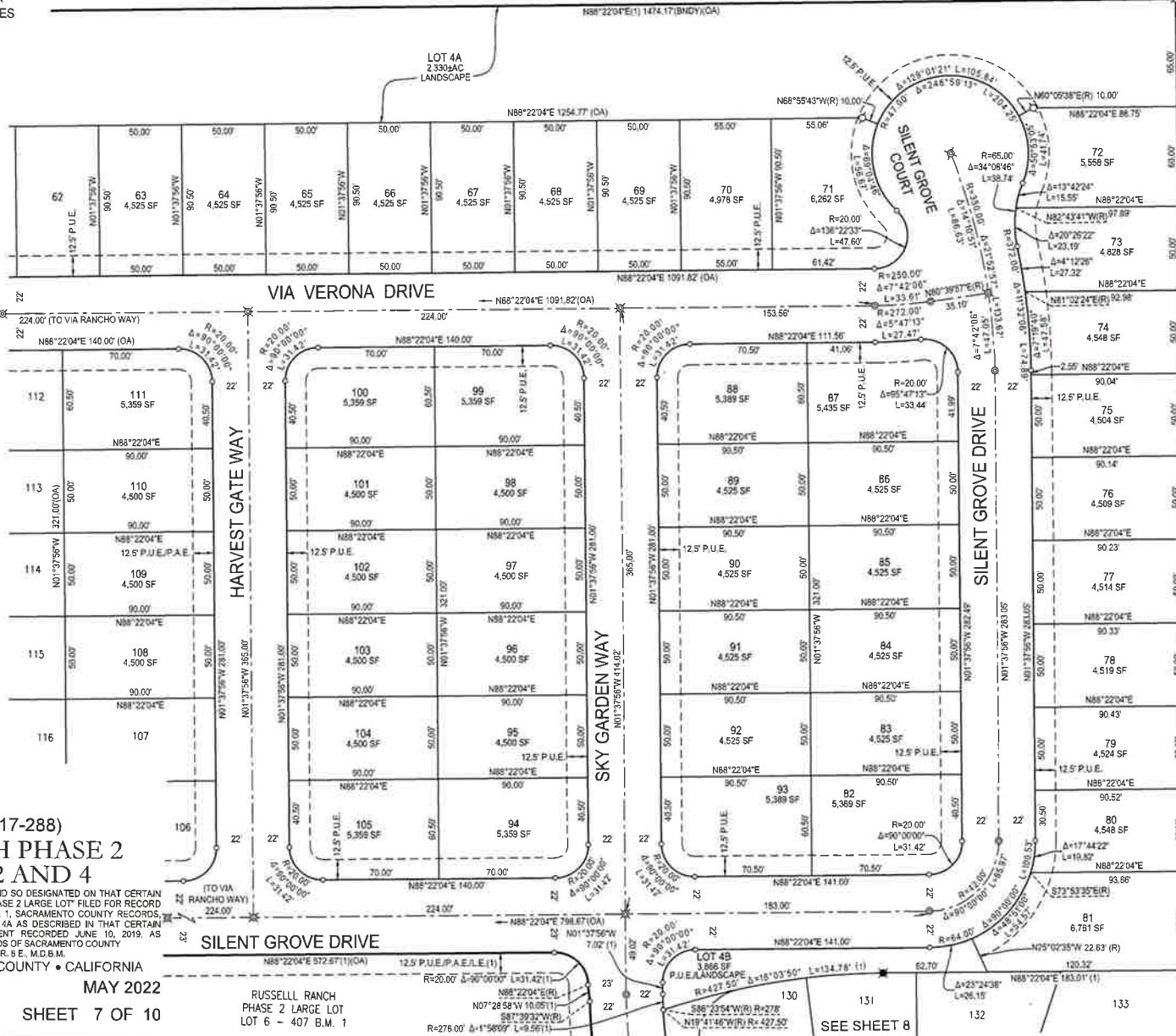
RUSSELL RANCH PHASE 2 LARGE LOT
LOT 6 - 407 B.M. 1

SHEET 6 OF 10

SEE SHEET 2 FOR NOTES AND SHEET 3 FOR BASIS OF BEARINGS, LEGEND & REFERENCES

FOLSOM HEIGHTS LARGE LOT 400 BM 8

FOUND 1-1/2" IRON PIPE STAMPED "RE 53" AS SHOWN ON (1)



RESULTANT LOT 21A
DN 201906100489

FOLSOM HEIGHTS LARGE LOT 400 BM 8

RESULTANT LOT 19A
DN 201906100489

SHEET 7 OF 10

**FINAL MAP (PN 17-288)
RUSSELL RANCH PHASE 2
VILLAGES 1, 2 AND 4**

A MERGER AND RESUBDIVISION OF LOT 1 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED "FINAL MAP (PN 17-288) RUSSELL RANCH PHASE 2 LARGE LOT" FILED FOR RECORD ON OCTOBER 30, 2018, IN BOOK 407 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, AND RESULTANT PARCEL 2A AND RESULTANT PARCEL 4A AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT RECORDED JUNE 10, 2019, AS DOCUMENT NO. 201906100489, OFFICIAL RECORDS OF SACRAMENTO COUNTY A PORTION OF SECTION 15, T. 9 N., R. 3 E., M.D.B.M.

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MAY 2022
SHEET 7 OF 10

RUSSELL RANCH
PHASE 2 LARGE LOT
LOT 6 - 407 B.M. 1

SEE SHEET 8

FINAL MAP (PN 17-288)
RUSSELL RANCH PHASE 2
VILLAGES 1, 2 AND 4

A MERGER AND RESUBDIVISION OF LOT 1 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED "FINAL MAP (PN 17-288) RUSSELL RANCH PHASE 2 LARGE LOT" FILED FOR RECORD ON OCTOBER 30, 2018, IN BOOK 407 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, AND RESULTANT PARCEL 2A AND RESULTANT PARCEL 4A AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT RECORDED JUNE 10, 2019, AS DOCUMENT NO. 201906100489, OFFICIAL RECORDS OF SACRAMENTO COUNTY, A PORTION OF SECTION 15, T. 9 N., R. 8 E., M. D. B.M.

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MAY 2022

SHEET 8 OF 10

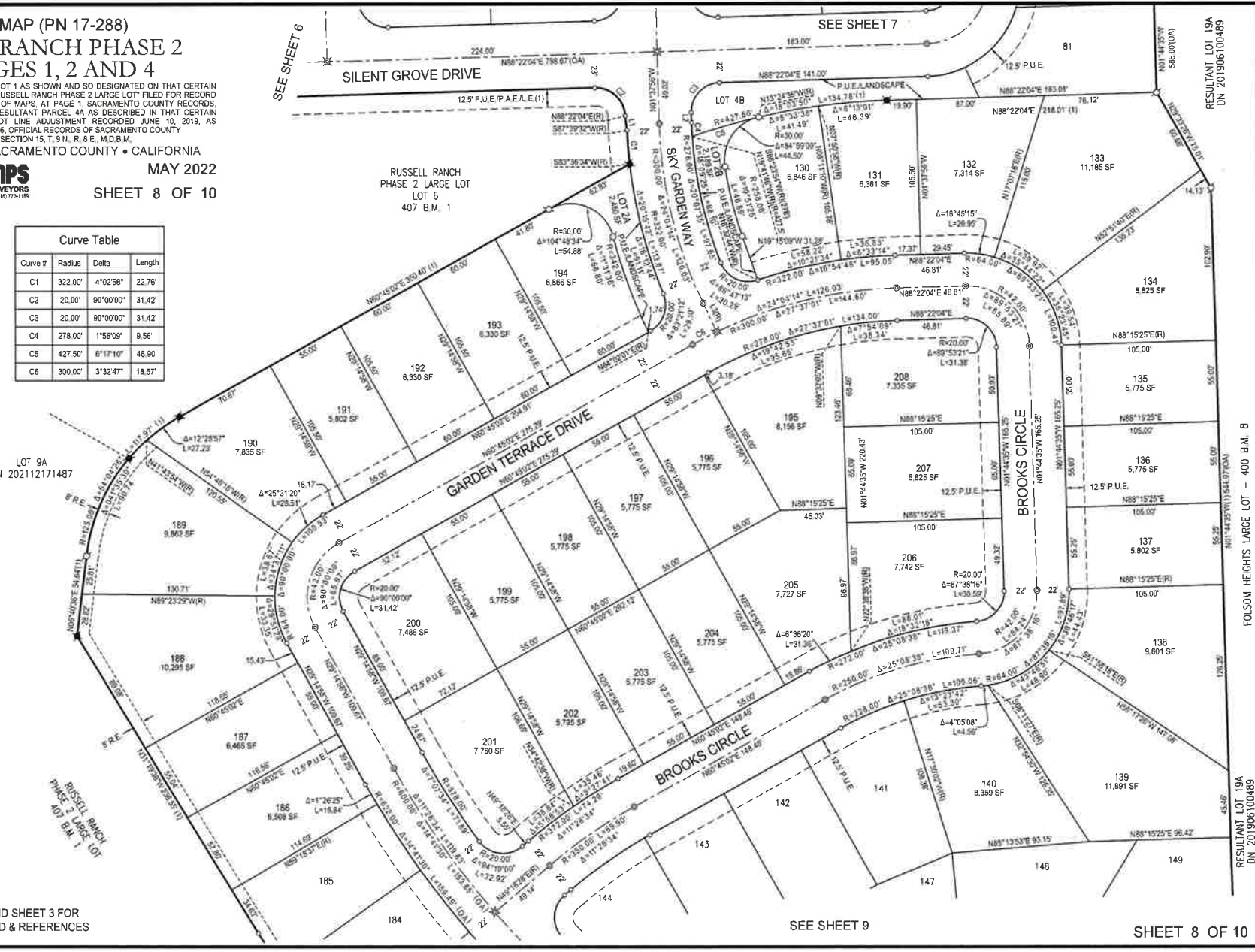
RUSSELL RANCH
 PHASE 2 LARGE LOT
 LOT 6
 407 B.M. 1

Line #	Bearing	Length
L1	N07°28'58"W	10.05'
L2	N01°37'56"W	7.02'
L3	N25°42'11"W	21.59'

Curve #	Radius	Delta	Length
C1	322.00'	4°02'58"	22.76'
C2	20.00'	90°00'00"	31.42'
C3	20.00'	90°00'00"	31.42'
C4	278.00'	1°58'09"	9.56'
C5	427.50'	6°11'10"	46.90'
C6	300.00'	3°32'47"	18.57'



SEE SHEET 2 FOR NOTES AND SHEET 3 FOR BASIS OF BEARINGS, LEGEND & REFERENCES



SEE SHEET 9

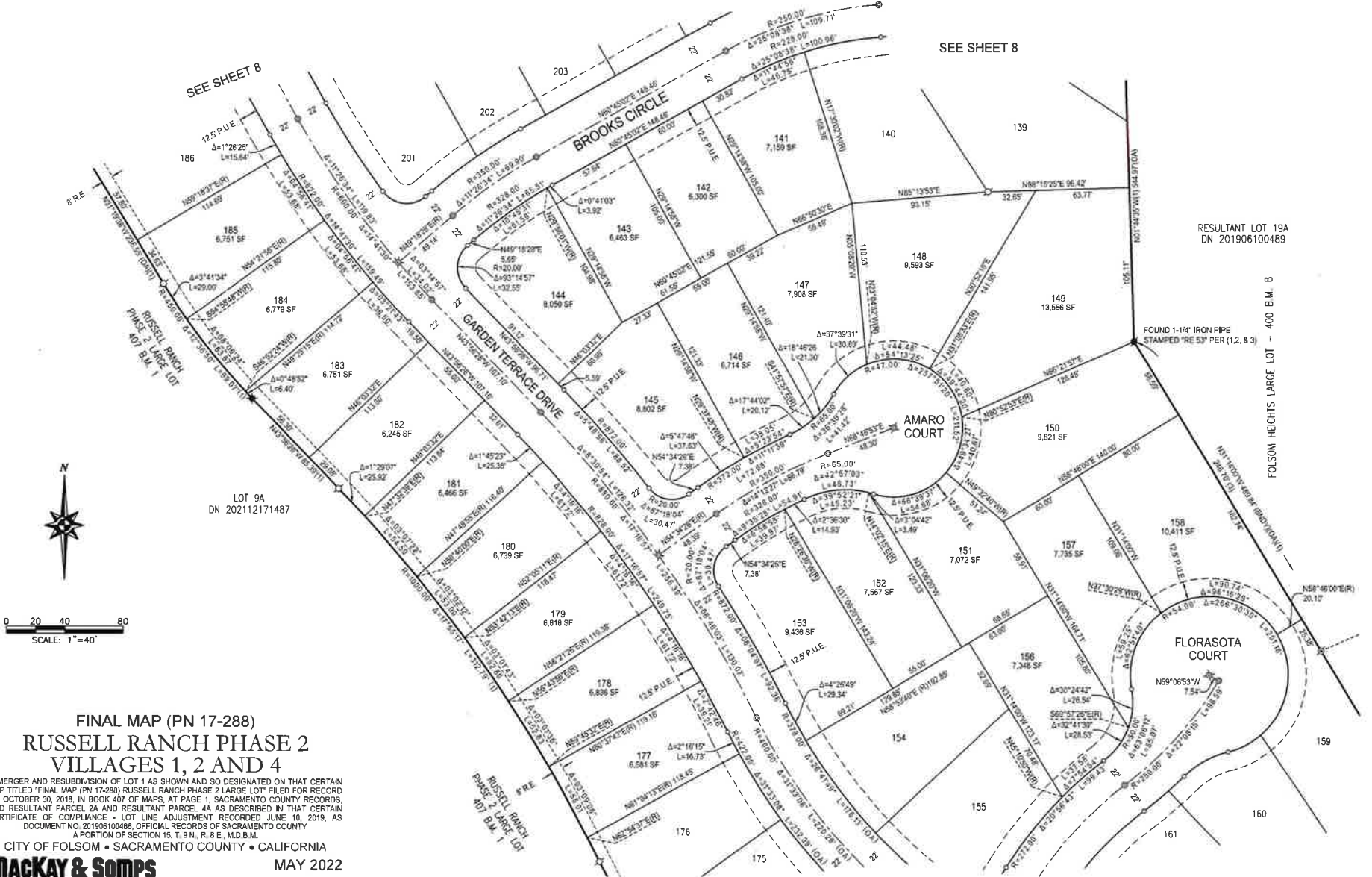
SHEET 8 OF 10

RESULTANT LOT 19A
 DN 201906100489

FOLSOM HEIGHTS LARGE LOT - 400 B.M. 8

RESULTANT LOT 19A
 DN 201906100489

SEE SHEET 2 FOR NOTES AND SHEET 3 FOR BASIS OF BEARINGS, LEGEND & REFERENCES



RESULTANT LOT 19A
DN 201906100489

FOULSON HEIGHTS LARGE LOT - 400 B.M. 8

FOUND 1-1/4" IRON PIPE
STAMPED "RES 53" PER (1,2, & 3)

FLORASOTA COURT



0 20 40 80
SCALE: 1"=40'

FINAL MAP (PN 17-288)
RUSSELL RANCH PHASE 2
VILLAGES 1, 2 AND 4

A MERGER AND RESUBDIVISION OF LOT 1A AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED FINAL MAP (PN 17-288) RUSSELL RANCH PHASE 2 LARGE LOT FILED FOR RECORD ON OCTOBER 30, 2019, IN BOOK 407 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, AND RESULTANT PARCEL 2A AND RESULTANT PARCEL 4A AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT RECORDED JUNE 10, 2019, AS DOCUMENT NO. 201906100489, OFFICIAL RECORDS OF SACRAMENTO COUNTY
A PORTION OF SECTION 15, T. 9 N., R. 8 E., M.D.M.

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MAY 2022

SHEET 9 OF 10

SEE SHEET 10

SHEET 9 OF 10

SEE SHEET 2 FOR NOTES AND SHEET 3 FOR BASIS OF BEARINGS, LEGEND & REFERENCES

Curve Table			
Curve #	Radius	Delta	Length
C1(1)	54.00'	21°44'46"	20.50'
C2(1)	54.00'	33°07'49"	31.22'
C3(1)	112.50'	38°58'01"	76.51'
C4(4)	137.50'	43°09'03"	103.59'
C5(4)	137.50'	4°06'15"	9.85'
C6(4)	54.00'	7°26'16"	7.01'
C7(4)	108.50'	14°17'18"	27.06'
C8(4)	108.50'	22°24'04"	42.42'
C9(4)	54.00'	6°48'45"	8.31'

Line Table		
Line #	Bearing	Length
L1(1)	N47°48'53"E	25.46'
L2(4)	N74°53'02"E	13.97'
L3(4)	N47°48'53"E	5.09'
L4(4)	N47°48'53"E	4.07'
L5(4)	N53°38'04"W	8.32'



FINAL MAP (PN 17-288)
 RUSSELL RANCH PHASE 2
 VILLAGES 1, 2 AND 4

A MERGER AND RESUBDIVISION OF LOT 1 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED "FINAL MAP (PN 17-288) RUSSELL RANCH PHASE 2 LARGE LOT" FILED FOR RECORD ON OCTOBER 30, 2018, IN BOOK 407 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS, AND RESULTANT PARCEL 2A AND RESULTANT PARCEL 4A AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE - LOT LINE ADJUSTMENT RECORDED JUNE 10, 2019, AS DOCUMENT NO. 201905100486, OFFICIAL RECORDS OF SACRAMENTO COUNTY.

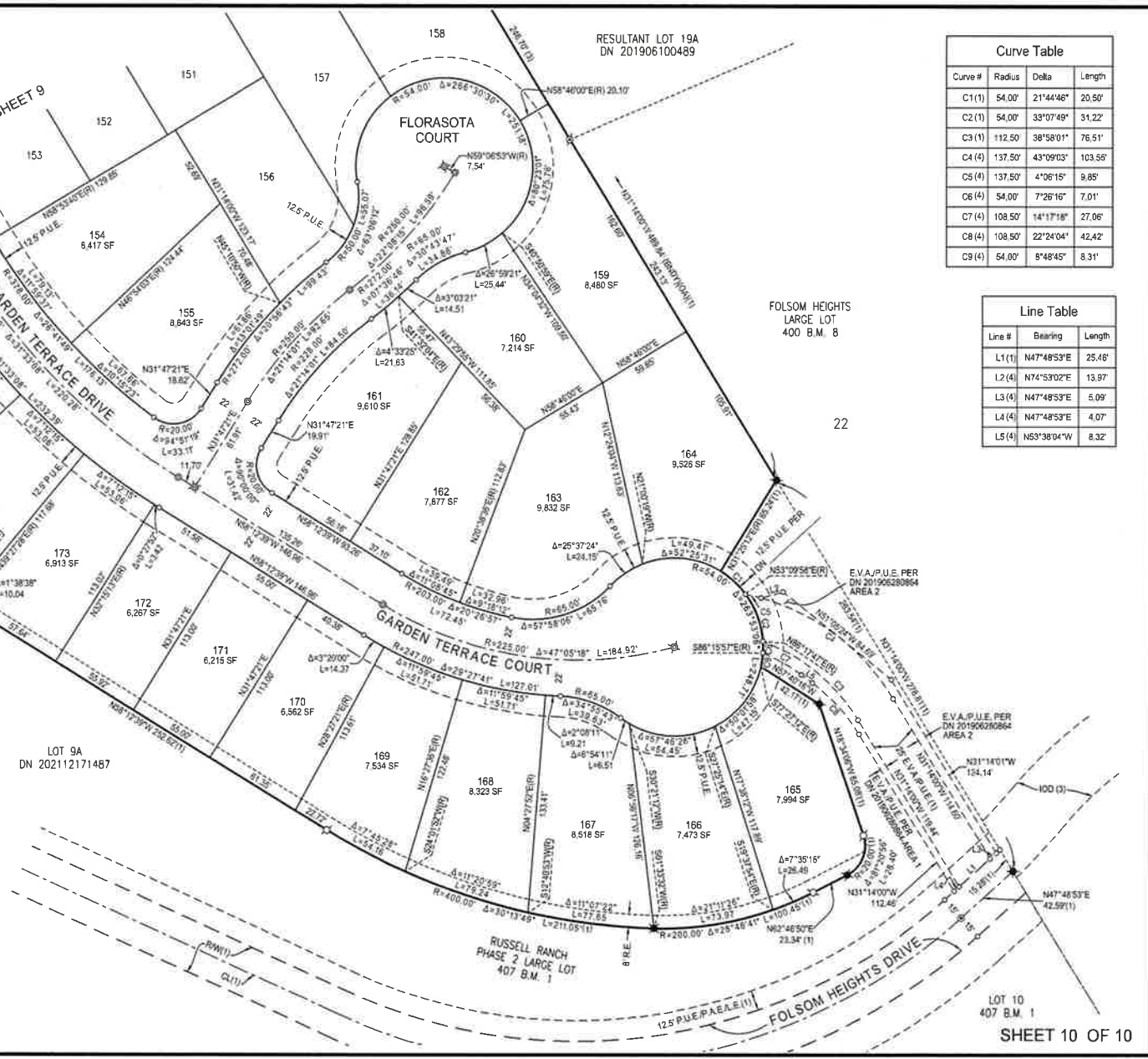
A PORTION OF SECTION 15, T. 9 N., R. 8 E., M.D.B.M.

