



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Agenda

City Council Regular Meeting

City Council Chambers | 50 Natoma Street, Folsom CA 95630

October 12, 2021

6:30 PM

Welcome to Your City Council Meeting

We welcome your interest and involvement in the city’s legislative process. This agenda includes information about topics coming before the City Council and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website and in the Office of the City Clerk. The City Clerk is also available to answer any questions you have about City Council meeting procedures.

Participation

If you would like to provide comments to the City Council, please:




- Fill out a blue speaker request form, located at the back table.
- Submit the form to the City Clerk before the item begins.
- When it’s your turn, the City Clerk will call your name and invite you to the podium.
- Speakers have three minutes, unless the presiding officer (usually the mayor) changes that time.

Reasonable Accommodations

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk’s Office at (916) 461-6035, (916) 355-7328 (fax) or CityClerkDept@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

How to Watch

The City of Folsom provides three ways to watch a City Council meeting:

In Person	Online	On TV
		
City Council meetings take place at City Hall, 50 Natoma Street	Watch the livestream and replay past meetings on the city website, www.folsom.ca.us	Watch live and replays of meetings on Sac Metro Cable TV, Channel 14

More information about City Council meetings is available at the end of this agenda



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

City Council Regular Meeting

Folsom City Council Chambers
50 Natoma Street, Folsom, CA

www.folsom.ca.us

Tuesday, October 12, 2021 6:30 PM

Mike Kozlowski, Mayor

Sarah Aquino, Vice Mayor
Kerri Howell, Councilmember

YK Chalamcherla, Councilmember
Rosario Rodriguez, Councilmember

REGULAR CITY COUNCIL AGENDA

Pursuant to Assembly Bill 361 and the Governor's proclamation of a State of Emergency due to the coronavirus (COVID-19) public health emergency, the Folsom City Council, staff, and members of the public may participate in this meeting via teleconference.

Members of the public wishing to participate in this meeting via teleconference may email CityClerkDept@folsom.ca.us no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at City Council meetings.

CALL TO ORDER

ROLL CALL:

Councilmembers: Howell, Rodriguez, Aquino, Chalamcherla, Kozlowski

The City Council has adopted a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Council Meeting.

PLEDGE OF ALLEGIANCE

AGENDA UPDATE

BUSINESS FROM THE FLOOR:

Members of the public are entitled to address the City Council concerning any item within the Folsom City Council's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda.

SCHEDULED PRESENTATIONS:

- [1.](#) Presentation of 2021 Community Service Day Results
- [2.](#) Utility Billing – Property Owner Accounts

CONSENT CALENDAR:

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. City Councilmembers may pull an item for discussion.

- [3.](#) Approval of September 14, 2021 Special and Regular Meeting Minutes
- [4.](#) Approval of September 28, 2021 Special and Regular Meeting Minutes
- [5.](#) Resolution No. 10713 - A Resolution Authorizing the City Manager to Execute an Agreement with Black & Veatch Corporation for an Evaluation and Review of the Environmental Protection Agency's 2021 Lead and Copper Rule Revisions and Identifying Compliance Requirements for the City and Appropriation of Funds
- [6.](#) Resolution No. 10714 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement with H.B. Restoration Inc. for On-Call Painting Services
- [7.](#) Resolution No. 10715 - A Resolution Approving an Appropriation in Fiscal Year 2021-22 for a Replacement Rototiller
- [8.](#) Resolution No. 10718 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 2 Village No. 1 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 2 Village No. 1 Subdivision
- [9.](#) Resolution No. 10720 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 2 Village No. 2 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 2 Village No. 2 Subdivision
- [10.](#) Resolution No. 10721 - A Resolution of the City Council of the City of Folsom Authorizing the Community Development Department to Increase the Existing Maximum Grant Amounts for the Seniors Helping Seniors Program and Update the Guidelines
- [11.](#) Resolution No. 10723 – A Resolution Authorizing the Public Works Department to Install All-Way Stop Sign Control at the Intersection of Iron Point Road and Dry Creek Road
- [12.](#) Resolution No. 10724 – A Resolution Authorizing the City Manager to Execute an Agreement with Pape Machinery to Purchase One Wheel Loader Tractor
- [13.](#) Resolution No. 10725 – A Resolution Rescinding and Replacing Resolution No. 10671 and Authorizing the City Manager to Execute an Agreement with Western Truck Parts and Equipment Company, LLC. to Purchase Six Solid Waste Collection Vehicles
- [14.](#) Resolution No. 10726 - A Resolution Amending the Change Order Amounts of Resolution No. 10679 and Resolution No. 10692 for the Neighborhood Sidewalk Replacement Fiscal Year 2020-21 Project No. PW1801

PUBLIC HEARING:

- [15.](#) Public Hearing No. 2 Under the California Voting Rights Act Regarding the Composition of the City's Voting Districts Pursuant to Elections Code Section 10010

OLD BUSINESS:

16. Resolution No. 10719 - A Resolution Approving Parks and Recreation Commission's Recommendation with Respect to the Design, Engineering and Phased Construction of Benevento Family Park

NEW BUSINESS:

17. Resolution No. 10722 - A Resolution Approving the Preferred Master Plan for Neighborhood Park #3 in the Folsom Plan Area

CITY MANAGER REPORTS:

COUNCIL COMMENTS:

ADJOURNMENT

The City Council's next regular meeting is scheduled for October 26, 2021.