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MAY 2022

SHEET 10 OF 10



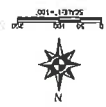
LOT 10
 407 B.M. 1
 SHEET 10 OF 10

ATTACHMENT 4

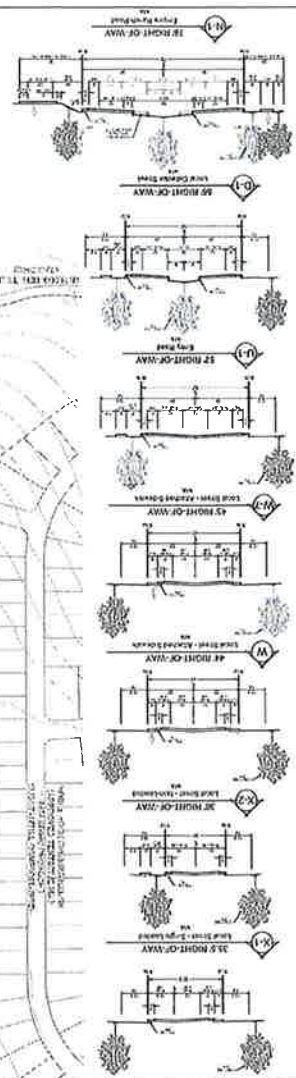
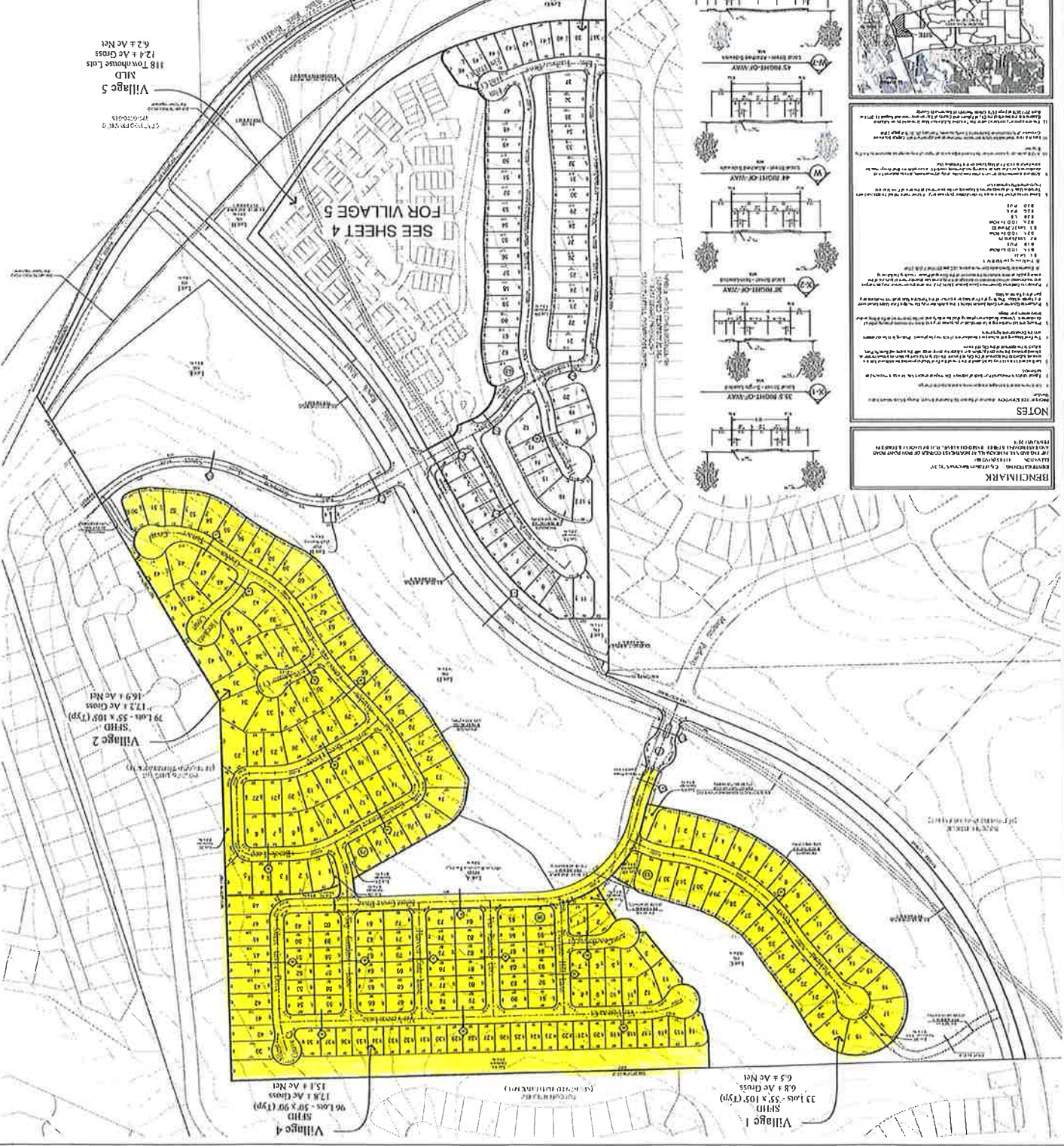
**RUSSELL RANCH PHASE 2 VILLAGE NOS. 1, 2 & 4
AMENDED VESTING TENTATIVE SUBDIVISION MAP**

Russell Ranch

SMALL LOT
 VESTING TENTATIVE SUBDIVISION MAP
 Lots 24 thru 32



Lot No.	Area (Ac)	Area (Sq Ft)	Area (Sq Ft) (Typ)	Area (Sq Ft) (Min)	Area (Sq Ft) (Max)
1	0.12	3,200	3,200	3,200	3,200
2	0.12	3,200	3,200	3,200	3,200
3	0.12	3,200	3,200	3,200	3,200
4	0.12	3,200	3,200	3,200	3,200
5	0.12	3,200	3,200	3,200	3,200
6	0.12	3,200	3,200	3,200	3,200
7	0.12	3,200	3,200	3,200	3,200
8	0.12	3,200	3,200	3,200	3,200
9	0.12	3,200	3,200	3,200	3,200
10	0.12	3,200	3,200	3,200	3,200
11	0.12	3,200	3,200	3,200	3,200
12	0.12	3,200	3,200	3,200	3,200
13	0.12	3,200	3,200	3,200	3,200
14	0.12	3,200	3,200	3,200	3,200
15	0.12	3,200	3,200	3,200	3,200
16	0.12	3,200	3,200	3,200	3,200
17	0.12	3,200	3,200	3,200	3,200
18	0.12	3,200	3,200	3,200	3,200
19	0.12	3,200	3,200	3,200	3,200
20	0.12	3,200	3,200	3,200	3,200
21	0.12	3,200	3,200	3,200	3,200
22	0.12	3,200	3,200	3,200	3,200
23	0.12	3,200	3,200	3,200	3,200
24	0.12	3,200	3,200	3,200	3,200
25	0.12	3,200	3,200	3,200	3,200
26	0.12	3,200	3,200	3,200	3,200
27	0.12	3,200	3,200	3,200	3,200
28	0.12	3,200	3,200	3,200	3,200
29	0.12	3,200	3,200	3,200	3,200
30	0.12	3,200	3,200	3,200	3,200
31	0.12	3,200	3,200	3,200	3,200
32	0.12	3,200	3,200	3,200	3,200



TENTATIVE MAP INFORMATION

VICINITY MAP

NOTES

BENCHMARK

LEGEND

GENERAL NOTES

PROPOSED IMPROVEMENTS

EXISTING IMPROVEMENTS

UTILITIES

ADDITIONAL NOTES

DATE: 11/07/18

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: 1" = 100'

ATTACHMENT 5

TABLE OF CONDITIONS OF APPROVAL FOR THE RUSSELL RANCH PHASE 2 VILLAGE NOS. 1, 2 & 4 AMENDED VESTING TENTATIVE SUBDIVISION MAP

**CONDITIONS OF APPROVAL FOR THE AMENDED RUSSELL RANCH LOTS 24-32 SUBDIVISION PROJECT (PN 21-118)
WEST OF EL DORADO COUNTY LINE, EAST OF PLACERVILLE ROAD, AND NORTH OF WHITE ROCK ROAD
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
1.		<p><u>Condition 1 is amended as follows:</u></p> <p><u>Final Development Plans</u> 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"> 1. Vicinity Map 2. FPASP Development Activity bar Chart, dated January 17, 2018 3. General Plan Amendment Exhibit, dated January 26, 2018 4. Trail System Modification Exhibit, dated January 26, 2018 5. Large Lot Vesting Tentative Subdivision Map, dated January 24, 2018 <u>May 7, 2021</u> 6. Small-Lot Vesting Tentative Subdivision Map, January 24, 2018 <u>October 26, 2021</u> 7. <u>Amended</u> Preliminary Grading Plan, dated January 24, 2018 <u>May 7, 2021</u> 8. <u>Amended</u> Preliminary Utility Plan, dated January 24, 2018 <u>May 7, 2021</u> 9. Village 5 Small-Lot Vesting Tentative Subdivision Map, dated January 24, 2018 10. Village 5 Preliminary Grading Plan, January 24, 2018 11. Village 5 Preliminary Utility Plan, January 24, 2018 12. Initial Design for Empire Ranch Road/White Rock Road Interchange, dated January 24, 2018 13. Phase 1 of the Capital Southeast Connector dated January 24, 2018 14. Conceptual Phasing Plan, dated January 29, 2018 15. On-Site and Off-Site Infrastructure Phasing Plan, dated January 29, 2018 16. Measure W Open Space Exhibit, dated January 26, 2018 17. <u>Russell Ranch Design Guidelines with redlines, dated April 2021.</u> 18. <u>Russell Ranch Phase 2 Environmental Documentation Supporting Addendum to the Folsom Plan Area Specific Plan EIR/EIS dated November 15, 2021</u> 19. <u>Russell Ranch Design Set dated November 16, 2021</u> The Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map and Design Guidelines Amendment (Russell Ranch Lots 24 through 32 Subdivision) are approved for the development of a 389-unit residential project Implementation of the project shall be consistent with the above referenced items and these conditions of approval. <p>The Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, and Design Guidelines Amendment (Russell Ranch Lots 24 through 32 Subdivision) are approved for the development of a 389-unit residential project. 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 preliminary grading and drainage plans, the preliminary site and utility plans, offsite infrastructure exhibit, the preliminary landscape plans and the community design guidelines.</p> <p>The final map for this subdivision is in substantial compliance with the approved Vesting Tentative Subdivision Map.</p>	Yes

**CONDITIONS OF APPROVAL FOR THE AMENDED RUSSELL RANCH LOTS 24-32 SUBDIVISION PROJECT (PN 21-118)
WEST OF EL DORADO COUNTY LINE, EAST OF PLACERVILLE ROAD, AND NORTH OF WHITE ROCK ROAD
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
2.	✓	<p><u><i>Condition 2 is amended as follows:</i></u></p> <p><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 are included as an Attachment A to these conditions and 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).</p>	G, I	CD (P)	The owner/applicant has funded and participated in a MMRP reporting program performed by the City's consultant (Helix) and/or City staff.	Yes
3.		<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)	Improvement plans for Empire Ranch Road, Mangini Parkway, and this subdivision have been reviewed approved by the City. Landscape plans for Empire Ranch Road and Mangini Parkway have also been reviewed and approved by the City.	Yes
4.		<p><i>Validity</i> This approval of the Small-Lot Vesting Tentative Subdivision Map shall be valid for a period of sixty months pursuant to Section 16.16.110A of the Folsom Municipal Code and the Subdivision Map Act. The term of the approved Inclusionary Housing Agreement and Inclusionary Housing Plan shall be as set forth in Section 2.2.2D of the First Amendment to ARDA, subject only to the exceptions stated therein and as amended in Section 1.7 of the Second Amendment to ARDA. The term of the Project Design Guidelines shall track the term of the Second Amended and Restated Tier 1 Development Agreement.</p>	O, G	CD (P)	The amended small-lot vesting tentative subdivision map for the subdivision was approved by the City Council on January 25, 2022.	Yes

**CONDITIONS OF APPROVAL FOR THE AMENDED RUSSELL RANCH LOTS 24-32 SUBDIVISION PROJECT (PN 21-118)
WEST OF EL DORADO COUNTY LINE, EAST OF PLACERVILLE ROAD, AND NORTH OF WHITE ROCK ROAD
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
5.		<p><u>Condition 5 is amended as follows:</u></p> <p><u>Street Names</u> The street names identified below shall be used for the Final Small-Lot Map: Empire Ranch Road, Elm Trail, Rosie Terrace, Highgate terrace, Parasol, Garden terrace, Hillgrass, Amaro, Harvest Gate, Crimson Leaf, Silent Grove, Vidalia, Sky Gardens, Climbing Vine, Via Rancho, Pleasant Hill, Coneflower Via Verona, Parkland, <u>Via Rancho, Harvest Gate, Sky Garden, Silent Grove Garden Terrace and Brooks.</u></p>	M	CD (E)(P)	The required street names are shown on the final map for the subdivision and have been approved by the Planning Commission.	Yes
6.		<p><u>Indemnity for City</u> 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

**CONDITIONS OF APPROVAL FOR THE AMENDED RUSSELL RANCH LOTS 24-32 SUBDIVISION PROJECT (PN 21-118)
WEST OF EL DORADO COUNTY LINE, EAST OF PLACERVILLE ROAD, AND NORTH OF WHITE ROCK ROAD
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
7.		<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), the Russell Ranch FEIR, and the Russell Ranch Lots 24 through 32 Subdivision Addendum.</p>	OG	CD	The owner/applicant has complied with all applicable mitigation measures from the FPASP FEIR/EIS and other noted approved environmental documents prior to the issuance of a grading permit. Additionally, construction inspection and monitoring was conducted throughout construction by the City and/or its Consultants	Yes
8.		<p><i>ARDA and Amendments</i> The owner/applicant shall comply with all provisions of Amendment No. 1 to the Tier 1 Amended and Restated Development Agreement and the Second Amendment thereto, and any approved amendments by and between the City and the owner/applicant of the project.</p>	G, I, M, B	CD (E)	The Community Development Department has reviewed the subdivision and verified that it is in compliance with Amendment No. 1 and No. 2 to the First Amended and Restated Tier 1 Development Agreement.	Yes

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WEST OF EL DORADO COUNTY LINE, EAST OF PLACERVILLE ROAD, AND NORTH OF WHITE ROCK ROAD
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#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
9.		<p><u><i>Condition 9 is amended as follows:</i></u></p> <p><i>Homeowners Association</i> The owner/applicant shall for one or more Homeowners Associations for the ownership and maintenance of all private streets including the private street storm drainage systems, sewer and water lines within the I Courts in Village 5, and landscaped open spaces and common areas on hillsides, etc. (Lots A, 1A, 1B, 2A, 2B, 3A, 3 B 4A, 4B, 5A, 5B). The Homeowners Association shall also be responsible for monitoring and ensuring maintenance of the landscaping within the open space.</p> <p>The property owners of all created lots within Phases 1, 2 and 4 shall be age restricted communities limited to buyers who are 55 years of age or older as is permitted by law.</p> <p>In addition, CC&R's shall be prepared by the owner/applicant and shall be subject to review and approval by the Community Development Department for compliance with this approval and with the Folsom Municipal Code and adopted policies, prior to recordation of the Final Map.</p> <p>The owner/applicant shall propose a funding mechanism (including but not limited to Homeowner's Association or a Project Maintenance Community Facilities District) subject to the approval of the Community Development Department of the non-Measure W landscaped open space.</p>	M	CD (P), PW	<p>The owner/applicant has formed a Homeowner's Association (HOA) for this subdivision. In addition, the owner/applicant has provided a funding mechanism for the HOA to fund the operation and maintenance of the landscaped areas in the open space and common area parcels in the subdivision.</p> <p>The community Development Department has reviewed and approved the C.C. & R.'s for the subdivision and these C.C. & R.'s include the required disclosures.</p>	Yes
POLICE/SECURITY REQUIREMENT						
10.		<p>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:</p> <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. <p>Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.</p>	G, I, B	PD	The owner/applicant provided onsite security during construction and has incorporated line of sight guidelines into landscaping plans at intersections which have been reviewed and approved by the City.	Yes

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DEVELOPMENT COSTS AND FEE REQUIREMENTS						
11.		<p>Taxes and Fees 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 Tier 1 Amended and Restated Development Agreement.</p>	OG	CD (P)(E)	The owner/applicant has paid all current taxes and fees associated with this subdivision.	Yes
12.		<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/applicant has paid all taxes and fees associated with this subdivision and filed a tax segregation request for applicable taxes.	Yes
13.		<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 27, 2018), or otherwise shall be governed by the terms of Amendment No. 1 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.	Condition will be satisfied prior to issuance of a building permit.