NOTICE: *Members of the public are entitled to directly address the City Council concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address Council on an issue, which is on this agenda, please complete a blue speaker request card, and deliver it to a staff member at the table on the left side of the Council Chambers prior to discussion of the item. When your name is called, stand to be recognized by the Mayor and then proceed to the podium. If you wish to address the City Council on any other item of interest to the public, when the Mayor asks if there is any "Business from the Floor," follow the same procedure described above. Please limit your comments to three minutes or less.*

NOTICE REGARDING CHALLENGES TO DECISIONS: *Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.*

As presiding officer, the Mayor has the authority to preserve order at all City Council meetings, to remove or cause the removal of any person from any such meeting for disorderly conduct, or for making personal, impertinent, or slanderous remarks, using profanity, or becoming boisterous, threatening or personally abusive while addressing said Council, and to enforce the rules of the Council.

PERSONS INTERESTED IN PROPOSING AN ITEM FOR THE CITY COUNCIL AGENDA SHOULD CONTACT A MEMBER OF THE CITY COUNCIL.

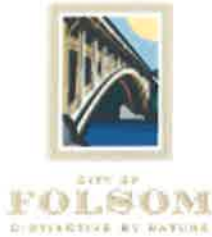
The meeting of the Folsom City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel, and will be shown in its entirety on the Friday and Saturday following the meeting, both at 9 a.m. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14. The City of Folsom provides live and archived webcasts of regular City Council meetings. The webcasts can be found on the online services page of the City's website www.folsom.ca.us.

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Any documents produced by the City and distributed to the City Council regarding any item on this agenda will be made available at the City Clerk's Counter at City Hall located at 50 Natoma Street, Folsom,

California and at the Folsom Public Library located at 411 Stafford Street, Folsom, California during normal business hours.

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Folsom City Council Staff Report



MEETING DATE:	10/12/2021
AGENDA SECTION:	Scheduled Presentations
SUBJECT:	Presentation of 2021 Community Service Day Results
FROM:	City Manager's Office

BACKGROUND / ISSUE

City of Folsom Communications Director Christine Brainerd will provide a brief overview of the 2021 Community Service Day results.

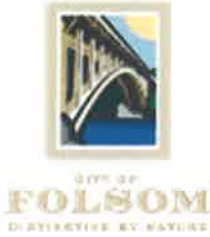
RECOMMENDATION / CITY COUNCIL ACTION

No action is requested of the City Council at this time.

Submitted,

Christine Brainerd, Communications Director

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Folsom City Council Staff Report

MEETING DATE:	10/12/2021
AGENDA SECTION:	Scheduled Presentations
SUBJECT:	Utility Billing – Property Owner Accounts
FROM:	Finance Department

Staff will provide a brief presentation to introduce the proposal for maintaining utility billing accounts in the legal property owner's name.

Submitted,

Stacey Tamagni, Finance Director

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City Council Special Meeting

MINUTES

Tuesday, September 14, 2021 5:30 PM

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom City Council and staff may participate in this meeting via teleconference.

CALL TO ORDER

The special City Council meeting was called to order at 5:30 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Mike Kozlowski presiding.

ROLL CALL:

Councilmembers Present: Sarah Aquino, Vice Mayor
YK Chalamcherla, Councilmember
Kerri Howell, Councilmember
Rosario Rodriguez, Councilmember
Mike Kozlowski, Mayor

Councilmembers Absent: None

Participating Staff: City Manager Elaine Andersen
City Attorney Steve Wang
City Clerk Christa Freemantle

ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:

1. Conference with Real Property Negotiator - Pursuant to Government Code section 54956.8: Real property located at 955 Riley Street in Folsom, APN: 071-0190-093 (previously a portion of APN 071-0190-085). Negotiating Parties: City Manager Elaine Andersen on behalf of the City of Folsom, and Matt Washburn on behalf of the Folsom Cordova Unified School District. Under Negotiation: Price and Terms of Sale

Motion by Councilmember Kerri Howell, second by Councilmember Rosario Rodriguez to adjourn to Closed Session for the above referenced items. Motion carried with the following roll call vote:

AYES: Councilmember(s): Aquino, Chalamcherla, Howell, Rodriguez, Kozlowski
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

RECONVENE

City Attorney Steve Wang announced that no final action was taken during Closed Session.

ADJOURNMENT

There being no further business to come before the Folsom City Council, the meeting was adjourned at 6:31 p.m.

SUBMITTED BY:

Christa Freemantle, City Clerk

ATTEST:

Mike Kozlowski, Mayor

City Council Regular Meeting

MINUTES

Tuesday, September 14, 2021 6:30 PM

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom City Council and staff may participate in this meeting via teleconference.

CALL TO ORDER

The regular City Council meeting was called to order at 6:31 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Mike Kozlowski presiding.