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14.		<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 comply with this condition.	Yes
15.		<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 in advance of such work for these services.	Yes
GRADING PERMIT REQUIREMENTS						

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16.		<p>Phasing Plan The owner/applicant shall prepare a complete and comprehensive phasing plan and shall submit the phasing plan to the City for each proposed phase of development. The phasing plan shall include all required infrastructure for each proposed phase of development. The infrastructure shall include all required on-site and off-site improvements, but not limited to, water system improvements (distribution and transmission mains, booster pump stations, water reservoirs, PRV stations, etc.), recycled water mains and associated infrastructure, sanitary sewer improvements (sewer mains, lift stations, forced mains, etc.) roadway and transportation improvements, storm drainage improvements (detention/water quality basins, outfalls, etc.) and all other necessary improvements required for each phase of development. The phasing plan shall include itemized cost estimates for all required improvements and the phasing plan shall be reviewed and approved by the City prior to approval of grading and/or improvements plans.</p> <p>The City Engineer may condition the phasing to ensure that each phase functions independently and is consistent with the minimum utility and access standards of the City. All maps filed in phases will be required to have two points of access for vehicle access (except as approved by the Fire Department) and/or general traffic purposes for each phase and all off-site utilities deemed necessary as determined by the City Engineer.</p>	G, I, M	CD (E), EWR, PW, FD	The owner/applicant submitted a phasing plan for this subdivision which was reviewed and approved by the Community Development Department. All required infrastructure necessary to allow development to proceed in this subdivision has been completed in accordance with the approved phasing plan.	Yes
17.		<p>Off-site improvements/Rights of Entry 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 Amendment No. 1 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
18.		<p>Grading in Utility Easement The owner/applicant shall obtain a consent agreement, letter of waiver and/or an encroachment permit from Pacific Gas & Electric, SMUD, WAPA, etc. for any proposed grading and/or construction in any existing tower line and/or underground facility easement. The owner/applicant shall provide the approved consent agreement, letter of waiver and/or encroachment permit to the City prior to approval of any grading and/or improvement plans.</p>	G	CD (E)	The owner/applicant obtained an encroachment permit from the City for all work required in the public right-of-way. In addition, the owner/applicant obtained all required public utility easements from both SMUD and PG & E prior to commencement of grading and construction in this subdivision.	Yes

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19.		<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
20.		<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. <p>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.</p>	G	CD (E)	The required Traffic Control Plans in this condition are no longer applicable. This condition was added to the project since the original concept for water supply contemplated extending a large diameter water main from the Sacramento River to the FPA. In lieu of the water supply being extended through the various jurisdictions noted in this condition, the water supply provided to the FPA comes from conservation efforts by the City to provide the needed water supply for the FPA. The new water supply proposal was validated in 2014.	Yes
21.		<p><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.</p>	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

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22.		<p><i>Animal Barrier</i> To discourage the migration of undesirable small animals (including snakes) into adjacent developed properties during the development of the project, the owner/applicant shall install a barrier along all areas adjacent to developed residential properties and parks to the satisfaction of the Community Development Department and consistent with a qualified biologist's recommendations. In general, the barrier may consist of wire-mesh fabric with openings not exceeding ½-inch width. The height of the barrier shall be at least 18 inches (above the ground surface), and may be buried into the ground at least twelve inches. The barrier shall be supported with metal stakes at no more than 10-foot spacing. The barrier shall be installed by the owner/applicant, as approved by the Community Development Department and a qualified biologist, prior to any construction disturbance on the site, including clearing and grading operations.</p>	G	CD (E)(P)	The subdivision did not have any exiting residents along the entire subdivision boundary. Therefore, there is no requirement to install the animal barrier in accordance with this condition of approval.	Yes
23.		<p><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.</p>	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 available from Community Development Department.	Yes
IMPROVEMENT PLAN REQUIREMENTS						
24.		<p><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.</p>	M	CD (E)	The owner/applicant submitted improvement plans for all infrastructure improvements required to serve this subdivision. The City Engineer has reviewed and approved all required improvement plans to serve this subdivision. Copies of the improvement plans are available from the Community Development Department.	Yes

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25.		The owner/applicant shall include all record information for rights of entry, easements, temporary and permanent construction easements, slope easements, etc. for all proposed improvements on adjoining properties not owned by the owner/applicant and impacted by the owner/applicants improvements. The record information and the recorded boundaries of all work on adjoining properties shall be included on all grading and/or improvement plans prior to plan approval.	G, I	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
26.		<i>Improvements in the PFFP</i> 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.	G, I	CD(E)(P)(B), PW, FD, EWR, PR	The owner/applicant has either constructed or participated financially in the construction all required infrastructure necessary to serve this subdivision. The required infrastructure has been completed and accepted by the City and is currently in operation. As building permits are issued in this subdivision and in other subdivisions in the Folsom Plan Area, impact fees are collected to fund various public facilities. The construction of various public facilities will be complete as timelines and thresholds are achieved.	Yes
27.		<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 <u><i>Standard Construction Specifications and Details</i></u> and the <u><i>Design and Procedures Manual and Improvement Standards</i></u> .	I	CD (P)(E)	The owner/applicant submitted grading and improvement plans prepared in accordance with the City's Standard Specifications. The City has approved all of the improvement plans for the subdivision.	Yes

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28.		<p><i>Water and Sewer Infrastructure</i> All City-owned water and sewer infrastructure shall be placed within the street right of way unless otherwise approved by the City. 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>Standard Construction Specifications and Details</u>. <p>All publicly owned water and sewer lines and services shall be accessible for operations, maintenance, and repair. Non-accessible situations would include placing mains and services behind retaining walls, placing public mains on private property, etc. In no event shall a public water or public sewer line be placed on private residential property. For example, installing a waterline on the property line between two single family homes.</p>	I	CD (E)	The owner/applicant has installed all sewer and water infrastructure within public street rights of way and public water and sewer main easements.	Yes
29.		<p><i>Water and Sewer in I courts</i> The water services and sewer services in the I-Courts within Village 5 shall be privately owned and maintained by the owner/applicant and the owner-applicant shall create a funding mechanism for repair and maintenance of this section of the water and sewer services to the satisfaction of the Community Development Department.</p>	I	CD (E)	This condition is not applicable to this subdivision. This condition will be satisfied prior to approval of the future Russell Ranch Phase 2 Village 5 subdivision.	Yes
30.		<p><i>Utility Coordination</i> 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>	I	CD (P)(E)	The owner/applicant has coordinated with the various public utility companies and the public utility easements are shown on the final map.	Yes

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31.		<p><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.</p>	I, OG	CD (E)	The Owner/Applicant will replace any damaged areas along site frontage and/or boundaries due to construction damage prior to acceptance of any of the improvements in the subdivision prior to acceptance of the improvements by the City.	Yes
32.		<p><i>Vertical Curb</i> All curbs located adjacent to landscaping, whether natural or manicured, and where parking is allowed shall be vertical.</p>	I	CD (P)(B)	The Community Development Department has reviewed and approved the improvement plans for this subdivision to verify compliance with this condition.	Yes
33.		<p><i>Class II Bike Lanes</i> All Class II bike lane legends shall be striped and painted green. No parking shall be permitted within the Class II bike lanes.</p>	I	CD (E)(P)	All Class II bike lanes have been constructed in accordance with the Specific Plan, Design Guidelines and City standards.	Yes

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34.		<p>Master Plan Updates The City has approved the Folsom Plan Area Storm Drainage Master Plan, Wastewater Master Plan, and Sewer 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>Standard Construction Specifications and Details, and the Design and Procedures Manual and Improvement Standards</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. The storm drainage system for the subdivision provides for no net increase in run-off under post development conditions.	Yes
35.		<p>Litter Control 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).</p>	OG	CD (E)	The owner/applicant has complied with this provision and completed periodic on-site cleaning and sweeping of the project site.	Yes

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ENVIRONMENTAL AND WATER RESOURCES REQUIREMENTS						
36.		<p><i>Water Infrastructure Design</i> The owner/applicant shall design all water reservoirs, water booster pump stations, pressure reducing valve stations, and sewer lift stations, and shall coordinate the design with the Community Development Department and the Environmental and Water Resources Department.</p>	I	CD (E), EWR	The Community Development Department and the Environmental & Water Resources Department has reviewed and approved the Russell Ranch Phase 2 Sanitary Sewer Lift Station that will serve this subdivision.	Yes
37.		<p><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.</p>	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
FIRE DEPT REQUIREMENTS						
38.		<p><i>Prepare fuel modification plan (FMP).</i> If applicable, the owner/applicant shall submit a Fuel Modification 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 designer, 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.</p> <p>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.</p>	G, I, M, B	CD (P), FD	The owner/applicant submitted the required Fuel Modification Plan to the City Fire Department for review and approval. A copy of the approved Fuel Modification Plan is on file with the Fire Department and the Community Development Department.	Yes

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39.		<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"> Residential Fire-Flow with Automatic Fire Sprinkler System: The required fire-flow for the 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 HOA shall be required and have the ability to tow away vehicles parked within fire access lanes. These provisions shall be recorded within the CCR's for the subdivision, and the City shall review the conditions of the CCR's to ensure that the intent is met. Property fence lines along open space boundaries shall be constructed of noncombustible materials. 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 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.	Condition will be satisfied prior to issuance of a building permit

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SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP**

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
40.		<p><u><i>Condition of Approval 40 is deleted in its entirety as gates are no longer proposed.</i></u></p> <p><i>Private Gated Entries</i> Prior to approval of improvement plans, all private gated entry designs shall be reviewed and approved by the Community Development Department and Fire Department. Pedestrian gates, which are to remain unlocked, shall be provided on each side of any gated entries where a sidewalk occurs, to facilitate improved pedestrian circulation and to eliminate the requirement for pedestrians to cross the street in order to enter or exit any proposed subdivision. The gates shall be equipped with the "Click to Enter" gate opening system (or some other product) to allow emergency vehicle access by 2-way radio frequency to open the gates. Should vehicle stacking not be sufficient, the Community Development Department may require the gates to remain open during peak hours. The homeowner's association whose boundary covers the private gate shall comply with this requirement and the owner/applicant shall ensure this requirement is in the HOA CC&R's.</p>	I, OG	CD (E) FD	This condition was deleted from the project and is therefore no longer required for this subdivision.	Yes
41.		<p><i>Utility Lines</i> All future utility lines lower than 69 kv 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.</p>	I	CD (E) FD	All proposed public utility service lines to all of the lots in the subdivision have been placed underground in compliance with this condition. All required public utility easements are shown on the final map for the subdivision.	Yes

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#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
LANDSCAPE/TREE PRESERVATION REQUIREMENTS						
42.		<p><u>Condition of Approval 42 is amended as follows:</u></p> <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. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans 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. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. 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 on all landscaping in the Russell Ranch Subdivision project.</p> <p><u>No turf shall be allowed in the front yards of homes (excluding Village 3 which has already received Design Review approval for turf). Alternative drought tolerant landscaping shall be used for the remaining Project areas. The Russell Ranch Design Guidelines shall be modified to prohibit turf in the front yards of Russell Ranch Lots 24 to 32 Subdivisions (Excluding Village 3).</u></p>	I, OG	CD(P), PW	The owner/applicant has prepared a landscape plans for all supporting backbone roadways and any applicable detention basins. The landscape plans have been reviewed and approved by the City and the landscape improvements are currently under construction. The landscape plans are in accordance with all City requirements, this condition of approval and the Design Guidelines for the Folsom Plan Area.	Yes

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#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
43.		<p><i>Right of Way Landscaping</i> 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	The Community Development Department has reviewed and approved the landscape plans for this subdivision to verify compliance with this condition.	Yes
MAP REQUIREMENTS						
44.		<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

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45.		<p><u>Condition of Approval 45 is deleted in its entirety as it is duplicative (COA 9)</u></p> <p><i>Homeowners Association</i> The owner/applicant shall for one or more Homeowners Associations for the ownership and maintenance of all private streets including the private street storm drainage systems, sewer and water lines within the I Courts in Village 5, and landscaped open spaces and common areas on hillsides, etc. (Lots A, 1A, 1B, 2A, 2B, 3A, 3 B 4A, 4B, 5A, 5B). The Homeowners Association shall also be responsible for monitoring and ensuring maintenance of the landscaping within the open space.</p> <p>The property owners of all created lots within Phases 1, 2 and 4 shall be age restricted communities limited to buyers who are 55 years of age or older as is permitted by law.</p> <p>In addition, CC&R's shall be prepared by the owner/applicant and shall be subject to review and approval by the Community Development Department for compliance with this approval and with the Folsom Municipal Code and adopted policies, prior to recordation of the Final Map.</p> <p>The owner/applicant shall propose a funding mechanism (including but not limited to Homeowner's Association or a Project Maintenance Community Facilities District) subject to the approval of the Community Development Department of the non Measure W landscaped open space.</p>	M	CD (P), PW	This condition has been deleted and therefore it is no longer applicable to this subdivision.	Yes
46.		<p><i>Large Lot Final Map</i> Prior to the recording of any phase of the Vesting Small Lot Tentative Subdivision Map, the Russell Ranch Lots 24 through 32 Vesting Large Lot Tentative Subdivision Map shall be recorded.</p>	M	CD (P), PW	The Large Lot Final Map for Russell Ranch Phase 2 Lots 24-32 has been recorded in Book 407 of Maps at Page 001 on October 31, 2018.	Yes
47.		<p><i>Centralized Mail Delivery Units</i> 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.</p>	M	CD (E)	The final map this subdivision includes the required easement for the placement of centralized mail delivery units. The USPS will provide the owner/applicant with the location of the mail delivery unit and will provide a concrete pad for the placement is the specified location in the subdivision.	Yes

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#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
48.		<p><i>Financing Districts</i> The owner/applicant shall form a Landscape and Lighting Assessment District, a Community Services District, and/ or a Home Owners Association, which shall be responsible for maintenance of all common areas, maintenance of all on-site landscaping, maintenance of storm drainage facilities, maintenance of storm water detention/detention basins and associated channels, maintenance of water quality ponds, and maintenance of any other site facilities in the subdivision (Lots A, B, C, D, E, F and G) throughout the life of the project to the satisfaction of the Community Development Department.</p>	M	CD (P)(E)	The owner/applicant has formed a Homeowner's Association (HOA) for this subdivision. In addition, the owner/applicant has provided a funding mechanism for the HOA to fund the operation and maintenance of the landscaped areas in the open space and common area parcels in the subdivision.	Yes
49.		<p><i>Public Utility Easements</i> The owner/applicant shall dedicate public easements for water, sewer, and sidewalks within the private streets, as well as public utility easements for underground public facilities on properties adjacent to the streets. Twelve and one-half-foot (12.5') wide Public Utility Easements for underground public facilities shall be dedicated adjacent to all private and public streets for other public utilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone). The width of the public utility easements adjacent to public and private streets may be reduced with prior approval from public utility companies. 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 and private right of way may be reduced with prior approval from public utility companies.</p>	M	CD (E)	The owner/applicant has dedicated a 12.5' PUE along all roadway utility corridors as well as internal streets within the subdivision. The public utility easements are shown on the final map.	Yes
50.		<p><i>Final Map Phasing</i> Should multiple Final Maps be filed by the owner/applicant, the phasing of maps shall be to the satisfaction of the Community Development Department.</p>	M	CD (E)	The City Engineer has approved the phasing plan for this final map.	Yes
51.		<p><i>Backbone Infrastructure</i> 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.</p>	M	CD (E)	The owner/applicant 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 by separate instrument	Yes

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52.		<p><i>New Permanent Benchmarks</i> 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 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.</p>	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
53.		<p><i>Community Facilities Districts and Financing Plans</i> Prior to approval of the first small lot final map and in accordance with Amendment No. 1 of the ARDA and any further amendments thereto, the owner/applicant is required to complete the following where applicable:</p> <ul style="list-style-type: none"> • Formation and approval by the City Council of the Aquatic Center CFD. • Formation and approval by the City Council of the Parks, Trails, Landscape Corridors, Medians and Open Space Maintenance CFD. • Formation and approval by the City Council of the Storm Drainage Maintenance CFD (unless such drainage maintenance is included in the Services CFD). • Formation and approval by the City Council of the Street Maintenance District/Lighting Maintenance District CFD (unless such street maintenance is included in the Services CFD). • Formation and approval by the City Council of the Open Space Management and Financing Plan. <p>Formation and approval by the City Council of the Drainage Facilities Maintenance and Financing Plan.</p>	M	CD (E)	The City Council adopted Resolution No. 9666 and 9667 for the formation of CFD No. 18, which includes the special tax assessments for all of the items listed in this condition. All of the required CFD's included in this condition have been established and approved by the City Council.	Yes
BUILDING PERMIT REQUIREMENTS						

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54.		<p>Master Plans The owner/applicant shall prepare complete and updated change pages to master plans for transportation (including roadway, bikeway, transit and pedestrian facilities), water (including reclaimed), sewer, grading and drainage (including boundaries of the 100-year floodplain) to the extent applicable as a result of the Specific Plan Amendment to the satisfaction of the City prior to the approval of a final map, improvement plans or grading plans. Timelines for approval of specified plans, guidelines, funding mechanisms, community facilities districts and land dedications set forth in Section 2.5.3 of the ARDA and any amendments thereto shall apply. The master 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 these approved master plans and the provisions of Sections 3.7, 3.9 and 3.9.1 of the ARDA and any amendments thereto. These phases may include necessary off-site improvements to support development of a particular phase or phases subject to prior approval of the City. These off-site improvements may include roadways to provide secondary public access, water transmission mains for different pressure zones or distribution mains to provide a looped water system, booster pumps and reservoirs to provide adequate water pressure and flow, sewer trunk mains and temporary and/or permanent lift stations, temporary and/or permanent water quality/detention basins and drainage facilities and/or outfalls. No changes in infrastructure from those shown in the complete and updated approved master plans shall be permitted unless and until the applicable master plan has been reviewed and approved by the City. Final lot/parcel configurations may need to be modified to accommodate the improvements identified in these studies as determined by the City. Any and all modifications to existing lots/parcels necessary shall be the sole responsibility of the owner/applicant.</p>	B	CD (E, P)	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
55.		<p>Completion of Infrastructure Improvements All on and off-site subdivision and Backbone Infrastructure improvements required to serve this project and any subsequent phase of the project, including but not limited to, roadway and transportation improvements, sanitary sewer, water, storm drainage, water quality/detention basins, etc. shall be completed to the satisfaction of the City prior to issuance of the first building permit within the project.</p>	B	CD (E)	The Community Development Department has reviewed and approved all of the on-site and off-site improvements required to serve this subdivision. The Community Development Department will verify that these improvements have been completed in accordance with these plans prior to issuance of a building permit in this subdivision.	Condition of approval will be satisfied prior to issuance of a building permit.

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56.		The Russell Ranch Design Guidelines shall include a provision that all trash bins in residential areas shall be enclosed and screened from view except when they are on the street. Truck access to the bin shall be subject to approval by the City.	B	CD (B)	The Community Development Department will review and approve all residential site plans prior to issuance of a building permit to verify compliance with this condition.	Condition of approval will be satisfied prior to issuance of a building permit.
57.		Recorded Final Map 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.	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 of approval will be satisfied prior to issuance of a building permit.
58.		Recorded Final Map 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. 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.	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.	Condition of approval will be satisfied prior to issuance of a building permit.
59.		Design Review Approval Prior to issuance of a building permit for any residential units or the private recreational facility within the subdivision, the owner/applicant shall obtain Design Review and/or Planned Development approval from the Planning Commission for all buildings to be built within the subdivision. If the architecture is not consistent with the Russell Ranch Design Guidelines, the owner applicant may modify the plans or apply for a modification to the Design Guidelines to be approved by the Planning Commission.	B	CD (P)	The owner/applicant be required to obtain Design review approval from the City Planning Commission for the proposed residential units in the subdivision.	Condition of approval will be satisfied prior to issuance of a building permit.

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60.		Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. The exterior building and site lighting will be required to achieve energy efficient standards by installing high-intensity discharge (mercury vapor, high pressure sodium, or similar) lamps. In addition, lighting shall be equipped with a timer or photo condenser. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way. Building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure that they have an architecturally consistent and appropriate design.	M,B	CD (E) (B) PW	The Community Development Department will review and approve all residential site plans prior to issuance of a building permit to verify compliance with this condition.	Condition of approval will be satisfied prior to issuance of a building permit.
61.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	M,B	CD (E) (B) PW	The Owner/Applicant shall pay all required school fees prior to issuance of building permits.	Condition of approval will be satisfied prior to issuance of a building permit.
62.		Credit Reimbursement Agreement Prior to the recordation of the first Final Map, the owner/applicant and City shall enter into a credit and reimbursement agreement for constructed improvements that included in the Folsom Plan Area's Public Facilities Financing Plan.	M	CE (E)	The owner/applicant has executed a Specific Plan Infrastructure Fee (SPIF) Agreement with the City for this subdivision.	Yes
ARCHITECTURE DESIGN REQUIREMENTS						
63.		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 Russell Ranch Design Guidelines.	B	CD (P) (E)	All sound wall and fencing plans for the subdivision have been reviewed and approved by the City. There are no gates proposed for this subdivision.	Yes
64.		Mechanical Equipment Screening 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 and approve all future building permits to verify compliance with this condition of approval.	Condition of approval will be satisfied prior to issuance of a building permit.

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65.		<p><i>Bicycle Trail System Modifications</i> The owner/applicant shall incorporate the design and grading for the proposed Class I bike trails and Class II on-street bike lanes into the improvement plans consistent with the Russell Ranch Proposed Trail System Modification Exhibit dated January 26, 2018.</p>	I	CD (E)	All bike trails and bike lanes for the subdivision have been reviewed and approved by the City and are consistent with the required Trail Modification Exhibit dated January 26, 2018.	Yes
66.		<p><i>White Rock Road Frontage Improvements</i> The owner/applicant shall construct shoulder improvements along the project's entire frontage of westbound White Rock Road to the satisfaction of the City prior to approval of the Phase I Final Map or upon the construction of the future Empire Ranch Road connection to White Rock Road, whichever occurs first. In lieu of constructing the aforementioned interim shoulder improvements, the owner/applicant may enter into a Subdivision Improvement Agreement with the City and post adequate security to the City's satisfaction to ensure construction of said improvements; the security shall be for a minimum period of 10 years. If construction of the Capital Southeast Connector Project between East Bidwell Street and the El Dorado County line has commenced during the term of the Subdivision Improvement Agreement, then the shoulder improvement condition will be deemed satisfied and the security shall be released to the owner/applicant.</p>	M	CD (E)	The owner/applicant has executed a Deferred Improvement Agreement with the City and provided a performance bond to fund the installation of the shoulder improvements along the project's entire frontage of White Rock Road. The term of the DIA is for 10 years in accordance with the condition of approval. It is anticipated that the JPA Connector Mainline would be constructed during this 10 year period.	Yes

MITIGATION MONITORING AND REPORTING PROGRAM – RUSSELL RANCH (LOTS 24 THROUGH 32) PROJECT						
	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
Aesthetics						
67.	3A.1-4 (FPASP EIR/EIS)	<p>Screen Construction Staging Areas</p> <p>The project applicant(s) for any particular discretionary development application shall locate staging and material storage areas as far away from sensitive biological resources and sensitive land uses (e.g., residential areas, schools, parks) as feasible. Staging and material storage areas shall be approved by the appropriate agency (identified below) before the approval of grading plans for all project phases and shall be screened from adjacent occupied land uses in earlier development phases to the maximum extent practicable. Screens may include, but are not limited to, the use of such visual barriers such as berms or fences. The screen design shall be approved by the appropriate agency to further reduce visual effects to the extent possible.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries shall be developed by the project applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, and Caltrans) to reduce to the extent feasible the visual effects of construction activities on adjacent project land uses that have already been developed.</p>	Before approval of grading plans and during construction for all project phases.	City of Folsom Community Development Department.	Construction staging areas for this subdivision were included on the grading plans approved by the Community Development Department and the staging areas are located away from biologically sensitive areas.	Yes
68.	4.1-1 (RR EIR)	<p>Material Storage Areas</p> <p>The owner/applicant of all project phases shall locate staging and material storage areas as far away from sensitive biological resources and sensitive land uses (e.g., residential areas, schools, parks) as feasible. Staging and material storage areas shall be screened from adjacent occupied land uses in earlier development phases to the maximum extent practicable. Screens may include, but are not limited to, the use of visual barriers such as berms or fences. Staging and material storage areas shall be shown on all grading and/or improvement plans prior to plan approval by the City.</p>	Before approval of grading plans and during construction for all project phases.	City of Folsom Community Development Department.	Construction staging areas for this subdivision were included on the grading plans approved by the Community Development Department and the staging areas are located away from biologically sensitive areas.	Yes
69.	4.1-2 (RR EIR)	<p>Lighting Plan</p> <p>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 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; 	Before approval of building permits.	City of Folsom Community Development Department.	The owner/applicant submitted a Lighting Plan for all backbone roadways and the subdivision in accordance with the Design Guidelines and City Standards for Street Lighting. The Lighting Plan was reviewed and approved by the City prior to	Yes

MITIGATION MONITORING AND REPORTING PROGRAM – RUSSELL RANCH (LOTS 24 THROUGH 32) PROJECT						
	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
		<ul style="list-style-type: none"> ▲ 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, earth toned 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. 			improvement plan approval. A copy of the lighting plans are available at the Community Development Department	
Air Quality						
70.	3A.2-1a (FPASP EIR/EIS)	<p>Basic Construction Emission Control Practices The owner/applicant shall implement Sacramento Metropolitan Air Quality Management District’s list of Basic Construction Emission Control Practices, Enhanced Fugitive Particulate Matter Dust Control Practices (listed below), and Enhanced Exhaust Control Practices or whatever mitigation measures are recommended by Sacramento Metropolitan Air Quality Management District at the time individual portions of the site undergo construction. In addition to Sacramento Metropolitan Air Quality Management District – recommended measures, construction operations shall comply with all applicable Sacramento Metropolitan Air Quality Management District rules and regulations. The following shall be noted on Grading Plans and building construction plans:</p> <p>Basic Construction Emission Control Practices</p> <ul style="list-style-type: none"> ▲ Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. The owner/applicant shall not be permitted to use potable water from the City of Folsom water system for grading and/or construction while the City is in a stage 3 (water warning), stage 4 (water crisis), or stage 5 (water emergency) conservation stage as determined by the City and in conformance with Chapter 13.26 Water Conservation of the Folsom Municipal Code (FMC). The City may prohibit the use of potable water for grading and/or construction purposes on the project in its sole discretion regardless of the Water Conservation Stage. 	Before the approval of all grading plans by the City and throughout project construction, where applicable, for all project phases.	City of Folsom Community Development Department	The grading and improvement plans for the subdivision included the applicable notes. Additionally, monthly equipment usage and emissions were reported to the Sacramento Metropolitan Air Quality Management District. Dust control best management practices were implemented to control fugitive dust and offsite track out material.	Yes

MITIGATION MONITORING AND REPORTING PROGRAM – RUSSELL RANCH (LOTS 24 THROUGH 32) PROJECT						
	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
70 Cont.		<ul style="list-style-type: none"> ▲ Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways shall be covered. ▲ Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. ▲ Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). ▲ All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building foundations shall be laid as soon as possible after grading unless seeding or soil binders are used. ▲ Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes (as required by the state airborne toxics control measure [Title 13, Section 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site. ▲ Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment shall be checked by a certified mechanic and determine to be running in proper condition before it is operated. <p>Enhanced Fugitive Particulate Matter Dust Control Practices – Soil Disturbance Areas</p> <ul style="list-style-type: none"> ▲ Water exposed soil with adequate frequency for continued moist soil. However, do not overwater to the extent that sediment flows off the site. ▲ Suspend excavation, grading, and/or demolition activity when wind speeds exceed 20 mph. ▲ Install wind breaks (e.g., plant trees, solid fencing) on windward side(s) of construction areas. ▲ Plant vegetative ground cover (fast-germinating native grass seed) in disturbed areas as soon as possible. Water appropriately until vegetation is established. <p>Enhanced Fugitive Particulate Matter Dust Control Practices – Unpaved Roads</p> <ul style="list-style-type: none"> ▲ Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site. ▲ Treat site accesses to a distance of 100 feet from the paved road with a 6 to 12-inch layer of wood chips, mulch, or gravel to reduce generation of road dust and road dust carryout onto public roads. ▲ Post a publicly visible sign with the telephone number and person to contact at the construction site regarding dust complaints. This person shall respond and take corrective action within 48 hours. The phone number of Sacramento Metropolitan 				

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	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
70 Cont.		<p>Air Quality Management District and the City contact person shall also be posted to ensure compliance.</p> <p>Enhanced Exhaust Control Practices</p> <ul style="list-style-type: none"> ▲ The owner/applicant shall provide a plan, for approval by the City of Folsom Community Development Department and Sacramento Metropolitan Air Quality Management District, demonstrating that the heavy-duty (50 horsepower [hp] or more) offroad vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project wide fleet-average 20% NOX reduction and 45% particulate reduction compared to the most current California Air Resources Board (ARB) fleet average that exists at the time of construction. Acceptable options for reducing emissions may include use of late-model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. ▲ The owner/applicant shall submit to the City of Folsom Community Development Department and Sacramento Metropolitan Air Quality Management District a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 hp, that would be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of heavy-duty off-road equipment, the project representative shall provide Sacramento Metropolitan Air Quality Management District with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. ▲ Sacramento Metropolitan Air Quality Management District's Construction Mitigation Calculator can be used to identify an equipment fleet that achieves this reduction (Sacramento Metropolitan Air Quality Management District 2007a). The project shall ensure that emissions from all off-road diesel powered equipment used on the SPA do not exceed 40% opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City and Sacramento Metropolitan Air Quality Management District shall be notified within 48 hours of identification of non-compliant equipment. A visual survey of all in-operation equipment shall be made at 				

MITIGATION MONITORING AND REPORTING PROGRAM – RUSSELL RANCH (LOTS 24 THROUGH 32) PROJECT						
	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
70 Cont.		<p>least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. Sacramento Metropolitan Air Quality Management District staff and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this mitigation measure shall supersede other Sacramento Metropolitan Air Quality Management District or state rules or regulations.</p> <p>If at the time of construction, Sacramento Metropolitan Air Quality Management District has adopted a regulation or new guidance applicable to construction emissions, compliance with the regulation or new guidance may completely or partially replace this mitigation if it is equal to or more effective than the mitigation contained herein, and if Sacramento Metropolitan Air Quality Management District so permits. Such a determination shall be supported by a project-level analysis and be approved by Sacramento Metropolitan Air Quality Management District.</p>				
71.	3A.2-1b (FPASP EIR/EIS)	<p>Pay Off-Site Mitigation Fee to Sacramento Metropolitan Air Quality Management District to Off-Set NOX Emissions Generated by Construction of Off and On-Site Elements.</p> <p>The owner/applicant(s) shall pay Sacramento Metropolitan Air Quality Management District a mitigation fee for the purpose of reducing NOX emissions to a less-than-significant level (i.e., less than 85 lb/day). The specific fee amounts shall be calculated when the daily construction emissions can be more accurately determined: that is, the City and the owner/applicants shall establish the phasing by which development would occur, and the owner/applicants shall develop a detailed construction schedule. Calculation of fees associated with each project development phase shall be conducted by the owner/applicant(s) in consultation with Sacramento Metropolitan Air Quality Management District staff before the approval of grading plans by the City. The owner/applicant(s) for all project phases shall pay into Sacramento Metropolitan Air Quality Management District 's mitigation fund to further mitigate construction-generated emissions of NOX that exceed Sacramento Metropolitan Air Quality Management District 's daily emission threshold of 85 lb/day. The calculation of daily NOX emissions shall be based on the cost rate established by Sacramento Metropolitan Air Quality Management District at the time the calculation and payment are made. The determination of the final mitigation fee shall be conducted in coordination with Sacramento Metropolitan Air Quality Management District before any ground disturbance occurs for any project phase.</p>	Before the approval of all grading plans by the City and throughout project construction for all project phases.	The City of Folsom Community Development Department shall not grant any grading permits to the respective project applicant(s) until the respective project applicant(s) have paid the appropriate off-site mitigation fee to SMAQMD.	The owner/applicant has coordinated with and paid all required mitigation fees to the SMAQMD.	Yes

MITIGATION MONITORING AND REPORTING PROGRAM – RUSSELL RANCH (LOTS 24 THROUGH 32) PROJECT						
	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
72.	3A.2-1d (FPASP EIR/EIS)	<p>Implement SMAQMD’s Basic Construction Emission Control Practices during Construction of all Off- site Elements located in Sacramento County.</p> <p>The applicants responsible for the construction of each off-site element in Sacramento County shall require their contractors to implement SMAQMD’s Basic Construction Emission Control Practices during construction. A list of SMAQMD’s Basic Construction Emission Control Practices is provided under Mitigation Measure 3A.2-1a.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be developed by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., Sacramento County or Caltrans) to implement SMAQMD’s Basic Construction Emission Control Practices or comparable feasible measures.</p>	Before the approval of all grading plans by the City.	City of Folsom Community Development Department	The owner/applicant has obtained approval from the SMAQMD for all of the proposed equipment utilized throughout the course of grading for the subdivision. The owner/applicant provided monthly compliance reports to SMAQMD and paid all necessary mitigation fees determined to be in excess of the approved threshold for PM10 emissions. There were no sensitive receptors in the vicinity of the subdivision and all of the grading for the subdivision were in the boundaries of the City of Folsom.	Yes
73.	3A.2-1f (FPASP EIR/EIS)	<p>Implement SMAQMD’s Enhanced Exhaust Control Practices during Construction of all Off-site Elements.</p> <p>Implement SMAQMD’s Enhanced Exhaust Control Practices, which are listed in Mitigation Measure 3A.2-1a, in order to control NO_x emissions generated by construction of all off-site elements (in Sacramento and El Dorado Counties, or Caltrans right-of-way).</p>	Before the approval of all grading plans from the respective air district (SMAQMD)	<p>1. For the two roadway connections in El Dorado Hills: El Dorado County Development Services Department.</p> <p>2. For the detention basin west of Prairie City Road: Sacramento County</p>	The owner/applicant has obtained approval from the SMAQMD for all of the proposed equipment utilized throughout the course of grading for the subdivision. The owner/applicant provided monthly compliance reports to SMAQMD and paid all necessary mitigation fees determined to be in excess of the approved threshold for PM10 emissions. There were no sensitive receptors in the vicinity of the subdivision and all of the grading for the subdivision were	Yes

MITIGATION MONITORING AND REPORTING PROGRAM – RUSSELL RANCH (LOTS 24 THROUGH 32) PROJECT						
	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
73 Cont.				Planning and Community Development Department. 3. For the U.S. 50 interchange improvements: Caltrans.	in the boundaries of the City of Folsom.	
74.	3A.2-1g (FPASP EIR/EIS)	<p>Pay Off-site Mitigation Fee to SMAQMD to Off-Set NO_x Emissions Generated by Construction of Off- site Elements.</p> <p>The off-site elements could result in construction-generated NOX emissions that exceed the SMAQMD threshold of significance, even after implementation of the SMAQMD Enhanced Exhaust Control Practices (listed in Mitigation Measure 3A.2-1a). Therefore, the responsible project applicant(s) for each off-site element in Sacramento County shall pay SMAQMD an off-site mitigation fee for implementation of each off-site element in Sacramento County for the purpose of reducing NOX emissions to a less-than-significant level (i.e., less than 85 lb/day). The specific fee amounts shall be calculated when the daily construction emissions can be more accurately determined. This calculation shall occur if the City/USACE certify the EIR/EIS and select and approves the Proposed Project or one of the other four other action alternatives, the City, Sacramento County, and the applicants establish the phasing by which construction of the off- site elements would occur, and the applicants develop a detailed construction schedule. Calculation of fees associated with each off-site element shall be conducted by the project applicant(s) in consultation with SMAQMD staff before the approval of respective grading plans by Sacramento County. The project applicant(s) responsible for each off-site element in Sacramento County shall pay into SMAQMD’s off- site construction mitigation fund to further mitigate construction-generated emissions of NOX that exceed SMAQMD’s daily emission threshold of 85 lb/day. The calculation of daily NO_x emissions shall be based on the cost rate established by SMAQMD at the time the calculation and payment are made. At the time of writing this EIR/EIS the cost rate is \$16,000 to reduce 1 ton of NOX plus a 5% administrative fee (SMAQMD 2008c). The determination of the final mitigation fee shall be conducted in coordination with SMAQMD before any ground disturbance occurs for any project phase. Because the fee is based on the mass quantity of emissions that exceed SMAQMD’s daily threshold of significance of 85 lb/day, total fees for construction of the off- site elements</p>	Before the approval of each grading plan for the off-site elements in Sacramento County.	1. For all off-site improvements within Sacramento County: Sacramento County Planning and Community Development Department shall not grant any grading permits to the respective project applicant(s) until the respective project applicant(s) have paid the appropriate off-site	The owner/applicant has obtained approval from the SMAQMD for all of the proposed equipment utilized throughout the course of grading for the subdivision. The owner/applicant provided monthly compliance reports to SMAQMD and paid all necessary mitigation fees determined to be in excess of the approved threshold for PM10 emissions. There were no sensitive receptors in the vicinity of the subdivision and all of the grading for the subdivision were in the boundaries of the City of Folsom.	Yes

MITIGATION MONITORING AND REPORTING PROGRAM – RUSSELL RANCH (LOTS 24 THROUGH 32) PROJECT						
	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
74 Cont.		would vary according to the timing and potential overlap of construction schedules for off-site elements. This measure applies only to those off-site elements located in SMAQMD's jurisdiction (i.e., in Sacramento County) because EDCAQMD does not offer a similar off-set fee program for construction-generated NOX emissions in its jurisdiction. (This fee is used by SMAQMD to purchase off-site emissions reductions. Such purchases are made through SMAQMD's Heavy Duty Incentive Program, through which select owners of heavy-duty equipment in Sacramento County can repower or retrofit their old engines with cleaner engines or technologies.) Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries must be developed by the project applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., Sacramento County or Caltrans).		mitigation fee to SMAQMD. 2. For the U.S. 50 interchange improvements: Caltrans shall not grant any grading permits to the respective project applicant(s) until the respective project applicant(s) have paid the appropriate off-site mitigation fee to SMAQMD.		
75.	3A.2-1h (FPASP EIR/EIS)	Analyze and Disclose Projected PM10 Emission Concentrations at Nearby Sensitive Receptors Resulting from Construction of Off-site Elements. Prior to construction of each off-site element located in Sacramento County that would involve site grading or earth disturbance activity that would exceed 15 acres in one day, the responsible agency or its selected consultant shall conduct detailed dispersion modeling of construction-generated PM10 emissions pursuant to Sacramento Metropolitan Air Quality Management District guidance that is in place at the time the analysis is performed. Sacramento Metropolitan Air Quality Management District emphasizes that PM10 emission concentrations at nearby sensitive receptors be disclosed in project-level CEQA analysis. Each project-level analysis shall incorporate detailed parameters of the construction equipment and activities, including the year during which construction would be performed, as well as the proximity of potentially affected receptors, including receptors proposed by the project that exist at the time the construction activity would occur. If the modeling	1. For all off-site improvements within unincorporated Sacramento County: Before the approval of the respective grading plans from the Sacramento County	1. For all off-site improvements within Sacramento County: Sacramento County Planning and Community Development Department.	The owner/applicant has obtained approval from the SMAQMD for all of the proposed equipment utilized throughout the course of grading for the subdivision. The owner/applicant provided monthly compliance reports to SMAQMD and paid all necessary mitigation fees determined to be in excess of the approved threshold for PM10 emissions. There were no	Yes

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75 Cont.		analysis determines that construction activity would result in an exceedance or substantial contribution to the CAAQS and NAAQS at a nearby receptor, then the owner/applicant(s) shall require their respective contractors to implement additional measures for controlling construction-generated PM10 exhaust emission and fugitive PM10 dust emissions in accordance with Sacramento Metropolitan Air Quality Management District guidance, requirements, and/or rules that apply at the time the project-level analysis is performed. It is likely that these measures would be the same or similar to those listed as Enhanced Fugitive PM Dust Control Practices for Soil Disturbance Areas and Unpaved Roads and Enhanced Exhaust Control Practices. Dispersion modeling is not required for the two El Dorado County roadway connections because the total amount of disturbed acreage is expected to be less than the EDCAQMD screening level of 12 acres. Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries shall be developed by the owner/applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., Sacramento County or Caltrans).	Planning and Community Development Department 2. For the U.S. 50 interchange improvements: Before the approval of construction plans from Caltrans.	2. For the U.S. 50 interchange improvements: Caltrans.	sensitive receptors in the vicinity of the subdivision and all of the grading for the subdivision were in the boundaries of the City of Folsom.	
76.	3A.2-2 (FPASP EIR/EIS)	Implement All Measures Prescribed by the Air Quality Mitigation Plan to Reduce Operational Air Pollutant Emissions. To reduce operational emissions, the project applicant(s) for any particular discretionary development application shall implement all measures prescribed in the SMAQMD-approved Folsom Plan Area Specific Plan Air Quality Mitigation Plan (AQMP) (Torrence Planning 2008), a copy of which is included in Appendix C2. The AQMP is intended to improve mobility, reduce vehicle miles traveled, and improve air quality as required by AB 32 and SB 375. The AQMP includes, among others, measures designed to provide bicycle parking at commercial land uses, an integrated pedestrian/bicycle path network, transit stops with shelters, a prohibition against the use the wood-burning fireplaces, energy star roofing materials, electric lawnmowers provided to homeowners at no charge, and on-site transportation alternatives to passenger vehicles (including light rail) that provide connectivity with other local and regional alternative transportation networks.	Before issuance of subdivision maps or improvement plans.	City of Folsom Community Development Department.	The owner/applicant has obtained approval from the SMAQMD for all of the proposed equipment utilized throughout the course of grading for the subdivision. The owner/applicant provided monthly compliance reports to SMAQMD and paid all necessary mitigation fees determined to be in excess of the approved threshold for PM10 emissions. There were no sensitive receptors in the vicinity of the subdivision and all of the grading for the subdivision were in the boundaries of the City of Folsom.	Yes

MITIGATION MONITORING AND REPORTING PROGRAM – RUSSELL RANCH (LOTS 24 THROUGH 32) PROJECT						
	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
77.	4.2-3 (RR EIR)	<p>Naturally Occurring Asbestos Prior to the commencement of any site-disturbing activities, the owner/applicant shall demonstrate to the satisfaction of the Sacramento Metropolitan Air Quality Management District that Naturally Occurring Asbestos does not exist on site. To demonstrate the owner/applicant shall obtain the services of a California Certified Geologist to conduct a thorough site investigation of the development area per the protocol outlined in the California Geological Survey Special Report 124 to determine whether and where Naturally Occurring Asbestos is present in the soil and rock on the project site and/or areas that would be disturbed by the project, except for those areas previously explored and sampled for Naturally Occurring Asbestos as part of the Geotechnical Engineering Study for Russell Ranch South prepared by Youndahl Consulting Group, Inc. in December 2013. The site investigation shall include the collection of three soil and rock samples per acre to be analyzed via the California Air Resources Board 435 Method, or other acceptable method agreed upon by Sacramento Metropolitan Air Quality Management District and the City. If the investigation determines that Naturally Occurring Asbestos is not present on the project site, then the owner/applicant shall submit a Geologic Exemption to Sacramento Metropolitan Air Quality Management District as allowed under Title 17, Section 93105, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining (Asbestos ATCM). The owner/applicant shall submit proof of compliance with the above to the Community Development Department for review and approval prior to the commencement of any site-disturbing activities.</p> <p>If the site investigation determines that Naturally Occurring Asbestos is present on the project site, or alternatively if the owner/applicant elects to assume presence of trace Naturally Occurring Asbestos, then, prior to commencement of any ground disturbance activity, the owner/applicant shall submit to the Sacramento Metropolitan Air Quality Management District for review and approval an Asbestos Dust Mitigation Plan, including, but not limited to, control measures required by the Asbestos ATCM, such as vehicle speed limitations, application of water prior to and during ground disturbance, keeping storage piles wet or covered, and track-out prevention and removal. The project applicant shall submit proof of compliance with the above to the Community Development Department for review and approval prior to the commencement of any site-disturbing activities. Upon approval of the Asbestos Dust Control Plan by the SMAQMD, the applicant shall ensure that construction contractors implement the terms of the plan throughout the construction period.</p>	Before the approval of all grading plans by the City and throughout project construction, where applicable, for all project phases.	City of Folsom Community Development Department.	The owner/applicant retained a Certified Geologist with Youngdahl & Associates to prepare an Air Quality Management Plan. The Air Quality Management Plan was approved by the SMAQMD prior to commencement of grading in the subdivision.	Yes