ROLL CALL:

Councilmembers Present: Sarah Aquino, Vice Mayor
YK Chalamcherla, Councilmember
Kerri Howell, Councilmember
Rosario Rodriguez, Councilmember
Mike Kozlowski, Mayor

Councilmembers Absent: None

Participating Staff: City Manager Elaine Andersen
City Attorney Steve Wang
City Clerk Christa Freemantle
Communications Director Christine Brainerd
Parks and Recreation Director Lorraine Poggione
Community Development Director Pam Johns
City Engineer Steve Krahn

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

AGENDA UPDATE

City Clerk Christa Freemantle announced that item 15 would be moved to a future City Council meeting, item 23 has additional information, and item 24 would be moved to the end of the meeting.

BUSINESS FROM THE FLOOR:

The following speaker addressed the City Council:

- Dr. Cindy Meyer regarding distance learning and water conservation

SCHEDULED PRESENTATIONS

1. Proclamation of the Mayor of the City of Folsom Proclaiming September 14 - 23, 2021 as Constitution Week

Mayor Mike Kozlowski presented the proclamation to Becky Zsoka, Chaplain, Charlotte Parhurst Chapter Daughters of the American Revolution and Chair of the Constitution Week Committee.

2. Proclamation of the Mayor of the City of Folsom Proclaiming the Month of September 2021 as Prostate Cancer Awareness Month in the City of Folsom

Vice Mayor Sarah Aquino presented the proclamation to Richard Montgomery.

3. Presentation of 2021 Community Service Day

Communications Director Christine Brainerd and the Community Services Day Committee made a presentation.

4. Folsom Plan Area Quarterly Report

Community Development Director Pam Johns and City Engineer Steve Krahn made a presentation.

CONSENT CALENDAR:

5. **pulled for discussion**
6. Ordinance No. 1316 - An Uncodified Ordinance of the City of Folsom Approving Amendment No. 2 to the First Amended and Restated Tier 1 Development Agreement between the City of Folsom and the Regents of the University of California Davis Relative to the UCD Health Sciences Campus Project (Second Reading and Adoption)
7. **pulled for discussion**
8. Resolution No. 10692 – A Resolution Authorizing the City Manager to Execute a Contract Change Order with Sierra National Construction, Inc. for the Neighborhood Sidewalk Replacement Fiscal Year 2020-21 Project, Project No. PW1801, and Appropriation of Funds
9. Resolution No. 10693 - A Resolution Authorizing the City Manager to Execute an Agreement with Riebes Auto Parts, LLC to Establish a Vendor Managed Inventory
10. Resolution No. 10694 - A Resolution Authorizing the City Manager to Accept Offers of Dedication for the Mangini Ranch Phase 3 Large Lot Final Map and Approval of the Large Lot Final Map for Mangini Ranch Phase 3

- 11. Resolution No. 10695 - A Resolution to Reject the only Bid Submitted for the Police Station Kitchen Renovation Project from Pandora LLC
- 12. Resolution No. 10697 - A Resolution Rescinding Resolution No. 9930 and Adopting a New Fee Schedule for The Folsom City Zoo Sanctuary
- 13. Resolution No. 10698 - A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Bear Electric Solutions, Inc. for On-Call Minor Electrical and Streetlight Repair
- 14. Resolution No. 10699 - A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Dokken Engineering for Environmental and Historic Monitoring and Reporting Services for Open Space in the Folsom Plan Area
- 15. Resolution No. 10700 - A Resolution Authorizing the City Manager to Execute Amendment No. 4 to the Memorandum of Agreement (Contract No. 174-21 18-087) Regarding Sharing of Costs for Legislative Advocacy Services Between San Juan Water District and the City of Folsom
- 16. Resolution No. 10701 - A Resolution Authorizing the City Manager to Implement Additional Rebate Programs in Response to 2021 Drought Conditions and Appropriation of Funds

Motion by Councilmember Kerri Howell, second by Councilmember Rosario Rodriguez to approve Items 6 and 8 – 16 of the Consent Calendar.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Aquino, Chalamcherla, Howell, Rodriguez, Kozlowski
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

CONSENT CALENDAR ITEMS PULLED FOR DISCUSSION

- 7. Resolution No. 10681 – A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Kimley-Horn and Associates for Design and Engineering of the Future Mangini Ranch Trails Project in the Folsom Plan Area

Councilmember YK Chalamcherla explained that he pulled this item to comment. The City Council discussed the item with clarification provided by City Attorney Steve Wang and Parks and Recreation Director Lorraine Poggione.

Motion by Councilmember Kerri Howell, second by Mayor Mike Kozlowski to approve Resolution No. 10681.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Aquino, Howell, Rodriguez, Kozlowski
NOES: Councilmember(s): Chalamcherla
ABSENT: Councilmember(s): None

ABSTAIN: Councilmember(s): None

5. Appointment of At-Large Member to the Folsom Landscaping and Lighting District Advisory Committee

Resident Donald Bergst asked that this item be pulled so he could comment regarding his opposition.