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	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
77 Cont.		If NOA is determined to be located on the surface of the project site, all surface soil containing NOA shall be replaced with clean soil or capped with another material (e.g., cinder or rubber), subject to review and approval by the City Engineer.				
Biological Resources						
78.	4.3-1 (RR EIR)	<p>Special-status plant species. Prior to the initiation of construction activities, the applicant shall retain a qualified biologist/botanist to consult with the appropriate regulatory agencies (CDFW and USFWS) to determine if additional plant surveys are required. Written results of the consultation efforts shall be provided to the Folsom Community Development Department. If the regulatory agencies (CDFW and USFWS) determine additional plant surveys are required, the following shall be implemented:</p> <ul style="list-style-type: none"> ▲ The project applicant shall retain a qualified botanist to conduct protocol-level preconstruction special-status plant surveys for all potentially occurring species in all areas that have not previously been surveyed for special- status plants. If special-status plants are not found during focused surveys, the botanist shall document the findings in a letter report to USFWS, CDFW and, the City of Folsom, and no further mitigation shall be required. ▲ If special-status plant populations are found, the project applicant shall consult with CDFW and USFWS, as appropriate, depending on species status, to determine the appropriate mitigation measures for direct and indirect impacts on any special-status plant population that could occur as a result of project implementation. Mitigation measures may include preserving and enhancing existing populations, creation of off-site populations on project mitigation sites through seed collection or transplantation, and/or restoring or creating suitable habitat in sufficient quantities to achieve no net loss of occupied habitat or individuals. ▲ If potential impacts on special-status plant species are likely, a mitigation and monitoring plan shall be developed before the approval of grading plans or any ground-breaking activity within 250 feet of a special- status plant population. The mitigation plan shall be submitted to the City of Folsom for review and approval. It shall be submitted concurrently to CDFW or USFWS, as appropriate, depending on species status, for review and comment. The plan shall require maintaining viable plant populations on-site and shall identify avoidance measures for any existing population(s) to be retained and compensatory measures for any populations directly affected. Possible avoidance measures include fencing populations before construction and exclusion of project activities from 	Prior to the initiation of construction activities	City of Folsom Community Development Department CDFW USFWS	ECORP Consulting, Inc. conducted protocol -level special status plant surveys. No special status plant species, federally or state listed were recorded during the early or late season surveys within the project site. A notice of survey completion was submitted to the City and the appropriate State and Federal agencies on October 20, 2016. Survey results were also included in the CDFW 1602 application. All required surveys were completed in accordance with this condition prior to commencement of grading in the subdivision.	Yes

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	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
78 Cont.		<p>the fenced-off areas, and construction monitoring by a qualified botanist to keep construction crews away from the population. The mitigation plan shall also include monitoring and reporting requirements for populations to be preserved on site or protected or enhanced off-site.</p> <p>▲ If relocation efforts are part of the mitigation plan, the plan shall include details on the methods to be used, including collection, storage, propagation, receptor site preparation, installation, long-term protection and management, monitoring and reporting requirements, and remedial action responsibilities should the initial effort fail to meet long-term monitoring requirements.</p> <p>If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits or other off-site conservation measures, the details of these measures shall be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, and other details, as appropriate to target the preservation of long term viable populations.</p>				
79.	4.3-3(a) (RR EIR)	<p>Conduct environmental awareness training for construction employees. Prior to initiation of construction activities, the project applicant shall employ a qualified biologist to conduct environmental awareness training for construction employees. The training will describe the importance of on-site biological resources, including special-status wildlife habitats; potential nests of special-status birds; and roosting habitat for special-status bats. The biologist will also explain the importance of other responsibilities related to the protection of wildlife during construction, such as inspecting open trenches and looking under vehicles and machinery prior to moving them to ensure there are no lizards, snakes, small mammals, or other wildlife that could become trapped, injured, or killed in construction areas or under equipment.</p> <p>A qualified biologist shall conduct environmental awareness training for construction employees prior to construction activity. The training will describe the importance of onsite biological resources, including special-status wildlife habitats; potential nests of special-status birds; and roosting habitat for special-status bats. The biologist will also explain the importance of other responsibilities related to the protection of wildlife during construction, such as inspecting open trenches and looking under vehicles and machinery prior to moving them to ensure there are no lizards, snakes, small mammals, or other wildlife that could become trapped, injured, or killed in construction areas or under equipment.</p> <p>Environmental awareness training will be conducted prior to construction activity.</p>	Prior to the initiation of construction activities	City of Folsom Community Development Department	The owner/applicant provided Environmental Awareness Training to all contractors prior to commencement of grading. The owner/applicant provided copies of the roster to the City for those receiving training prior to commencement of grading. A training video was provided for subsequent training of new employees. Employees that completed training were supplied a completion sticker to display on their hard hats.	Yes

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	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
80.	4.3-3(b) (RR EIR)	Conduct preconstruction western spadefoot toad survey. The project applicant shall retain a qualified biologist to conduct a preconstruction survey for Western spadefoot toad within 48 hours of the initiation of construction activities for each phase of development. The preconstruction surveys shall evaluate suitable habitats for this species, as determined by the qualified biologist. If no Western spadefoot toad individuals are found during the preconstruction survey, the biologist shall document the findings in a letter report to CDFW and the City of Folsom, and no further mitigation shall be required. If Western spadefoot toad individuals are found, the qualified biologist shall consult with CDFW to determine appropriate avoidances measures. Mitigation measures may include relocation of aquatic larvae, construction monitoring, or preserving and enhancing existing populations.	Prior to the initiation of construction activities	City of Folsom Community Development Department	ECORP Consulting, Inc. conducted preconstruction surveys for this species. No spadefoot toads were documented during the surveys. Survey results were submitted to CDFW and verified by the City and the City's environmental consultant prior to the commencement of grading.	Yes
81.	4.3-4 (RR EIR)	Western Pond Turtle. The project applicant(s), shall retain a qualified biologist to conduct preconstruction survey for Western pond turtle within 48 hours of the initiation of construction activities for each phase of development. The preconstruction surveys shall evaluate suitable habitats for this species, as determined by the qualified biologist. If no western pond turtles are found during the preconstruction survey, the biologist shall document the findings in a letter report to CDFW and the City of Folsom, and no further mitigation shall be required. If western pond turtles are found, the qualified biologist shall capture and relocate the turtles to a suitable preserved location in the vicinity of the project.	Within 48 hours prior to the initiation of construction activities for each phase of development	City of Folsom Community Development Department CDFW	ECORP Consulting, Inc. conducted preconstruction surveys for this species within all suitable habitat. No western pond turtles were found during the surveys. Survey results were submitted to CDFW and the City prior to commencement of grading and construction.	Yes
82.	4.3-5(a) (RR EIR)	Swainson's hawk nesting habitat. To mitigate impacts on Swainson's hawk a qualified biologist shall be retained to conduct preconstruction surveys and to identify active nests on and within 0.5-mile of the project area. The surveys shall be conducted before the approval of grading and/or improvement plans (as applicable) and no less than 14 days and no more than 30 days before the beginning of construction. To the extent feasible, guidelines provided in Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley (Swainson's Hawk Technical Advisory Committee 2000) shall be followed for surveys for Swainson's hawk. If no nests are found, no further mitigation is required. If active nests are found, impacts on nesting Swainson's hawks shall be avoided by establishing appropriate buffers around the nests. No project activity shall commence within the buffer area until the young have fledged, the nest is no longer active, or until a qualified biologist has determined in coordination with CDFW that reducing the buffer would not result in nest abandonment. CDFW guidelines recommend implementation of 0.25- or 0.5-	Prior to approval of Grading or Improvement Plans and not less than 14 days or more than 30 days before the beginning of construction	City of Folsom Community Development Department CDFW	ECORP Consulting, Inc. conducted preconstruction surveys for Swainson's hawks. No active nests were observed during the surveys. Survey results were submitted to CDFW and the City prior to commencement of grading in the subdivision.	Yes

MITIGATION MONITORING AND REPORTING PROGRAM – RUSSELL RANCH (LOTS 24 THROUGH 32) PROJECT						
	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
		mile-wide buffers, but the size of the buffer may be adjusted if a qualified biologist and the City, in consultation with CDFW, determine that such an adjustment would not be likely to adversely affect the nest. Monitoring of the nest by a qualified biologist during and after construction activities will be required if the activity has potential to adversely affect the nest.				
83.	4.3-5(b) (RR EIR, updated per 2018 RR Checklist)	<p>Swainson’s hawk foraging habitat. To mitigate for the loss of Swainson’s hawk foraging habitat, the project applicant(s) shall identify permanent impacts to foraging habitat and prepare and implement a Swainson’s hawk mitigation plan specific to the project. The Swainson’s hawk mitigation plan shall be consistent with the Swainson’s Hawk Mitigation Plan – Folsom Plan Area Specific Plan (prepared by ECORP Consulting, Inc. and dated May 2, 2017, and any City-approved addenda), including but not limited to the requirements described below. Before the approval of grading and improvement plans, or before any ground-disturbing activities, whichever occurs first, the project applicant shall secure suitable Swainson’s hawk foraging habitat to ensure appropriate mitigation of habitat value for Swainson’s hawk foraging habitat that is permanently lost as a result of the project, as determined by the City after consultation with CDFW and a qualified biologist. The mitigation ratio shall be based on Swainson’s hawk nesting distribution and an assessment of habitat quality, availability, and use within the project area and shall be consistent with the 1994 DFG Swainson’s Hawk Guidelines included in the Staff Report Regarding Mitigation for Impacts to Swainson’s Hawks (<i>Buteo swainsoni</i>) in the Central Valley of California. Such mitigation shall be accomplished through purchase of credits at an approved mitigation bank, the transfer of fee title, or perpetual conservation easement. If non-bank mitigation is proposed, the mitigation land shall be located within the known foraging area and within Sacramento County. The City, after consultation with CDFW, will determine the appropriateness of the mitigation land. The project applicant shall transfer said Swainson’s hawk mitigation land, through either conservation easement or fee title, to a third-party, nonprofit conservation organization (Conservation Operator), with the City and CDFW named as third-party beneficiaries. The Conservation Operator shall be a qualified conservation easement land manager that manages land as its primary function. Additionally, the Conservation Operator shall be a tax-exempt nonprofit conservation organization that meets the criteria of Civil Code Section 815.3(a) and shall be selected or approved by the City, after consultation with CDFW. After consultation with CDFW and the Conservation Operator, the City shall approve the content and form of the conservation easement. The City, CDFW, and the Conservation Operator</p>	Prior to approval of Grading and Improvement Plans, or before any ground-disturbing activities, whichever occurs first	City of Folsom Community Development Department CDFW	The owner has secured and recorded a Conservation Easement on a City approved Swainson’s hawk foraging habitat mitigation site in Sacramento County. The foraging site was approved in advance by the CDFW. A copy of the recorded easement is on file with the Community Development Department	Yes

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83. Cont.		<p>shall each have the power to enforce the terms of the conservation easement. The Conservation Operator shall monitor the easement in perpetuity to assure compliance with the terms of the easement.</p> <p>After consultation with the City, The project applicant, CDFW, and the Conservation Operator, shall establish an endowment or some other financial mechanism that is sufficient to fund in perpetuity the operation, maintenance, management, and enforcement of the conservation easement. If an endowment is used, either the endowment funds shall be submitted to the City for impacts on lands within the City’s jurisdiction to an appropriate third-party nonprofit conservation agency, or they shall be submitted directly to the third-party nonprofit conservation agency in exchange for an agreement to manage and maintain the lands in perpetuity. The Conservation Operator shall not sell, lease, or transfer any interest of any conservation easement or mitigation land it acquires without prior written approval of the City and CDFW.</p> <p>If the Conservation Operator ceases to exist, the duty to hold, administer, manage, maintain, and enforce the interest shall be transferred to another entity acceptable to the City and CDFW. The City Planning Department shall ensure that mitigation habitat established for impacts on habitat within the City’s planning area is properly established and is functioning as habitat by conducting regular monitoring of the mitigation site(s) for the first ten years after establishment of the easement.</p>				

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	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
84.	4.3-6(a) (RR EIR)	Burrowing Owl Preconstruction survey. A qualified biologist shall be retained by the project applicant to conduct a preconstruction survey to identify active burrows within the project area. The surveys shall be conducted no less than 14 days and no more than 30 days before the beginning of construction activities for each phase of development. The preconstruction survey shall follow the protocols outlined in the Staff Report on Burrowing Owl Mitigation (CDFG 2012).	No less than 14 days and no more than 30 days before the beginning of construction activities for each phase of development	City of Folsom Community Development Department	ECORP Consulting, Inc. conducted preconstruction nesting raptor surveys, including burrowing owls. No burrowing owl nesting activity was observed during any of the surveys. Results of the surveys were submitted to the CDFW and the City prior to commencement of grading in the subdivision.	Yes
85.	4.3-6(b) (RR EIR)	Burrowing Owl Active burrows. If active burrows are found, a mitigation plan shall be submitted to the City for review and approval before any ground-disturbing activities. The City shall consult with CDFW. The mitigation plan may consist of installation of one-way doors on all burrows to allow owls to exit, but not reenter, and construction of artificial burrows within the project vicinity, as needed; however, burrowing owl exclusions may only be used if a qualified biologist verifies that the burrow does not contain eggs or dependent young. If active burrows contain eggs and/or young, no construction shall occur within 50 feet of the burrow until young have fledged. Once it is confirmed that there are no owls inside burrows, these burrows may be collapsed.	Prior to ground disturbing activities if active owl burrows are found	City of Folsom Community Development Department CDFW	ECORP Consulting, Inc. conducted preconstruction nesting raptor surveys, including burrowing owls. No burrowing owl nesting activity was observed during any of the surveys. Results of the surveys were submitted to the CDFW and the City prior to commencement of grading in the subdivision.	Yes
86.	4.3-7 (RR EIR)	Tricolored blackbird. A qualified biologist shall conduct a preconstruction survey for any project activity that would occur during the tricolored blackbird's nesting season (March 1–August 31). The preconstruction survey shall be conducted before any activity occurring within 500 feet of suitable nesting habitat, including freshwater marsh and areas of riparian scrub vegetation. The survey shall be conducted within 14 days before project activity begins. If no tricolored blackbird colony is present, no further mitigation is required. If a colony is found, the qualified biologist shall establish a buffer around the nesting colony. No project activity shall commence within the buffer area until a qualified biologist confirms that the colony is no longer active. The size of the buffer shall be determined in consultation with CDFW. Buffer size is anticipated to range from 100 to 500 feet, depending on the nature of	Prior to the initiation of construction activities during the nesting season (March 1 – August 31) occurring within 500 feet of suitable nesting habitat	City of Folsom Community Development Department CDFW	ECORP Consulting, Inc. conducted preconstruction nesting bird surveys for tricolored blackbird. No tricolored blackbird nesting colonies were observed during these surveys. Survey results were submitted to CDFW and the City prior to commencement of grading in the subdivision.	Yes

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		the project activity, the extent of existing disturbance in the area, and other relevant circumstances.				
87.	4.3-8(a) (RR EIR)	<p>Nesting raptors. To mitigate impacts on nesting raptors, a qualified biologist shall be retained to conduct a preconstruction survey to identify active nests on and within 0.5 miles of the project area. The surveys shall be conducted no less than 14 days and no more than 30 days before the beginning of construction activities for each phase of development.</p> <p>If active nests are found, impacts on nesting raptors shall be avoided by establishing appropriate buffers around the nests. No project activity shall commence within the buffer area until the young have fledged, the nest is no longer active, or until a qualified biologist has determined in coordination with CDFW that reducing the buffer would not result in nest abandonment. The buffer may be adjusted if a qualified biologist and the City, in consultation with CDFW, determine that such an adjustment would not be likely to adversely affect the nest. Monitoring of the nest by a qualified biologist during and after construction activities will be required if the activity has potential to adversely affect the nest.</p>	No less than 14 days and no more than 30 days before the beginning of construction activities for each phase of development	City of Folsom Community Development Department CDFW	ECORP Consulting, Inc. conducted preconstruction nesting raptor surveys, one red-tail hawk was observed nesting within the project footprint area. A 100-foot buffer was established in coordination with CDFW. The nest was monitored until the nest became inactive. Survey and monitoring results were submitted to CDFW.	Yes
88.	4.3-8(b) (RR EIR)	<p>Other nesting special-status and migratory birds. A qualified biologist shall conduct a preconstruction survey for any project activity that would occur in suitable nesting habitat during the avian nesting season (approximately March 1–August 31). The preconstruction survey shall be conducted within 14 days before any activity occurring within 100 feet of suitable nesting habitat. Suitable habitat includes annual grassland, valley needlegrass grassland, freshwater seep, vernal pool, seasonal wetland, and intermittent drainage habitat within the project site.</p> <p>If no active special-status or other migratory bird nests are present, no further mitigation is required. If an active nest is found, the qualified biologist shall establish a buffer around the nest. No project activity shall commence within the buffer area until a qualified biologist confirms that the nest is no longer active. The size of the buffer shall be determined in consultation with CDFW. Buffer size is anticipated to range from 50 to 100 feet, depending on the nature of the project activity, the extent of existing disturbance in the area, and other relevant circumstances.</p>	Prior to any construction activities that would occur between approximately March 1 and August 31	City of Folsom Community Development Department CDFW	ECORP Consulting, Inc. conducted preconstruction nesting bird surveys within the project area. A cliff swallow colony was observed under the Highway 50 overpass. A 25-50-foot buffer was established in consultation with CDFW and the colony was monitored to assess impacts. Survey and monitoring logs were submitted to CDFW. No other nesting activity was recorded during the preconstruction surveys.	Yes
89.	4.3-10 (RR EIR)	<p>American badger. The project applicant(s) shall retain a qualified biologist to conduct preconstruction American badger burrow surveys within 48 hours of the initiation of construction activity. If no American badger burrows are found during the preconstruction survey, the biologist shall document the findings in a letter report to CDFW and the City of Folsom, and no further</p>	With 48 hours of the initiation of construction activity	City of Folsom Community Development Department	ECORP Consulting, Inc. conducted preconstruction den surveys for American Badger activity within the project area. No American Badger	Yes

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	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
		mitigation shall be required. If potential American badger burrows are found, the qualified biologist shall consult with CDFW to determine appropriate measures.		CDFW	activity/burrows were observed during the surveys. Survey results were submitted to CDFW and the City prior to commencement of grading in the subdivision.	
90.	4.3-11(a) (RR EIR, updated per 2018 RR Checklist)	<p>Clean Water Act Sections 401 and 404. The project applicant shall comply with permits obtained under Sections 401 and 404 of the CWA or the State’s Porter-Cologne Act and implement all permit conditions for the proposed project. All permits, regulatory approvals, and permit conditions for effects on wetland habitats shall be secured and conditions implemented before implementation of any grading activities within 250 feet of Waters of the U.S. or wetland habitats, including Waters of the State, that potentially support federally-listed species, or within 100 feet of any other Waters of the U.S. or wetland habitats, including Waters of the State. The project applicant shall adhere to all conditions outlined in the permits. The project applicant shall commit to replace, restore, or enhance on a “no net loss” basis (in accordance with USACE and the Central Valley RWQCB) the acreage of all wetlands and other Waters of the U.S. that would be removed, lost, and/or degraded with implementation of the project. Wetland habitat shall be restored, enhanced, and/or replaced at an acreage and location and by methods agreeable to USACE, the Central Valley RWQCB, and the City, as appropriate, depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes. All mitigation requirements to satisfy the requirements of the City and the Central Valley RWQCB, for impacts on the non-jurisdictional wetlands beyond the jurisdiction of USACE, shall be determined and implemented before grading plans are approved.</p> <p>A water quality certification pursuant to Section 401 of the CWA 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 project applicant shall obtain water quality certification for the project. Any measures required as part of the issuance of water quality certification shall be implemented.</p>	Prior to the approval of Grading and Improvement Plans and before any groundbreaking activity associated with each distinct project phase	City of Folsom Community Development Department USACE Central Valley RWQCB	The owner/applicant obtained the 401 Certification from the Regional Water Board and the 404 individual permit and grading authorization from the U.S. Army Corps of Engineers for the Backbone improvements and project specific improvements prior to implementing ground disturbing activity. All wetland mitigation credits were purchased prior to construction and additional permit conditions were met prior to ground breaking activities and submitted to the applicable agencies. Compliance reports are on file with the Community Development Department.	Yes
91.	4.3-11(b) (RR EIR)	<p>Master Streambed Alteration Agreement. The project applicant shall amend, if necessary, and implement the original Section 1602 Master Streambed Alteration Agreement received from CDFW for all construction activities that would occur in the bed and bank of CDFW jurisdictional features within the project site.</p>	60 days prior to the commencement of construction	City of Folsom Community Development Department	A Master Streambed Alteration Agreement was issued for FPASP in Feb. 2014 that includes the Russell Ranch	Yes