Motion by Councilmember Kerri Howell, second by Councilmember Rosario Rodriguez to approve the Item.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Aquino, Chalamcherla, Howell, Rodriguez, Kozlowski
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

OLD BUSINESS:

17. Resolution No. 10696 - A Resolution to Rescind and Replace Resolution No. 5177 and Resolution No. 3951 to Create a New Park and Facility Naming Policy

Parks and Recreation Director Lorraine Poggione and Parks and Recreation Commission Chair Matt Hedges made a presentation and responded to questions from the City Council.

Motion by Vice Mayor Sarah Aquino, second by Councilmember YK Chalamcherla to Approve Resolution No. 10696.

AYES: Councilmember(s): Aquino, Chalamcherla, Rodriguez, Kozlowski
NOES: Councilmember(s): Howell
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

NEW BUSINESS:

18. Ordinance No. 1317 - An Ordinance of the City of Folsom Amending Section 16.16.120(D) of the Folsom Municipal Code Pertaining to Extension of Tentative Subdivision Maps (Introduction and First Reading)

Community Development Director Pam Johns made a presentation.

The following phone-in speaker addressed the City Council:

- Chad Roberts from Hefner Law on behalf of Elliott Homes in support of approval.

Motion by Councilmember Kerri Howell, second by Councilmember Rosario Rodriguez to introduce and conduct the first reading of Ordinance No. 1317.

AYES: Councilmember(s): Aquino, Chalamcherla, Howell, Rodriguez, Kozlowski
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

Public Hearing Item taken out of order:

22. Public Hearing No. 1 Under the California Voting Rights Act Regarding the Composition of the City’s Voting Districts Pursuant to Elections Code Section 10010

Vice Mayor Sarah Aquino commented for the record that Doug Yoakam, the consultant for this item, worked on her father’s campaign and later as his legislative director.

City Attorney Steve Wang introduced the item. Consultant Doug Yoakam from NDC made a presentation and responded to questions from the City Council.

The public hearing was opened at 8:38 p.m.

The following speakers addressed the City Council:

- 1. Cheryl Davis
- 2. Camille Shannon
- 3. Dr. Cindy Meyer
- 4. Theresa Garcia

There being no further speakers, the public hearing was closed at 8:46 p.m.

CONVENE JOINT MEETING

JOINT CITY COUNCIL AGENDA

Joint Folsom City Council, Folsom Redevelopment Successor Agency, Folsom Public Financing Authority, South of 50 Parking Authority, and Folsom Ranch Financing Authority Meeting

CALL TO ORDER:

The joint City Council / Redevelopment Successor Agency / Public Financing Authority / Folsom South of 50 Parking Authority / Folsom Ranch Financing Authority meeting was called to order at 8:51 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Mike Kozlowski presiding.

ROLL CALL: Council / Board Members: Aquino, Chalamcherla, Howell, Rodriguez, Kozlowski

CONSENT CALENDAR:

- 19. Approval of the June 8, 2021 Joint City Council / Successor Agency / Public Financing Authority / Folsom South of 50 Parking Authority / Folsom Ranch Financing Authority Meeting Minutes
- 20. Approval of the June 22, 2021 Joint City Council / Public Financing Authority Meeting Minutes
- 21. Receive and File the City of Folsom, the Folsom Redevelopment Successor Agency, the Folsom Public Financing Authority, the Folsom Ranch Financing Authority, and the South of 50 Parking Authority Monthly Investment Reports for the Month of June 2021

Motion by Councilmember Kerri Howell, second by Councilmember Rosario Rodriguez to approve the Consent Calendar.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Aquino, Chalamcherla, Howell, Rodriguez, Kozlowski
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

ADJOURNMENT

There being no further business to come before the joint City Council / Redevelopment Successor Agency / Public Financing Authority / Folsom South of 50 Parking Authority / Folsom Ranch Financing Authority, the meeting was adjourned to the regular City Council meeting at 8:52 p.m.

RECONVENE CITY COUNCIL MEETING

PUBLIC HEARING:

- 22. Public Hearing No. 1 Under the California Voting Rights Act Regarding the Composition of the City's Voting Districts Pursuant to Elections Code Section 10010

Item moved and heard before the Joint meeting.

CITY MANAGER REPORTS:

City Manager Elaine Andersen spoke of attending the memorial service for fallen Galt Police Officer Harminder Grewal. She announced a temporary closure between White Rock Road and Highway 50, the upcoming 24th Annual Mayor's Cup golf tournament, the Friends of Folsom Library free books, the upcoming Vista del Lago Homecoming Parade and associated road closures, and openings at the Fun Factory Preschool.

COUNCIL COMMENTS:

Councilmember YK Chalamcherla commented regarding celebrating National Policewoman’s Day. He requested to be notified of any future employee retirements. He explained that he continues to do water research and educate himself. He expressed his support of hiring a Human Resource Director and Assistant City Manager.

Councilmember Rosario Rodriguez said she is looking forward to Community Service Day and commended Twin Lakes Food Bank for their efforts. She thanked the Folsom Fire Department and all of California’s firefighters for their work on recent fires. She expressed her support for local arts and culture and spoke of the upcoming Folsom Americana Fest event and encouraged all to conserve water.

Councilmember Kerri Howell encouraged everyone to slow down while driving.

Vice Mayor Sarah Aquino spoke of the Sacramento Metropolitan Air Quality Management District open house. She thanked Fire Chief Ken Cusano and Police Chief Rick Hillman for hosting the 9/11 Ceremony.

Mayor Mike Kozlowski commented regarding the 9/11 Ceremony. He spoke of regional events, including the October Fest at Red Bus Brewery and the Mayor’s Cup golf tournament. He commented regarding Community Service Day and commended Twin Lakes Food Bank. He concluded his comments by speaking of the ribbon cutting for the new career technical education building at Folsom High School.

ADJOURNMENT

There being no further business to come before the Folsom City Council, Mayor Mike Kozlowski adjourned the meeting at 9:00 p.m.

SUBMITTED BY:

Christa Freemantle, City Clerk

ATTEST:

Mike Kozlowski, Mayor

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City Council Special Meeting

MINUTES

Tuesday, September 28, 2021 5:00 PM

Pursuant to Governor Newsom’s Executive Order N-29-20, members of the Folsom City Council and staff may participate in this meeting via teleconference.

CALL TO ORDER

The special City Council meeting was called to order at 5:00 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Mike Kozlowski presiding.

ROLL CALL:

Councilmembers Present: YK Chalamcherla, Councilmember
Kerri Howell, Councilmember
Rosario Rodriguez, Councilmember
Sarah Aquino, Vice Mayor
Mike Kozlowski, Mayor

Councilmembers Absent: None

Participating Staff: City Manager Elaine Andersen
City Attorney Steve Wang
Public Works Director Dave Nugen
City Clerk Christa Freemantle

ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:

1. Conference with Labor Negotiator - Pursuant to Government Code Section 54957.6. Agency Negotiator: Interim Human Resources Director John Spittler. Employee Organizations: Folsom Police Officers Association
2. Conference with Real Property Negotiator - Pursuant to Government Code section 54956.8: Real property located at 955 Riley Street in Folsom, APN: 071-0190-093 (previously a portion of APN 071-0190-085). Negotiating Parties: City Manager Elaine Andersen on behalf of the City of Folsom, and Matt Washburn on behalf of the Folsom Cordova Unified School District. Under Negotiation: Price and Terms of Sale

Motion by Councilmember Kerri Howell, second by Councilmember Rosario Rodriguez to adjourn to Closed Session for the above referenced items. Motion carried with the following roll call vote:

AYES: Councilmember(s): Chalamcherla, Howell, Rodriguez, Aquino, Kozlowski
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

RECONVENE

City Attorney Steve Wang announced that no final action was taken during Closed Session.

ADJOURNMENT

There being no further business to come before the Folsom City Council, the meeting was adjourned at 6:30 p.m.

SUBMITTED BY:

Christa Freemantle, City Clerk

ATTEST:

Mike Kozlowski, Mayor

City Council Regular Meeting

MINUTES

Tuesday, September 28, 2021 6:30 PM

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom City Council and staff may participate in this meeting via teleconference.

CALL TO ORDER

The regular City Council meeting was called to order at 6:30 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Mike Kozlowski presiding.

ROLL CALL:

Councilmembers Present: YK Chalamcherla, Councilmember
Kerri Howell, Councilmember
Rosario Rodriguez, Councilmember
Sarah Aquino, Vice Mayor
Mike Kozlowski, Mayor

Councilmembers Absent: None

Participating Staff: City Manager Elaine Andersen
City Attorney Steve Wang
City Clerk Christa Freemantle
Police Chief Rick Hillman
Senior Planner Stephanie Henry
Engineering Manager Mark Rackovan

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

AGENDA UPDATE

City Clerk Christa Freemantle announced that items 5 and 10 had amended staff reports and item 13 had additional information.

Mayor Mike Kozlowski announced that the City Council would like to recognize Public Works Director Dave Nugen on his retirement. Mayor Kozlowski presented a Resolution of Commendation to Mr. Nugen.

BUSINESS FROM THE FLOOR:

The following speaker addressed the City Council:

1. Vinod Balakrishna regarding the Folsom Chapter of APAPA
2. Takuro Suzuki regarding the APAPA program
3. Grace Zhao regarding the APAPA program
4. Sophia Jin regarding the APAPA program

SCHEDULED PRESENTATIONS

1. Proclamation of the Mayor of the City of Folsom Proclaiming October 2021 as National Arts and Humanities Month

Mayor Mike Kozlowski presented the proclamation to Art and Culture Commission members Maribel Wyatt and Lucinda Winward.