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	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
95 Cont.		As outlined in the Master Streambed Alteration Agreement, the project applicant shall submit a Sub-Notification Form (SNF) to CDFW 60 days prior to the commencement of construction to notify CDFW of the project. Any conditions of issuance of the Master Streambed Alteration Agreement shall be implemented as part of those project construction activities that would adversely affect the bed and bank within on-site drainage channels subject to CDFW jurisdiction. The agreement shall be executed by the project applicant and CDFW before the approval of any grading or improvement plans or any construction activities in any project phase that could potentially affect the bed and bank of on-site drainage channels under CDFW jurisdiction.		CDFW	subdivision. A sub-notification for the Russell Ranch subdivision was submitted to CDFW and approved on Mar 8, 2017. Compliance of sub-notification conditions was accomplished by mitigating streambed impacts through purchase of floodplain riparian preservation credits and mitigation for loss of blackbird foraging habitat through habitat creation at the Folsom Heights Preserve.	
92.	4.3-11(c) (RR EIR, updated per 2018 RR Checklist)	<p>Valley Needlegrass. The project applicant will comply with the Conceptual Valley Needlegrass Grassland Mitigation and Monitoring Plan – Folsom Plan Area Specific Plan (prepared by ECORP Consulting, Inc. and dated October 6, 2016, and any City-approved addenda). The following measures shall be implemented to mitigate for losses of valley needlegrass grassland:</p> <ul style="list-style-type: none"> ▲ Valley needlegrass grassland will be established (restored) within the FPASP’s Passive Recreation Open Space in areas that are currently characterized by annual grassland (Restoration Areas), at a minimum ratio of 1:1 acres of restored grassland to acres of impacted grassland. ▲ Needlegrass plants may be established via seeding, planting nursery-grown transplants (plugs), or translocating existing needlegrass individuals from impact areas. If practicable, needlegrass populations that will be impacted by the Project should be salvaged by collecting seed from existing plants for use in Restoration Areas, or by translocating existing plants to open space areas. ▲ Valley needlegrass grassland Restoration Areas will be monitored twice during the first year following planting, and annually for the four subsequent years for a total of five years. ▲ A success criteria of 80 percent of the target acreage (or as otherwise agreed upon in consultation with the California Department of Fish and Wildlife (CDFW) should be established by the fifth year of monitoring. 	Prior to any groundbreaking activities	City of Folsom Community Development Department CDFW	A Valley Needlegrass Mitigation Plan (Plan) was submitted and approved by the City. Valley Needlegrass impacts (0.049-ac) for this project were mitigated by transplanting the needlegrass plants into approved Open Space areas, per the Plan. The needlegrass plants transplant took place on April 24 and 25, 2017 by SMP eco services.	Yes

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Cultural Resources						
93.	4.4-1 (RR EIR, updated per 2018 RR Checklist)	<p>Comply with the Programmatic Agreement and Carry Out Mitigation.</p> <p>The FAPA provides a management framework for identifying historic properties and Historical Resources through inventories and evaluations, determining adverse effects, and resolving those adverse effects with appropriate mitigation. Proof of compliance with the applicable procedures in the FAPA and implementation of applicable HPTP (Westwood and Knapp 2013b and 2013c) with regard to mitigation for the Keefe-McDerby Mine Ditch and Brooks Hotel Site is to be provided to the City’s Community Development Department prior to authorization of any ground-disturbing activities. Proof of compliance is defined as written approval from the USACE of all applicable mitigation documentation generated from implementation of an approved HPTP and includes the following mitigation actions:</p> <ul style="list-style-type: none"> ▲ Historic American Engineering Record (HAER) Documentation of the Keefe-McDerby Mine Ditch (P-34-1475): in consultation with the National Park Service, the USACE shall require the completion of Historic American Engineering Record program documentation. ▲ Data Recovery Excavations of the Brooks Hotel Site (P-34-2166): Data recovery shall follow the standards and guidelines in the HPTP. The results of excavation, laboratory analysis, artifact analysis, and archival research, shall be documented in a confidential data recovery technical report, which shall be submitted to the City’s Community Development Department. <p>Geoarchaeological Monitoring: Due to a potential for deeply buried archaeological resources down to a depth of 1.5m (approximately five feet) below soil formations known as the T-2 terrace, where colluvial deposits grade onto the T-2 terrace, and along the distal edge of tributary alluvial fans, all ground-disturbing activity in those areas shall be monitored by a qualified professional archaeologist with a specialization in geoarchaeology. Monitoring is no longer needed once subsurface disturbance extends beyond 1.5m below surface.</p>	<p>Prior to authorization of any ground disturbing activities in any given segment of the project area</p>	<p>City of Folsom Community Development Department</p> <p>USACE</p> <p>NPS</p>	<p>The US Army Corps of Engineers approved the mitigation documentation for the Keefe—McDerby Mine Ditch on August 26, 2015, and the documentation was approved by the National Park Service on November 9, 2015. Copies of the approval letters and the documentation are on file with the Community Development Dept.</p> <p>The US Army Corps of Engineers approved the data recovery report for the Brooks Hotel site on March 30, 2015. A copy of the report and the approval letter are on file with the Community Development Department.</p> <p>The US Army Corps of Engineers further verified that all pre-construction requirements under the First Amended Programmatic Agreement were completed</p>	Yes

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93 Cont.					<p>to its satisfaction on February 16, 2017. The California State Historic Preservation Officer concurred with this finding on March 24, 2017. A copy of these letters are on file with the Community Development Dept.</p> <p>All ground disturbing activities in the areas that required geoarchaeological monitoring were monitored by a qualified geoarchaeologist. No resources were found during monitoring. A copy of the monitoring report is on file with the Community Development Dept.</p>	
94.	4.4-2(a) (RR EIR, updated per 2018 RR Checklist)	<p>Conduct construction worker awareness training, on-site monitoring if required, stop work if cultural resources are discovered, asses the significance of the find, and perform treatment or avoidance as required.</p> <ul style="list-style-type: none"> ▲ To reduce potential impacts to previously undiscovered cultural resources, the Project applicant(s) shall retain a qualified archaeologist to conduct training for construction supervisors. Construction supervisors shall inform the workers about the possibility of encountering buried cultural resources and inform the workers of the proper procedures should cultural resources be encountered. Proof of the contractor awareness training shall be submitted to the City's Community Development Department in the form of a copy of training materials and the completed training attendance roster. ▲ Should any cultural resources, such as structural features, bone or shell, artifacts, or architectural remains be encountered during any construction activities, work shall 	Prior to start of any ground-disturbing activities	<p>City of Folsom Community Development Department</p> <p>USACE</p>	The owner/applicant retained a qualified archeologist and provided Workers Awareness Training to all new construction personnel. A copy of the training video and attendance records are available from the Community Development Department.	Yes

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94 Cont.		be suspended within 200 feet of the find and the City of Folsom and USACE shall be notified immediately. The City shall retain a qualified archaeologist who shall conduct a field investigation of the specific site and shall evaluate the significance of the find by evaluating the resource for eligibility for listing on the CRHR and the NRHP. If the resource is eligible for listing on the CRHR or NRHP and would be subject to disturbance or destruction, the actions required by the FAPA and subsequent documentation shall be implemented. The City of Folsom Community Development Department and USACE shall be responsible for approval of recommended mitigation if it is determined to be feasible in light of the approved land uses, and shall implement the approved mitigation and seek written approval on mitigation documentation before resuming construction activities at the archaeological site.			No cultural materials were discovered during ground-disturbing activities	
95.	4.4-2(b) (RR EIR, updated per 2018 RR Checklist)	<p>Suspend ground-disturbing activities if human remains are encountered and comply with California Health and Safety Code procedures.</p> <p>In the event that human remains are discovered, construction activities within 150 feet of the discovery shall be halted or diverted and the requirements for managing unanticipated discoveries in 3A.5-3 shall be implemented. In addition, the provisions of § 7050.5 of the California Health and Safety Code, § 5097.98 of the California PRC, and Assembly Bill (AB) 2641 shall be implemented. When human remains are discovered, state law requires that the discovery be reported to the County Coroner (§ 7050.5 of the Health and Safety Code) and that reasonable protection measures be taken during construction to protect the discovery from disturbance (AB 2641). If the Coroner determines the remains are Native American, the Coroner shall notify the NAHC, which then designates a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD then has 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains (AB 2641). If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate information center; using an open space or conservation zoning designation or easement; or recording a deed restriction with the county in which the property is located (AB 2641).</p>	During construction if human remains are discovered	Sacramento County Coroner Native American Heritage Commission City of Folsom Community Development Department	No human remains were discovered during the course of grading and construction.	Yes
Geology and Soils						

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96.	VI-1 (FPASP EIS/EIR)	Geotechnical Recommendations The owner/applicant shall submit to the Engineering Division, for review and approval, a grading plan for the project site which ensures that all geotechnical recommendations specified in the geotechnical report are properly incorporated and utilized in the design.	Prior to the issuance of a grading permit	City of Folsom Engineering Division	The owner/applicant submitted a grading plan incorporating all geotechnical recommendations for review and received approval by the City prior to commencement of grading in the Spring of 2021.	Yes
97.	VI-2 (FPASP EIS/EIR)	Foundation Plans All foundation plans shall be reviewed and approved by the Building Safety Division, respectively, prior to issuance of building permits to ensure that all geotechnical recommendations specified in the geotechnical report are properly incorporated and utilized in the design.	Prior to issuance of building permits	City of Folsom Building Safety Division	The Community Development Department will review and approve all residential site plans to verify compliance with this condition.	Condition will be satisfied prior to issuance of a building permit.
98.	VI-3 (FPASP EIS/EIR)	Geotechnical Monitoring Program The owner/applicant shall contract with a geotechnical engineer who shall develop a program to monitor the sites during construction to ensure compliance with the recommendations presented in the geotechnical report(s) and conditions for performing such monitoring. The geotechnical monitoring program shall include a description of the improvements areas where geotechnical monitoring shall be required. The completed program shall be submitted to the City prior to approval of any grading and/or improvement plan.	Prior to initiation of ground disturbance	City of Folsom Community Development Department	The owner/applicant submitted a plan and retained Youngdahl & Associates for monitoring and testing during construction. Copies of the plan and test results are on file with Youngdahl and have been provided to the City as required by the Community Development Department prior to approval of the grading plans.	Yes
Greenhouse Gas Emissions						
99.	3A.4-1 (FPASP EIR/EIS)	Implement Additional Measures to Control Construction-Generated GHG Emissions. To further reduce construction-generated GHG emissions, the project applicant(s) any particular discretionary development application shall implement all feasible measures for reducing GHG emissions associated with construction that are recommended by SMAQMD at the time individual portions of the site undergo construction. Such measures may reduce GHG exhaust emissions from the use of on-site equipment, worker commute trips, and truck	Before approval of small-lot final maps and building permits for all	1. For all project-related improvements that would be located within the City of	The owner/applicant is required to submit a monthly equipment usage report to the Sacramento Metropolitan Air Quality Management District (SMAQMD). Copies of the	Yes

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99 Cont.		<p>trips carrying materials and equipment to and from the SPA, as well as GHG emissions embodied in the materials selected for construction (e.g., concrete). Other measures may pertain to the materials used in construction. Prior to releasing each request for bid to contractors for the construction of each discretionary development entitlement, the project applicant(s) shall obtain the most current list of GHG reduction measures that are recommended by SMAQMD and stipulate that these measures be implemented in the respective request for bid as well as the subsequent construction contract with the selected primary contractor. The project applicant(s) for any particular discretionary development application may submit to the City and SMAQMD a report that substantiates why specific measures are considered infeasible for construction of that particular development phase and/or at that point in time. The report, including the substantiation for not implementing particular GHG reduction measures, shall be approved by the City, in consultation with SMAQMD prior to the release of a request for bid by the project applicant(s) for seeking a primary contractor to manage the construction of each development project. By requiring that the list of feasible measures be established prior to the selection of a primary contractor, this measure requires that the ability of a contractor to effectively implement the selected GHG reduction measures be inherent to the selection process.</p> <p>SMAQMD’s recommended measures for reducing construction-related GHG emissions at the time of writing this EIR/EIS are listed below and the project applicant(s) shall, at a minimum, be required to implement the following:</p> <ul style="list-style-type: none"> ▲ Improve fuel efficiency from construction equipment: <ul style="list-style-type: none"> ▪ reduce unnecessary idling (modify work practices, install auxiliary power for driver comfort); ▪ perform equipment maintenance (inspections, detect failures early, corrections); ▪ train equipment operators in proper use of equipment; ▪ use the proper size of equipment for the job; and ▪ use equipment with new technologies (repowered engines, electric drive trains). <ul style="list-style-type: none"> ▲ Use alternative fuels for electricity generators and welders at construction sites such as propane or solar, or use electrical power. ▲ Use an ARB-approved low-carbon fuel, such as biodiesel or renewable diesel for construction equipment. (Emissions of oxides of nitrogen [NOX] emissions from the use of low carbon fuel must be reviewed and increases mitigated.) Additional information about low carbon fuels is available from ARB’s Low Carbon Fuel Standard Program (ARB 2009b). 	discretionary development project, including all on- and off-site elements and implementation throughout project construction.	Folsom: City of Folsom Community Development Department. 2. For all on- and off-site project-related activities within the City of Folsom and Sacramento County.	monthly reports are available upon request from the City. The Solid Waste Diversion and Recycling was not required as the Off-site Water Facilities do not include the construction of the Off Site Water Facilities in Rancho Cordova and unincorporated areas of Sacramento County.	

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99 Cont.		<ul style="list-style-type: none"> ▲ Encourage and provide carpools, shuttle vans, transit passes and/or secure bicycle parking for construction worker commutes. ▲ Reduce electricity use in the construction office by using compact fluorescent bulbs, powering off computers every day, and replacing heating and cooling units with more efficient ones. ▲ Recycle or salvage non-hazardous construction and demolition debris (goal of at least 75% by weight). ▲ Use locally sourced or recycled materials for construction materials (goal of at least 20% based on costs for building materials, and based on volume for roadway, parking lot, sidewalk and curb materials). ▲ Minimize the amount of concrete used for paved surfaces or use a low carbon concrete option. ▲ Produce concrete on-site if determined to be less emissive than transporting ready mix. ▲ Use EPA-certified SmartWay trucks for deliveries and equipment transport. Additional information about the SmartWay Transport Partnership Program is available from ARB's Heavy-Duty Vehicle Greenhouse Gas Measure (ARB 2009c) and EPA (EPA 2009). ▲ Develop a plan in consultation with SMAQMD to efficiently use water for adequate dust control. This may consist of the use of nonpotable water from a local source. <p>In addition to SMAQMD-recommended measures, construction activity shall comply with all applicable rules and regulations established by SMAQMD and ARB.</p>				
100.	3A.4-2a (FPASP EIR/EIS)	<p>Implement Additional Measures to Reduce Operational GHG Emissions.</p> <p>Each increment of new development within the project site requiring a discretionary approval (e.g., proposed tentative subdivision map, conditional use permit), shall be subject to a project-specific environmental review (which could support an applicable exemption, negative or mitigated negative declaration or project-specific EIR) and will require that GHG emissions from operation of each phase of development, including supporting roadway and infrastructure improvements that are part of the selected action alternative, will be reduced by an amount sufficient to achieve the 2020-based threshold of significance of 4.36 CO₂e/SP/year for development that would become operational on or before the year 2020, and the 2030-based threshold of significance of 2.86 CO₂e/SP/year for development that would become operational on or before the year 2030.</p> <p>The above-stated thresholds of significance may be subject to change if SMAQMD approves its own GHG significance thresholds, in which case, SMAQMD-adopted thresholds will be</p>	Before approval of final maps and building permits for all project phases, including all on and off-site elements.	City of Folsom Community Development Department.	The owner/applicant has included several approved recommendations from the SMAQMD for implementation during construction.	Yes

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100 Cont.		<p>used. The amount of GHG reduction required to achieve the applicable significance thresholds will furthermore depend on existing and future regulatory measures including those developed under AB 32).</p> <p>For each increment of new discretionary development, the City shall submit to the project applicant(s) a list of potentially feasible GHG reduction measures to be considered in the development design. The City's list of potentially feasible GHG reduction measures shall reflect the current state of the regulatory environment, available incentives, and thresholds of significance that may be developed by SMAQMD, which will evolve under the mandate of AB 32 and Executive Order S-3-05. If the project applicant(s) asserts it cannot meet the 2020-based goal, then the report shall also demonstrate why measures not selected are considered infeasible. The City shall review and ensure inclusion of the design features in the proposed project before applicant(s) can receive the City's discretionary approval for the any increment of development. In determining what measures should appropriately be imposed by the City under the circumstances, the City shall consider the following factors:</p> <ul style="list-style-type: none"> ▲ the extent to which rates of GHG emissions generated by motor vehicles traveling to, from, and within the SPA are projected to decrease over time as a result of regulations, policies, and/or plans that have already been adopted or may be adopted in the future by ARB or other public agency pursuant to AB 32, or by EPA; ▲ the extent to which mobile-source GHG emissions, which at the time of writing this EIR/EIS comprise a substantial portion of the state's GHG inventory, can also be reduced through design measures that result in trip reductions and reductions in trip length; ▲ the extent to which GHG emissions emitted by the mix of power generation operated by SMUD, the electrical utility that will serve the SPA, are projected to decrease pursuant to the Renewables Portfolio Standard required by SB 1078 and SB 107, as well as any future regulations, policies, and/or plans adopted by the federal and state governments that reduce GHG emissions from power generation; ▲ the extent to which any stationary sources of GHG emissions that would be operated on a proposed land use (e.g., industrial) are already subject to regulations, policies, and/or plans that reduce GHG emissions, particularly any future regulations that will be developed as part of ARB's implementation of AB 32, or other pertinent regulations on stationary sources that have the indirect effect of reducing GHG emissions; ▲ the extent to which other mitigation measures imposed on the project to reduce other air pollutant emissions may also reduce GHG emissions; 				

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100 Cont.	<ul style="list-style-type: none"> ▲ the extent to which the feasibility of existing GHG reduction technologies may change in the future, and to which innovation in GHG reduction technologies will continue, effecting cost-benefit analyses that determine economic feasibility; and ▲ whether the total costs of proposed mitigation for GHG emissions, together with other mitigation measures required for the proposed development, are so great that a reasonably prudent property owner would not proceed with the project in the face of such costs. <p>In considering how much, and what kind of, mitigation is necessary in light of these factors, the City shall consider the following list of options, though the list is not intended to be exhaustive, as GHG emission reduction strategies and their respective feasibility are likely to evolve over time. These measures are derived from multiple sources including the Mitigation Measure Summary in Appendix B of the California Air Pollution Control Officer's Association (CAPCOA) white paper, CEQA & Climate Change (CAPCOA 2009a); CAPCOA's Model Policies for Greenhouse Gases in General Plans (CAPCOA 2009b); and the California Attorney General's Office publication, The California Environmental Quality Act: Addressing Global Warming Impacts at the Local Agency Level (California Attorney General's Office 2008).</p> <p>Energy Efficiency</p> <ul style="list-style-type: none"> ▲ Include clean alternative energy features to promote energy self-sufficiency (e.g., photovoltaic cells, solar thermal electricity systems, small wind turbines). ▲ Design buildings to meet CEC Tier II requirements (e.g., exceeding the requirements of the Title 24 [as of 2007] by 35%). ▲ Site buildings to take advantage of shade and prevailing winds and design landscaping and sun screens to reduce energy use. ▲ Install efficient lighting in all buildings (including residential). Also install lighting control systems, where practical. Use daylight as an integral part of lighting systems in all buildings. ▲ Install light-colored "cool" pavements, and strategically located shade trees along all bicycle and pedestrian routes. <p>Water Conservation and Efficiency</p> <ul style="list-style-type: none"> ▲ With the exception of ornamental shade trees, use water-efficient landscapes with native, drought-resistant species in all public area and commercial landscaping. Use water-efficient turf in parks and other turf-dependent spaces. ▲ Install the infrastructure to use reclaimed water for landscape irrigation and/or washing cars. 					