CONSENT CALENDAR:

2. Approval of August 24, 2021 Special and Regular Meeting Minutes
3. Ordinance No. 1317 - An Ordinance of the City of Folsom Amending Section 16.16.120(D) of the Folsom Municipal Code Pertaining to Extension of Tentative Subdivision Maps (Second Reading and Adoption)
4. Resolution No. 10702 – A Resolution Authorizing the City Manager to Execute Contracts with Motorola Solutions and Delta Wireless in an amount not to exceed \$190,000 to Add Encryption Capabilities to City of Folsom Radios
5. Resolution No. 10703 – A Resolution Authorizing the City Manager to Execute an Agreement with Superior Automotive Group for the Purchase of Three Ford Police Vehicles
6. Resolution No. 10704 – A Resolution Authorizing the City Manager to Execute a Joint Community Facilities Agreement with the Sacramento Municipal Utility District (SMUD) to allow for the Financing of SMUD Facilities under the Mello-Roos Community Facilities Act of 1982 in Community Facilities District No. 23
7. Resolution No. 10705 - A Resolution Authorizing the City Manager to Execute an Agreement with Water Works Engineers, LLC for Design and Engineering Services During Construction for the Water System Rehabilitation Project No. 1
8. Resolution No. 10706 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Russell Ranch Phase 3A Subdivision, and Approval of the Final Map for the Russell Ranch Phase 3A Subdivision

- 9. Resolution No. 10710 – A Resolution Authorizing the Police Department to Accept a Selective Traffic Enforcement Program Grant in the Amount of \$63,000 from the State of California Office of Traffic Safety and Appropriation of Funds
- 10. Resolution No. 10711 - A Resolution Authorizing the City Manager to Execute an Agreement with Caldwell Country Chevrolet for the Purchase of Three Chevrolet Police Vehicles

Councilmember Kerri Howell asked for clarification of items 5 and 10 regarding the purchase of both Ford and Chevrolet police vehicles. Police Chief Rick Hillman responded.

Motion by Councilmember Rosario Rodriuez, second by Councilmember Kerri Howell to approve the Consent Calendar.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Chalamcherla, Howell, Rodriguez, Aquino, Kozlowski
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

PUBLIC HEARING:

- 11. Resolution No. 10708 - A Resolution of the City Council of the City of Folsom Approving the Issuance by the California Public Finance Authority of Multifamily Housing Revenue Bonds in an Aggregate Principal Amount not to Exceed \$34,000,000 for the Purpose of Financing or Refinancing the Acquisition and Construction of Mangini Place Apartments and Certain Other Matters Relating Thereto

Senior Planner Stephanie Henry made a presentation and responded to questions from the City Council.

Mayor Mike Kozlowski opened the public hearing at 6:57 p.m. Hearing no public comments, the public hearing was closed.

Motion by Councilmember Kerri Howell, second by Councilmember Rosario Rodriguez to approve Resolution No. 10708.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Chalamcherla, Howell, Rodriguez, Aquino, Kozlowski
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

- 12. Resolution No. 10709 - A Resolution of the City Council of the City of Folsom Approving the Issuance of the California Municipal Finance Authority Revenue Bonds in an

Aggregate Principal Amount not to Exceed \$20,000,000 to Finance a 111-unit Affordable Rental Housing Facility for Low-income and Very Low-income Seniors, for the Benefit of an Entity to be Created by USA Properties Fund, Inc., or an Affiliate, and Other Certain Matters Relating Thereto

Senior Planner Stephanie Henry made a presentation.

Mayor Mike Kozlowski opened the public hearing at 7:02 p.m. Hearing no public comments, the public hearing was closed.

Motion by Councilmember Kerri Howell, second by Councilmember Rosario Rodriguez to approve Resolution No. 10709.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Chalamcherla, Howell, Rodriguez, Aquino, Kozlowski
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

OLD BUSINESS:

- 13. Resolution No. 10707 – A Resolution of the City Council Establishing a Temporary Residential Permit Parking Program in the Folsom Historic District

Engineering Manager Mark Rackovan made a presentation and responded to questions from the City Council. The City Council discussed components of the program including parking passes and enforcement.

The following speaker addressed the City Council:

- 1. Karen Holms
- 2. Jerry Bernau
- 3. Bob Holderness

City Clerk Christa Freemantle read comments from the following:

- 1. Bob Delp
- 2. Cindy Pharis

Motion by Councilmember Kerri Howell, second Vice Mayor Sarah Aquino to approve Resolution No. 10707.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Chalamcherla, Howell, Rodriguez, Aquino, Kozlowski
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None

ABSTAIN: Councilmember(s): None

NEW BUSINESS:

14. Resolution No. 10712 - A Resolution of the City of Folsom Rescinding Resolution No. 10583, Approving an Affordable Housing Loan in the Amount up to \$2,750,000 from the City's Housing Fund to Folsom 670, L.P., and Authorizing the City Manager to Execute a Loan Agreement and Related Documents for the Construction of 111 Affordable Senior Housing Units at the Sage at Folsom Multifamily Affordable Housing Development Project, and Appropriation of Funds

Senior Planner Stephanie Henry made a presentation and responded to questions from the City Council.

Motion by Councilmember Kerri Howell, second by Councilmember Rosario Rodriguez to approve Resolution No. 10712.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Chalamcherla, Howell, Rodriguez, Aquino, Kozlowski
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

CITY MANAGER REPORTS:

City Manager Elaine Andersen thanked Parks and Recreation Director Lorraine Poggione and the Parks and Recreation Department for a great job on the Mayor's Cup Golf Tournament. She announced that Environmental and Water Resources Director Marcus Yasutake will be taking over as the Acting Public Works Director while a recruitment for Public Works Director is taking place. She spoke of the Veterans Day Parade and reminded all that the City is in the process of holding public hearings for by-district elections and information is available on the City's website. She concluded her comments by speaking of a recent tour of the newly remodeled Fire Station No. 58.

COUNCIL COMMENTS:

Councilmember YK Chalamcherla congratulated Public Works Director Dave Nugen and Police Officer Mike Griffin on their retirements and welcomed new Police Officers Bruno Gotzmer and Shawn Willey who recently joined the department. He thanked Vinod Balakrishna for his work with the Folsom Chapter of APAPA and spoke of attending the League of California Cities annual conference. He discussed water issues and the research he has been doing.

Councilmember Rosario Rodriguez welcomed new Police Officers Gotzmer and Willey to the City. She spoke of the upcoming Chamber's Folsom's Leading Young Professionals Showcase and the Twin Lake's Food Bank Gala. Ms. Rodriguez wished the Folsom Bulldogs football team

good luck in their upcoming game with De La Salle and wished all the best to Dave Nugen in retirement.

Councilmember Kerri Howell commented regarding recent regional board meetings she has attended. She encouraged everyone to slow down when driving and stated that she would like to have a conversation regarding the Placerville Road/Savannah Parkway name change.

Vice Mayor Sarah Aquino spoke of the recent Mayor’s Cup and Future Folsom events she attended and said she would like to see all Councilmembers attend the California School Board Conference which has useful information for all. She shared that at the recent Citizen’s Advisory for Folsom Prison meeting, they discussed vaccinations. She closed by thanking and congratulating Dave Nugen on his retirement.

Mayor Mike Kozlowski concurred with Ms. Aquino’s comments. He encouraged Councilmembers to participate in the League of California Cities local chapter meetings.

ADJOURNMENT

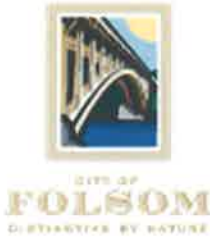
There being no further business to come before the Folsom City Council, Mayor Mike Kozlowski adjourned the meeting at 8:03 p.m.

SUBMITTED BY:

Christa Freemantle, City Clerk

ATTEST:

Mike Kozlowski, Mayor



Folsom City Council Staff Report



MEETING DATE:	10/12/2021
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10713 - A Resolution Authorizing the City Manager to Execute an Agreement with Black & Veatch Corporation for an Evaluation and Review of the Environmental Protection Agency’s 2021 Lead and Copper Rule Revisions and Identifying Compliance Requirements for the City and Appropriation of Funds
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 10713 - A Resolution Authorizing the City Manager to Execute an Agreement with Black & Veatch Corporation for an Evaluation and Review of the Environmental Protection Agency’s 2021 Lead and Copper Rule Revisions and Identifying Compliance Requirements for the City and Appropriation of Funds.

BACKGROUND / ISSUE

The Environmental and Water Resources (EWR) Department identifies projects that are critical to ensuring the delivery of adequate and high quality water supply to all water customers through water master plans, ongoing condition assessment programs, and regulatory changes. Through these efforts, the EWR Department is seeking to engage in an evaluation and review of the Environmental Protection Agency’s (EPA) 2021 Lead and Copper Rule Revisions and identifying if any actions are required by the City to maintain compliance.

In October 2018, the EWR Department completed a pre-qualification process for consultants for water and wastewater projects. The consulting firm Black & Veatch Corporation was one of the firms selected as qualified to provide these services for this type of evaluation through this recently completed pre-qualification process. EWR staff evaluated the consultant

submittals based on relevant project experience, the consultant's understanding of the background and requirements of the project, qualifications and experience of the consultant's design team, and previous work with municipalities. In addition, the evaluation and review of the EPA's 2021 Lead and Copper Rule Revisions includes specialty services from the consultant including corrosion control, water chemistry, and familiarity with the City's water treatment process. Of the four consultants pre-qualified for this type of evaluation, Black & Veatch Corporation was selected because their project team includes a national expert on corrosion control, the project team has recent experience working with the City's water treatment process, and the project team has knowledge of the City's water treatment plant infrastructure.

This resolution will authorize the City Manager to execute an agreement with Black & Veatch Corporation for an evaluation and review of the EPA's 2021 Lead and Copper Rule Revisions and identifying compliance requirements for the City for a not-to-exceed amount of \$126,424.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$62,657 or greater shall be awarded by City Council.

ANALYSIS

On June 10, 2021, the EPA signed a final rule to extend the effective date of the Lead and Copper Rule Revisions to December 16, 2021. The EPA's new Lead and Copper Rule Revisions include new testing protocols to find and remove sources of lead in drinking water systems, establishes a lead concentration level for the replacement of lead service lines, and requires lead testing in schools and childcare facilities. Black & Veatch Corporation will perform a detailed review of the EPA's Lead and Copper Rule Revisions, identify how the updated rules will be enforced by the California Department of Drinking Water (DDW) and provide a detailed description of activities that the City will need to complete to remain in compliance. This analysis will also include a review and update of the City's Lead and Copper Rule sampling forms that are submitted to the DDW to ensure that the City remains in compliance.