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100 Cont.		<ul style="list-style-type: none"> ▲ Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. ▲ Design buildings and lots to be water-efficient. Only install water-efficient fixtures and appliances. ▲ Restrict watering methods (e.g., prohibit systems that apply water to nonvegetated surfaces) and control runoff. Prohibit businesses from using pressure washers for cleaning driveways, parking lots, sidewalks, and street surfaces. These restrictions should be included in the Covenants, Conditions, and Restrictions of the community. ▲ Provide education about water conservation and available programs and incentives. ▲ To reduce stormwater runoff, which typically bogs down wastewater treatment systems and increases their energy consumption, construct driveways to single-family detached residences and parking lots and driveways of multifamily residential uses with pervious surfaces. Possible designs include Hollywood drives (two concrete strips with vegetation or aggregate in between) and/or the use of porous concrete, porous asphalt, turf blocks, or pervious pavers. <p>Solid Waste Measures</p> <ul style="list-style-type: none"> ▲ Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard). ▲ Provide interior and exterior storage areas for recyclables and green waste at all buildings. ▲ Provide adequate recycling containers in public areas, including parks, school grounds, golf courses, and pedestrian zones in areas of mixed-use development. ▲ Provide education and publicity about reducing waste and available recycling services. <p>Transportation and Motor Vehicles</p> <ul style="list-style-type: none"> ▲ Promote ride-sharing programs and employment centers (e.g., by designating a certain percentage of parking spaces for ride-sharing vehicles, designating adequate passenger loading and unloading zones and waiting areas for ride-share vehicles, and providing a Web site or message board for coordinating ride-sharing). ▲ Provide the necessary facilities and infrastructure in all land use types to encourage the use of low- or zero-emission vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations). <p>At industrial and commercial land uses, all forklifts, “yard trucks,” or vehicles that are predominately used on-site at non-residential land uses shall be electric-powered or powered</p>				

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		by biofuels (such as biodiesel [B100]) that are produced from waste products, or shall use other technologies that do not rely on direct fossil fuel consumption.				
101.	3A.4-2b (FPASP EIR/EIS)	<p>Participate in and Implement an Urban and Community Forestry Program and/or Off-Site Tree</p> <p>Program to Off-Set Loss of On-Site Trees. The trees on the project site contain sequestered carbon and would continue to provide future carbon sequestration during their growing life. For all harvestable trees that are subject to removal, the project applicant(s) for any particular discretionary development application shall participate in and provide necessary funding for urban and community forestry program (such as the UrbanWood program managed by the Urban Forest Ecosystems Institute [Urban Forest Ecosystems Institute 2009]) to ensure that wood with an equivalent carbon sequestration value to that of all harvestable removed trees is harvested for an end-use that would retain its carbon sequestration (e.g., furniture building, cabinet making). For all nonharvestable trees that are subject to removal, the project applicant(s) shall develop and fund an off-site tree program that includes a level of tree planting that, at a minimum, increases carbon sequestration by an amount equivalent to what would have been sequestered by the blue oak woodland during its lifetime. This program shall be funded by the project applicant(s) of each development phase and reviewed for comment by an independent Certified Arborist unaffiliated with the project applicant(s) and shall be coordinated with the requirements of Mitigation Measure 3.3-5, as stated in Section 3A.3, "Biological Resources - Land." Final approval of the program shall be provided by the City. Components of the program may include, but not be limited to, providing urban tree canopy in the City of Folsom, or reforestation in suitable areas outside the City.</p> <p>Reforestation in natural habitat areas outside the City of Folsom would simultaneously mitigate the loss of oak woodland habitat while planting trees within the urban forest canopy would not. The California Urban Forestry Greenhouse Gas Reporting Protocol shall be used to assess this mitigation program (CCAR 2008). All unused vegetation and tree material shall be mulched for use in landscaping on the project site, shipped to the nearest composting facility, or shipped to a landfill that is equipped with a methane collection system, or combusted in a biomass power plant. Tree and vegetative material should not be burned on- or off-site unless used as fuel in a biomass power plant.</p>	Before approval of final maps and/or building permits for all project phases requiring discretionary approval, including all on- and off-site elements.	City of Folsom Community Development Department.	The Owner/applicant in consultation with the City arborist determined that the tree removal associated with these improvements were not harvestable trees. The Owner/applicant was still required to provide mitigation for the trees and/or tree canopy that was permitted for removal during construction.	Yes

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Hazards and Hazardous Materials						
102.	3A.7-4 (FPASP EIR/EIS)	<p>Prepare a Seismic Refraction Survey and Obtain Appropriate Permits for All On-Site and Off-site Elements East of Old Placerville Road.</p> <p>Prior to the commencement of grading and construction activities east of Old Placerville Road, the owner/applicant(s) for any discretionary development application shall retain a licensed geotechnical engineer to perform a seismic refraction survey. Project-related excavation activities shall be carried out as recommend by the geotechnical engineer. Excavation may include the use of heavy-duty equipment such as large bulldozers or large excavators, and may include blasting. Appropriate permits for blasting operations shall be obtained from the relevant City or county jurisdiction prior to the start of any blasting activities.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries shall be coordinated by the owner/applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties).</p>	Prior to initiation of ground disturbance	City of Folsom Engineering Division	The owner/applicant submitted a Seismic Refraction Survey prepared by a licensed geotechnical engineer with Youngdahl & Associates to the City prior to commencement of grading and construction in the Phase 1 subdivision. The Seismic Refraction Survey is on file with the Community Development Department. Compliance has been monitored through construction	Yes
103.	3A.8-7 (FPASP EIR/EIS)	<p>Prepare and Implement a Vector Control Plan in Consultation with the Sacramento-Yolo Mosquito and Vector Control District.</p> <p>To ensure that operation and design of the stormwater system, including multiple planned detention basins, is consistent with the recommendations of the Sacramento-Yolo Mosquito and Vector Control District regarding mosquito control, the project applicant(s) of all project phases shall prepare and implement a Vector Control Plan. This plan shall be prepared in coordination with the Sacramento-Yolo Mosquito and Vector Control District and shall be submitted to the City for approval before issuance of the grading permit for the detention basins under the City’s jurisdiction. For the off-site detention basin, the plan shall be submitted to Sacramento County for approval before issuance of the grading permit for the off-site detention basin. The plan shall incorporate specific measures deemed sufficient by the City to minimize public health risks from mosquitoes, and as contained within the Sacramento-Yolo Mosquito and Vector Control District BMP Manual (Sacramento-Yolo Mosquito and Vector Control District 2008). The plan shall include, but is not limited to, the following components:</p> <ul style="list-style-type: none"> ▲ Description of the project. 	Prior to the issuance of grading permits for the project water features	City of Folsom Community Development Department 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

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103 Cont.		<ul style="list-style-type: none"> ▲ Description of detention basins and all water features and facilities that would control on-site water levels. ▲ Goals of the plan. ▲ Description of the water management elements and features that would be implemented, including: <ul style="list-style-type: none"> i. BMPs that would be implemented on-site; ii. public education and awareness; iii. sanitary methods used (e.g., disposal of garbage); iv. mosquito control methods used (e.g., fluctuating water levels, biological agents, pesticides, larvacides, circulating water); and v. stormwater management (consistent with Stormwater Management Plan). ▲ Long-term maintenance of the detention basins and all related facilities (e.g., specific ongoing enforceable conditions or maintenance by a homeowner's association). <p>To reduce the potential for mosquitoes to reproduce in the detention basins, the project applicant(s) shall coordinate with the Sacramento- Yolo Mosquito and Vector Control District to identify and implement BMPs based on their potential effectiveness for SPA conditions. Potential BMPs could include, but are not limited to, the following:</p> <ul style="list-style-type: none"> i. build shoreline perimeters as steep and uniform as practicable to discourage dense plant growth; ii. perform routine maintenance to reduce emergent plant densities to facilitate the ability of mosquito predators (i.e., fish) to move throughout vegetated area; iii. design distribution piping and containment basins with adequate slopes to drain fully and prevent standing water. The design slope should take into consideration buildup of sediment between maintenance periods. Compaction during grading may also be needed to avoid slumping and settling; iv. coordinate cleaning of catch basins, drop inlets, or storm drains with mosquito treatment operations; v. enforce the prompt removal of silt screens installed during construction when no longer needed to protect water quality; vi. if the sump, vault, or basin is sealed against mosquitoes, with the exception of the inlet and outlet, submerge the inlet and outlet completely to reduce the available surface area of water for mosquito egg– laying (female mosquitoes can fly through pipes); and 				

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		<p>vii. design structures with the appropriate pumping, piping, valves, or other necessary equipment to allow for easy dewatering of the unit if necessary (Sacramento Yolo Mosquito and Vector Control District 2008).</p> <p>The project applicant(s) of the project phase containing the off-site detention basin shall coordinate mitigation for the off-site with the affected oversight agency (i.e., Sacramento County).</p>				
Hydrology and Water Quality						
104.	3A.9-1 (FPASP EIR/EIS)	<p>Acquire Appropriate Regulatory Permits and Prepare and Implement SWPPP and BMPs.</p> <p>The owner/applicant(s) of all projects disturbing one or more acres (including phased construction of smaller areas which are part of a larger project) shall obtain coverage under the State Water Resources Control Board's National Pollution Discharge Elimination System stormwater permit for general construction activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific Storm Water Pollution Prevention Permit at the time the Notice of Intent is filed. The Storm Water Pollution Prevention Permit and other appropriate plans shall identify and specify:</p> <ul style="list-style-type: none"> ▲ the use of an effective combination of robust erosion and sediment control BMPs and construction techniques accepted by the local jurisdictions for use in the project area at the time of construction, that shall reduce the potential for runoff and the release, mobilization, and exposure of pollutants, including legacy sources of mercury from project-related construction sites. These may include but would not be limited to temporary erosion control and soil stabilization measures, sedimentation ponds, inlet protection, perforated riser pipes, check dams, and silt fences ▲ the implementation of approved local plans, non-stormwater management controls, permanent post-construction BMPs, and inspection and maintenance responsibilities; ▲ the pollutants that are likely to be used during construction that could be present in stormwater drainage and nonstormwater discharges, including fuels, lubricants, and other types of materials used for equipment operation; ▲ spill prevention and contingency measures, including measures to prevent or clean up spills of hazardous waste and of hazardous materials used for equipment operation, and emergency procedures for responding to spills; ▲ personnel training requirements and procedures that shall be used to ensure that workers are aware of permit requirements and proper installation methods for BMPs specified in the Storm Water Pollution Prevention Permit; and 	Prior to the issuance of grading permits for all on-site project phases and off-site elements and implementation throughout project construction	City of Folsom Community Development Department	The Owner/applicant has received a NPDES permit from the State Regional Water Quality Control Board (SRWQCB). The NPDES Permit requires the implementation of BMP's, monitoring and reporting for stormwater runoff. The NPDES Permit includes a Storm Water Pollution Prevention Plan (SWPPP), which outlines monitoring standards, frequency and baseline modeling. The Owner/applicant has submitted monthly reports to the City and SRWQCB.	Yes

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104 Cont.		<ul style="list-style-type: none"> ▲ the appropriate personnel responsible for supervisory duties related to implementation of the Storm Water Pollution Prevention Permit. <p>Where applicable, Best Management Practices identified in the Storm Water Pollution Prevention Permit shall be in place throughout all site work and construction/demolition activities and shall be used in all subsequent site development activities. Best Management Practices may include, but are not limited to, such measures as those listed below:</p> <ul style="list-style-type: none"> ▲ Implementing temporary erosion and sediment control measures in disturbed areas to minimize discharge of sediment into nearby drainage conveyances, in compliance with state and local standards in effect at the time of construction. These measures may include silt fences, staked straw bales or wattles, sediment/silt basins and traps, geofabric, sandbag dikes, and temporary vegetation. ▲ Establishing permanent vegetative cover to reduce erosion in areas disturbed by construction by slowing runoff velocities, trapping sediment, and enhancing filtration and transpiration. ▲ Using drainage swales, ditches, and earth dikes to control erosion and runoff by conveying surface runoff down sloping land, intercepting and diverting runoff to a watercourse or channel, preventing sheet flow over sloped surfaces, preventing runoff accumulation at the base of a grade, and avoiding flood damage along roadways and facility infrastructure. <p>A copy of the approved Storm Water Pollution Prevention Permit shall be maintained and available at all times on the construction site.</p>				

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105.	3A.9-2 (FPASP EIR/EIS)	<p>Prepare and Submit Final Drainage Plans and Implement Requirements Contained in Those Plans.</p> <p>The owner/applicant(s) shall submit final drainage plans to the City demonstrating that off-site upstream runoff will be appropriately conveyed through the Folsom Plan Area, and that project-related on-site runoff will be appropriately conveyed and contained in detention basins or managed through other improvements (e.g., source controls, biotechnical stream stabilization) to reduce flooding and hydromodification impacts and provide water quality treatment.</p> <p>The plans shall include, but not be limited to, the following items:</p> <ul style="list-style-type: none"> • an accurate calculation of pre-project and post-project runoff scenarios, obtained using appropriate engineering methods, that accurately evaluates potential changes to runoff, including increased surface runoff; • runoff calculations for the 10-year and 100-year (0.01 AEP) storm events (and other, smaller storm events as required) shall be performed and the trunk drainage pipeline sizes confirmed based on alignments and detention facility locations finalized in the design phase; • a description of the proposed maintenance program for the on-site drainage system; • project-specific standards for installing drainage systems; • City flood control design requirements and measures designed to comply with them; <p>Implementation of stormwater management BMPs that avoid increases in the erosive force of flows beyond a specific range of conditions needed to limit hydromodification and maintain current stream geomorphology. These Best Management Practices will be designed and constructed in accordance with the forthcoming Stormwater Quality Partnership Hydromodification Management Plan (to be adopted by the Regional Water Quality Control Board) and may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> i. Use of Low Impact Development (LID) techniques to limit increases in stormwater runoff at the point of origination (these may include, but are not limited to: surface swales; replacement of conventional impervious surfaces with pervious surfaces [e.g., porous pavement]; impervious surfaces disconnection; and trees planted to intercept stormwater); ii. Enlarged detention basins to minimize flow changes and changes to flow duration characteristics; iii. Bioengineered stream stabilization to minimize bank erosion, utilizing vegetative and rock stabilization, and inset floodplain restoration features that provide for enhancement of riparian habitat and maintenance of natural hydrologic and channel to floodplain interactions; iv. Minimize slope differences between any stormwater or detention facility 	Prior to approval of grading plans and building permits of all project phases	City of Folsom Public Works Department	The owner/applicant provided a preliminary drainage plan at the time of Tentative Map approval. A revised analysis was provided prior to the issuance of a grading permit. The revised analysis was reviewed by the City's Consultant (Mead & Hunt) to ensure that that the proposed drainage system was consistent with Mitigation Measure 3A-9.2. The improvement plans for this subdivision and the supporting backbone improvements contain detention basins, control structures and ditch systems in accordance with the Stormwater Quality Partnership Hydromodification Management Plan and in compliance with the FPA-Storm Drain Master Plan.	Yes

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105 Cont.		<p>outfall channel with the existing receiving channel gradient to reduce flow velocity; and v. Minimize to the extent possible detention basin, bridge embankment, and other encroachments into the channel and floodplain corridor, and utilize open bottom box culverts to allow sediment passage on smaller drainage courses.</p> <p>The final drainage plan shall demonstrate to the satisfaction of the City of Folsom Community Development and Public Works Departments that 100-year (0.01 AEP) flood flows would be appropriately channeled and contained, such that the risk to people or damage to structures within or down gradient of the Folsom Plan Area would not occur, and that hydromodification would not be increased from pre-development levels such that existing stream geomorphology would be changed (the range of conditions should be calculated for each receiving water if feasible, or a conservative estimate should be used, e.g., an Ep of 1 ±10% or other as approved by the Sacramento Stormwater Quality Partnership and/or City of Folsom).</p>				
106.	3A.9-3 (FPASP EIR/EIS)	<p>Develop and Implement a BMP and Water Quality Maintenance Plan.</p> <p>A detailed BMP and water quality maintenance plan shall be prepared by a qualified engineer retained by the owner/applicant(s) for the project. The plan shall finalize the water quality improvements and further detail the structural and nonstructural BMPs proposed for the project. The plan shall include the elements described below.</p> <ul style="list-style-type: none"> ▲ A quantitative hydrologic and water quality analysis of proposed conditions incorporating the proposed drainage design features. ▲ Predevelopment and post development calculations demonstrating that the proposed water quality BMPs meet or exceed requirements established by the City of Folsom and including details regarding the size, geometry, and functional timing of storage and release pursuant to the latest edition of the “Stormwater Quality Design Manual for Sacramento and South Placer Regions” (the City’s MS4NPDES permit, page 46) and El Dorado County’s NPDES SWMP (County of El Dorado 2004). ▲ Source control programs to control water quality pollutants on the SPA, which may include but are not limited to recycling, street sweeping, storm drain cleaning, household hazardous waste collection, waste minimization, prevention of spills and illegal dumping, and effective management of public trash collection areas. ▲ A pond management component for the proposed basins that shall include management and maintenance requirements for the design features and BMPs, and responsible parties for maintenance and funding. ▲ LID control measures shall be integrated into the BMP and water quality maintenance plan. These may include, but are not limited to: 	Prior to the issuance of grading permits for all project phases and off-site elements and implementation throughout project construction.	<p>City of Folsom Community Development Department</p> <p>City of Folsom Public Works Department</p>	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

MITIGATION MONITORING AND REPORTING PROGRAM – RUSSELL RANCH (LOTS 24 THROUGH 32) PROJECT						
	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
106 Cont.		i. Surface swales; ii. Replacement of conventional impervious surfaces with pervious surfaces (e.g., porous pavement); iii. Impervious surfaces disconnection; and iv. Trees planted to intercept stormwater. New stormwater facilities shall be placed along the natural drainage courses within the Specific Plan Area (SPA) to the extent practicable so as to mimic the natural drainage patterns. The reduction in runoff as a result of the LID configurations shall be quantified based on the runoff reduction credit system methodology described in the latest edition of the “Stormwater Quality Design Manual for the Sacramento and South Placer Regions, and proposed detention basins and other water quality BMPs shall be sized to handle these runoff volumes.				
Noise						
107.	3A.11-1 (FPASP EIR/EIS)	Implement Noise-Reducing Construction Practices, Prepare and Implement a Noise Control Plan, and Monitor and Record Construction Noise near Sensitive Receptors. The owner/applicant shall prepare and implement a construction noise management plan. This plan shall identify specific measures to ensure compliance with the noise control measures specified below. The noise control plan shall be submitted to the City of Folsom before any noise-generating construction activity begins and shall be noted on Grading Plans and building construction plans. Grading and construction shall not commence until the construction noise management plan is approved by the City of Folsom. <ul style="list-style-type: none"> ▲ Noise-generating construction operations shall be limited to the hours between 7 a.m. and 7 p.m. Monday through Friday, and between 8 a.m. and 5 p.m. on Saturdays. No construction is allowed on Sundays. ▲ All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses. ▲ All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers’ recommendations. Equipment engine shrouds shall be closed during equipment operation. 	Prior to submittal to the City of tentative maps or improvement plans.	City of Folsom Public Works Department.	The owner/applicant has included these practices and rules in the grading and improvement plans. A general note is included on the approved grading and infrastructure plans for this subdivision which addresses this condition. Compliance will be monitored through construction inspection.	Yes

MITIGATION MONITORING AND REPORTING PROGRAM – RUSSELL RANCH (LOTS 24 THROUGH 32) PROJECT						
	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
107 Cont.		<ul style="list-style-type: none"> ▲ All motorized construction equipment shall be shut down when not in use to prevent idling. ▲ Individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete off-site instead of on-site). ▲ Noise-reducing enclosures shall be used around stationary noise-generating equipment (e.g., compressors and generators) as planned phases are built out and future noise sensitive receptors are located within close proximity to future construction activities. ▲ Written notification of construction activities shall be provided to all noise-sensitive receptors located within 850 feet of construction activities. Notification shall include anticipated dates and hours during which construction activities are anticipated to occur and contact information, including a daytime telephone number, for the project representative to be contacted in the event that noise levels are deemed excessive. Recommendations to assist noise-sensitive land uses in reducing interior noise levels (e.g., closing windows and doors) shall also be included in the notification. ▲ To the extent feasible, acoustic barriers (e.g., lead curtains, sound barriers) shall be constructed to reduce construction-generated noise levels at affected noise-sensitive land uses. The barriers shall be designed to obstruct the line of sight between the noise-sensitive land use and on-site construction equipment. When installed properly, acoustic barriers can reduce construction noise levels by approximately 8–10 dB (EPA 1971). <p>When future noise sensitive uses are within close proximity to prolonged construction noise, noise-attenuating buffers such as structures, truck trailers, or soil piles shall be located between noise sources and future residences to shield sensitive receptors from construction noise.</p>				
108.	3A.11-3 (FPASP EIR/EIS, updated per 2018 Checklist)	<p>Implement Measures to Prevent Exposure of Sensitive Receptors to Groundborne Noise or Vibration from Project Generated Construction Activities.</p> <ul style="list-style-type: none"> ▲ To the extent feasible, blasting activities shall not be conducted within 275 feet of existing or future sensitive receptors. ▲ To the extent feasible, bulldozing activities shall not be conducted within 50 feet of existing or future sensitive receptors. ▲ All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in the State of California. 	Before and during bulldozing and blasting activities on the SPA and within El Dorado Hills and the County of Sacramento	1. For all project-related improvements that would be located within the City of Folsom: City of Folsom Community Development	The owner/applicant implemented a blasting control plan in accordance with this mitigation measure.	Yes

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	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
108 Cont.		<ul style="list-style-type: none"> ▲ A blasting plan, including estimates of vibration levels at the residence closest to the blast, shall be submitted to the enforcement agency for review and approval prior to the commencement of the first blast. ▲ Each blast shall be monitored and documented for groundbourne noise and vibration levels at the nearest sensitive land use and associated recorded submitted to the enforcement agency. <p>To reduce the potential for annoyance because of blasting and blast-induced air overpressures, the peak value overpressures should not exceed 0.01 psi (equivalent to 110 dB Linear) at the nearest property line, which prevents damage or undue annoyance at neighboring properties. To the extent possible, blasting contractors will design blasts so that a worst-case blast would not exceed 0.01 psi. This generally is done through blast charge and interval delays.</p>		<p>Department.</p> <p>2. For the two roadway connections off-site into El Dorado Hills: El Dorado County Development Services Department.</p> <p>3. For the off-site detention basin west of Prairie City Road: Sacramento County Planning and Community Development Department.</p> <p>4. For the U.S. 50 interchange improvements: Caltrans.</p>		
109.	3A.11-5 (FPASP EIR/EIS, updated per 2018 Checklist)	<p>The project applicant(s) for any particular discretionary development project shall implement the following measures to reduce the effect of noise levels generated by on-site stationary noise sources that would be located within 600 feet of any noise-sensitive receptor:</p> <ul style="list-style-type: none"> ▲ Routine testing and preventive maintenance of emergency electrical generators shall be conducted during the less sensitive daytime hours (i.e., 7:00 a.m. to 6:00 p.m.). 	Before submittal of improvement plans for each project phase, and during	City of Folsom Community Development Department.	The owner/applicant has included these practices and rules in the grading and improvement plans. A general note is included on the approved grading and	Yes

MITIGATION MONITORING AND REPORTING PROGRAM – RUSSELL RANCH (LOTS 24 THROUGH 32) PROJECT						
	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
		<p>All electrical generators shall be equipped with noise control (e.g., muffler) devices in accordance with manufacturers' specifications.</p> <ul style="list-style-type: none"> ▲ External mechanical equipment associated with buildings shall incorporate features designed to reduce noise emissions below the stationary noise source criteria. These features may include, but are not limited to, locating generators within equipment rooms or enclosures that incorporate noise-reduction features, such as acoustical louvers, and exhaust and intake silencers. Equipment enclosures shall be oriented so that major openings (i.e., intake louvers, exhaust) are directed away from nearby noise-sensitive receptors. ▲ Parking lots shall be located and designed so that noise emissions do not exceed the stationary noise source criteria established in this analysis (i.e., 50 dB for 30 minutes in every hour during the daytime [7 a.m. to 10 p.m.] and less than 45 dB for 30 minutes of every hour during the night time [10 p.m. to 7 a.m.]). Reduction of parking lot noise can be achieved by locating parking lots as far away as feasible from noise sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. <p>Loading docks shall be located and designed so that noise emissions do not exceed the stationary noise source criteria established in this analysis (i.e., 50 dB for 30 minutes in every hour during the daytime [7 a.m. to 10 p.m.] and less than 45 dB for 30 minutes of every hour during the night time [10 p.m. to 7 a.m.]). Reduction of loading dock noise can be achieved by locating loading docks as far away as possible from noise sensitive land uses, constructing noise barriers between loading docks and noise-sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses.</p>	project operations for testing of emergency generators.		infrastructure plans for this subdivision which addresses this condition. Compliance will be monitored through construction inspection.	
110.	4.6-3(a) (RR EIR, updated per 2018 Checklist)	<p>Noise Barriers</p> <p>In conjunction with the submittal of improvement plans for each proposed development phase where noise barrier locations are recommended, the owner/applicant shall show on the Improvement Plans that sound walls and/or landscaped berms shall be constructed along US 50, White Rock Road, and Empire Ranch Road. The specific height and locations of the noise barriers shall be confirmed based upon the final approved site and grading plans. All required wall heights shall be relative to finished building pad elevations. Noise barrier walls shall be constructed of concrete masonry units, as required in the Planned Development Guidelines. Abrupt transitions exceeding two feet in height shall be avoided. The Grading and/or Improvement Plans shall be subject to review and approval by the City Engineer.</p>	In conjunction with submittal of Improvement Plans for the development phase where noise barrier locations are recommended	City of Folsom Community Development Department City Engineer	The owner/applicant has included all the required sound walls and/or noise barriers included in the subdivisions noise analysis. The sound walls are included on the improvement and landscape plans for the subdivision.	Yes

MITIGATION MONITORING AND REPORTING PROGRAM – RUSSELL RANCH (LOTS 24 THROUGH 32) PROJECT						
	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
110 Cont.		Alternatively, and at the owner/applicant's request and in the City's discretion, the owner/applicant may submit a site-specific acoustical analysis for a specific development phase where noise barrier locations are recommended, that is prepared by an acoustical consultant approved by the City of Folsom to determine and confirm whether sound attenuation is needed, taking into account site-specific conditions (e.g. site design, location of structures, building characteristics, building orientation, etc.) in accordance with adopted noise standards. If sound attenuation is determined by the City to be necessary, the site-specific acoustical analysis shall identify measures to reduce noise impacts to meet the City's noise standards at these locations, including, but not limited to, constructing exterior sound walls, constructing barrier walls and/or berms with vegetation, or other alternative attenuation solution acceptable to the City, provided that the improvement plans are accompanied with the acoustical analysis that confirms whether any proposed alternative solution will meet the adopted City noise standard. The acoustical analysis shall also take into consideration sound attenuation mitigation that may be required of parcels adjacent to the noise barriers. Figure 4.12-1, below, shows where noise barriers are required in response to the site-specific noise analysis done for the Russell Ranch Lots 24-32 Project.				
111.	4.6-3(c) (RR EIR)	Mechanical Ventilation In conjunction with submittal of Building Permits, the owner/applicant shall show on the plans that mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation. The building plans shall be subject to review and approval by the City Community Development Department.	In conjunction with submittal of Building Permits	City of Folsom Community Development Director	This condition will be reviewed and approved by the Community Development Department prior to the issuance of a building permit.	Condition will be satisfied prior to issuance of a building permit
Public Services						
112.	3A.14-2 (FPASP EIR/EIS)	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. To reduce impacts related to the provision of new fire services, the owner/applicant shall do the following, as described below: Incorporate into project designs fire flow requirements based on the California Fire Code, Folsom Fire Code (City of Folsom Municipal Code Title 8, Chapter 8.36), and other applicable requirements based on the City of Folsom Fire Department fire prevention standards. Improvement plans showing the incorporation of automatic sprinkler systems, the	Prior to the issuance of building permits or prior to final inspections for all project phases	City of Folsom Fire Department City of Folsom Community Development Department	The City of Folsom Fire Dept. has reviewed and approved the subdivision plans and any off-site improvements for compliance with this mitigation measure.	Yes

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	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
112 Cont.		<p>availability of adequate fire flow, and the locations of hydrants shall be submitted to the City of Folsom Fire Department for review and approval. In addition, approved plans showing access design shall be provided to the City of Folsom Fire Department as described by Zoning Code Section 17.57.080 (“Vehicular Access Requirements”). These plans shall describe access-road length, dimensions, and finished surfaces for firefighting equipment.</p> <p>The installation of security gates across a fire apparatus access road shall be approved by the City of Folsom Fire Department. The design and operation of gates and barricades shall be in accordance with the Sacramento County Emergency Access Gates and Barriers Standard, as required by the City of Folsom Fire Code.</p> <p>Submit a Fire Systems New Buildings, Additions, and Alterations Document Submittal List to the City of Folsom Community Development Department Building Division for review and approval before the issuance of building permits.</p> <p>The Fire Dept. shall review and approve any improvement plans or building permits for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features. The City shall not authorize the occupancy of any structures until the owner/applicant(s) have obtained a Certificate of Occupancy from the City of Folsom Community Development Department verifying that all fire prevention items have been addressed on-site to the satisfaction of the City of Folsom Fire Department.</p>				
113.	3A.14-3 (FPASP EIR/EIS)	<p>Incorporate Fire Flow Requirements into Project Designs.</p> <p>The owner/applicant(s) shall incorporate into their project designs fire flow requirements based on the California Fire Code, Folsom Fire Code and shall verify to the City of Folsom Fire Department that adequate water flow is available, prior to approval of improvement plans and issuance of occupancy permits or final inspections for all project phases.</p>	Prior to the issuance of building permits or prior to final inspections for all project phases	<p>City of Folsom Fire Department</p> <p>City of Folsom Community Development Department</p>	The Community Development Department and the Fire department have reviewed all proposed improvement plans for the construction of the water and fire flow system for this subdivision.	Yes
Transportation/Traffic						
114.	4.8-1 (RR EIR)	<p>Traffic and Parking Management Plan</p> <p>Prior to the approval of the grading plan and or construction, the owner/applicant shall prepare a construction traffic and parking management plan to the satisfaction of the City Traffic Engineer and subject to review by any affected agencies, if necessary. The plan shall ensure that acceptable operating conditions on local roadways and freeway facilities are maintained. At a minimum, the plan shall include the following:</p>	Prior to the beginning of construction	City Engineer	The owner/applicant submitted a joint traffic management plan that was approved by the City Engineer and is on file at the Community Development Department.	Yes

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	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
114 Cont.		<ul style="list-style-type: none"> ▲ Description of trucks including number and size of trucks per day (i.e., 85 trucks per day), expected arrival/departure times, and truck circulation patterns. ▲ Description of staging area including location, maximum number of trucks simultaneously permitted in staging area, use of traffic control personnel, and specific signage. ▲ Description of street closures and/or bicycle and pedestrian facility closures including duration, advance warning and posted signage, safe and efficient access routes for existing businesses and emergency vehicles, and use of manual traffic control. ▲ Description of driveway access plan including provisions for safe vehicular, pedestrian, and bicycle travel, minimum distance from any open trench, special signage, and private vehicle accesses. 				
115.	4.8-2(a) (RR EIR)	<p>East Bidwell/Iron Point Prior to issuance of a building permit, the owner/applicant shall pay a fair share fee to the City of Folsom towards the modification to the westbound approach to the East Bidwell Street/Iron Point Road intersection to include three left-turn lanes, two through lanes, and one right-turn lane.</p>	Prior to issuance of a building permit	City of Folsom Community Development Department	The condition is satisfied with the payment of the Specific Plan Infrastructure Fee (SPIF).	Condition will be satisfied prior to issuance of a building permit
116.	4.8-2(b) (RR EIR)	<p>White Rock Road / Placerville Road Prior to issuance of a building permit, the owner/applicant shall pay a fair share through the Public Facilities Financing Plan (PFFP) fee to the City of Folsom towards the addition of a westbound right-turn lane to the White Rock Road/Placerville Road intersections.</p>	Prior to issuance of a building permit	City of Folsom Community Development Department	The condition is satisfied with the payment of the Specific Plan Infrastructure Fee (SPIF).	Condition will be satisfied prior to issuance of a building permit
117.	4.8-3 (RR EIR)	<p>US 50 from Sunrise Boulevard to East Bidwell Street/Scott Road Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 between Sunrise Boulevard to East Bidwell Street/Scott Road (Freeway Segment 4). To ensure that Eastbound U.S. 50 operates at an acceptable LOS between Folsom Boulevard and Prairie City Road an auxiliary lane shall be constructed. This improvement was recommended in the Traffic Operations Analysis Report for the U.S. 50 Auxiliary Lane Project. This improvement is included in the proposed 50 Corridor Mobility Fee Program. The owner/applicant shall pay its proportionate share of funding of improvements, as may be</p>	Prior to issuance of a building permit MOU	City of Folsom Community Development Department	The condition is satisfied with the payment of the Highway 50 Improvement Fee.	Condition will be satisfied prior to issuance of a building permit

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	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
		determined by a nexus study or other appropriate and reliable mechanism paid for by owner/applicant, to reduce the impacts to Eastbound U.S. 50 between Sunrise Boulevard to East Bidwell Street/Scott Road (Freeway Segment 4).				
118.	4.8-6 (RR EIR)	Scott Road/Easton Valley Parkway Intersection. The owner/applicant shall pay a fair share fee to the City of Folsom towards the addition of a channelized westbound right-turn lane to the Scott Road/Easton Valley Parkway intersection.	Prior to the issuance of a building permit	City of Folsom Community Development Department	The condition is satisfied with the payment of the Specific Plan Infrastructure Fee (SPIF).	Condition will be satisfied prior to issuance of a building permit
Utilities and Service Systems						
119.	3A.16-1 (FPASP EIR/EIS)	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. The owner/applicant shall submit proof to the City of Folsom that an adequate wastewater conveyance system either has been constructed or is ensured through payment or other sureties to the City's satisfaction. Both on-site wastewater conveyance infrastructure and off-site force main sufficient to provide adequate service to the project shall be in place for the amount of development identified in the tentative map before approval of the final map and issuance of building permits for all project phases, or their financing shall be ensured to the satisfaction of the City.	Prior to approval of final maps and issuance of building permits for any project phases	City of Folsom Community Development Department City of Folsom Public Works Department	The owner/applicant has constructed the on-site and off-site sewer infrastructure to serve this subdivision. The off-site infrastructure includes the sewer trunk main, the Alder Creek Parkway sewer lift station and forced main.	Yes
120.	3A.16-3 (FPASP EIR/EIS)	Demonstrate Adequate SRWTP Wastewater Treatment Capacity. The owner/applicant shall demonstrate adequate capacity at the Sacramento Regional Water Treatment Plant for new wastewater flows generated by the project. This shall involve preparing a tentative map-level study and paying connection and capacity fees as identified by Sacramento Regional County Sanitation District. Approval of the final map and issuance of building permits for all project phases shall not be granted until the City verifies adequate Sacramento Regional Water Treatment Plant capacity is available for the amount of development identified in the tentative map. The written approval from the Sacramento Regional County Sanitation District shall be provided to the City.	Prior to approval of final maps and issuance of building permits for any project phases	City of Folsom Community Development Department City of Folsom Public Works Department	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.	Yes

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	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
121.	3A.18-1 (FPASP EIR/EIS)	<p>Water Supply Availability</p> <p>The owner/applicant shall submit proof of compliance with Government Code Section 66473.7 (SB 221) by demonstrating the availability of a reliable and sufficient water supply from a public water system for the amount of development that would be authorized by the final subdivision map. Such a demonstration shall consist of information showing that both existing sources are available or needed supplies and improvements will be in place prior to occupancy. The written proof of compliance shall be provided to the City and approved by the City prior to approval of any final map.</p>	Prior to approval of final maps and issuance of building permits for any project phases	<p>City of Folsom Community Development Department</p> <p>City of Folsom Public Works Department</p>	The owner/applicant has constructed the necessary infrastructure to provide potable water to this subdivision. The potable water infrastructure will be approved by the City prior to issuance of the first building permit in this subdivision in compliance with this condition.	Yes
122.	3A.18-2a (FPASP EIR/EIS)	<p>Submit Proof of Adequate Off-Site Water Conveyance Facilities and Implement Off-Site Infrastructure Service System or Ensure That Adequate Financing Is Secured.</p> <p>The owner/applicant shall submit proof to the City of Folsom that an adequate off-site water conveyance system either has been constructed or is ensured to the City's satisfaction. The off-site water conveyance infrastructure sufficient to provide adequate service to the project shall be in place for the amount of development identified in the tentative map before approval of a final subdivision map and issuance of building permits for all project phases, or their financing shall be ensured to the satisfaction of the City. A certificate of occupancy shall not be issued for any building within the Specific Plan Area until the water conveyance infrastructure sufficient to serve such building has been constructed and is in place to the satisfaction of the City.</p>	Prior to approval of final maps and issuance of building permits for any project phases	<p>City of Folsom Community Development Department</p> <p>City of Folsom Public Works Department</p>	The off-site potable water infrastructure for this subdivision has been constructed to serve this subdivision. The City has verified that the off-site potable water infrastructure is adequate to serve this subdivision.	Yes
123.	3A.3-1a (FPASP EIR/EIS)	<p>Design Stormwater Drainage Plans and Erosion and Sediment Control Plans to Avoid and Minimize Erosion and Runoff to All Wetlands and Other Waters That Are to Remain on the SPA and Use Low Impact Development Features.</p> <p>To minimize indirect effects on water quality and wetland hydrology, the owner/owner/applicant(s) shall include stormwater drainage plans and erosion and sediment control plans in their grading and/or improvement plans and shall submit these plans to the City for review and approval. Prior to approval of grading and/or improvement plans, the owner/applicant(s) for any particular discretionary development application shall obtain a NPDES Construction General Permit and Grading Permit, comply with the City's Grading Ordinance and City drainage and stormwater quality standards, and commit to implementing all measures in their drainage plans and erosion and sediment control plans to avoid and minimize erosion and runoff into Alder Creek and all wetlands and other waters that would remain on-site.</p>	Prior to the approval of Improvements and Drainage Plans	<p>City of Folsom Public Works Department</p> <p>Caltrans</p> <p>USACE</p> <p>Central Valley RWQCB</p>	The owner/applicant provided a preliminary drainage plan at the time of Tentative Map approval. A revised analysis was provided prior to the issuance of a grading permit. The revised analysis was reviewed by the City's Consultant (Mead & Hunt) to ensure that that the proposed drainage system was consistent with Mitigation Measure 3A-9.2. The improvement plans for this subdivision and the supporting backbone improvements contain	Yes

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	Mitigation Number (Source)	Mitigation Measure	Timing	Responsible Agency	Comments	Condition Satisfied?
123 Cont.		<p>The owner/applicant(s) shall implement stormwater quality treatment controls consistent with the Stormwater Quality Design Manual for Sacramento and South Placer Regions in effect at the time the application is submitted. Appropriate runoff controls such as berms, storm gates, off-stream detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation and the potential discharge of pollutants. Development plans shall incorporate Low Impact Development (LID) features, such as pervious strips, permeable pavements, bioretention ponds, vegetated swales, disconnected rain gutter downspouts, and rain gardens, where appropriate. Use of LID features is recommended by the EPA to minimize impacts on water quality, hydrology, and stream geomorphology and is specified as a method for protecting water quality in the proposed specific plan. In addition, free spanning bridge systems shall be used for all roadway crossings over wetlands and other waters that are retained in the on-site open space. These bridge systems would maintain the natural and restored channels of creeks, including the associated wetlands, and would be designed with sufficient span width and depth to provide for wildlife movement along the creek corridors even during high-flow or flood events, as specified in the 404 permit.</p> <p>The owner/applicant shall be responsible for all necessary off-site improvements needed to support the Russell Ranch drainage system.</p>			detention basins, control structures and ditch systems in accordance with the Stormwater Quality Partnership Hydromodification Management Plan and in compliance with the FPA-Storm Drain Master Plan.	

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