Black & Veatch Corporation will perform a water quality evaluation of the City's current treatment process related to finished water quality targets to ensure compliance with the Lead and Copper Rule Revisions. Work will include bench-scale testing and analysis to compare the City's current corrosion control process to alternative corrosion control technologies and make a recommendation for the City to optimize treatment operations to maintain compliance with the Lead and Copper Rule Revisions. These results will be outlined in a Lead and Copper Rule Revisions and Corrosion Control Evaluation technical memorandum summarizing water quality modeling results with methodology and bench-scale testing procedures, possible alternate corrosion control technologies, and recommendations for water treatment plant modifications to maintain compliance with the EPA's Lead and Copper Rule Revisions.

This resolution will authorize the City Manager to execute an agreement with Black & Veatch Corporation for an evaluation and review of the EPA's 2021 Lead and Copper Rule Revisions and identifying compliance requirements for the City for a not-to-exceed amount of \$126,424.

FISCAL IMPACT

The Evaluation and Review of the Environmental Protection Agency's 2021 Lead and Copper Rule Revisions and Identifying Compliance Requirements for the City was not included in the FY 2021-22budget. Therefore, an appropriation will be needed for the evaluation and review costs, and staff is requesting an appropriation of \$126,424. The appropriation will be in the Water Operating Fund (520). Funds are currently available for this appropriation

ENVIRONMENTAL REVIEW

This project is replacement and/or improvement of existing infrastructure with negligible or no expansion of use and therefore is categorically exempt from environmental review under the California Environmental Quality Act as noted in Title 14 – California Code of Regulations, Chapter 3 – Guidelines for Implementation of the California Environmental Quality Act, Article 19 – Categorical Exemptions, Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and/or 15304 (Minor Alterations to Land).

ATTACHMENT

Resolution No. 10713 - A Resolution Authorizing the City Manager to Execute an Agreement with Black & Veatch Corporation for an Evaluation and Review of the Environmental Protection Agency's 2021 Lead and Copper Rule Revisions and Identifying Compliance Requirements for the City and Appropriation of Funds

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 10713

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH BLACK & VEATCH CORPORATION FOR AN EVALUATION AND REVIEW OF THE ENVIRONMENTAL PROTECTION AGENCY'S 2021 LEAD AND COPPER RULE REVISIONS AND IDENTIFYING COMPLIANCE REQUIREMENTS FOR THE CITY AND APPROPRIATION OF FUNDS

WHEREAS, the City identified that the evaluation and review is critical to ensuring the treatment of high quality water supply to be delivered to all water customers; and

WHEREAS, the Environmental Protection Agency's 2021 Lead and Copper Rule Revisions require modifications to the City's existing lead and copper sampling plan for compliance; and

WHEREAS, Black & Veatch Corporation, by reason of their past experience and abilities for performing these types of services, are qualified to perform the required consulting services for the project; and

WHEREAS, sufficient funds are available in the Water Operating Fund (Fund 520), however an appropriation in the amount of \$126,424 is need for the analysis and review; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Black & Veatch Corporation for an evaluation and review of the Environmental Protection Agency's 2021 Lead and Copper Rule Revisions and identifying compliance requirements for the City for an amount not-to-exceed \$126,424.

BE IT FURTHER RESOLVED that the Finance Director is directed to appropriate \$126,424 to the FY 2021-22 Water Operating Fund (Fund 520) for this agreement. The appropriation will be from fund balance which is currently available.

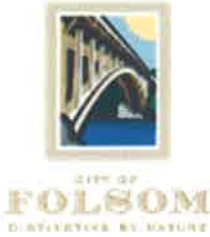
PASSED AND ADOPTED this 12th day of October 2021, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK



Folsom City Council Staff Report

MEETING DATE:	10/12/2021
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10714 – A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement with H.B. Restoration Inc. for On-call Painting Services
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends approval of Resolution No. 10714 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement with H.B. Restoration Inc. for On-call Painting Services.

BACKGROUND / ISSUE

In October of 2020, the City advertised for on-call painting services on both CIPList.com and the City of Folsom website. The overall bid process consisted of the following steps:

- Requests for Qualifications available on October 22, 2020
- Advertised on October 22, 2020
- RFQs due to City on November 13, 2020
- Internal Evaluation of RFQ submittals on Wednesday/Friday October 18-20, 2020
- Notice of Qualification Ranking November 23, 2020

The City received responses to the RFQ package from six contractors, evaluated each contractors’ submitted qualifications, and ranked them accordingly based on their qualifications and responsiveness to the request. At the December 8, 2020 City Council meeting, Resolution No. 10565 - A Resolution Authorizing the City Manager to Execute an Agreement with H.B. Restoration Inc. for On-call Painting Services was approved. The city entered into an agreement with them for on-call painting services effective January 1, 2021 in the amount of \$200,000. Of the \$200,000 not to exceed amount, approximately \$7,000 has

been invoiced so far, however there are other projects planned that will utilize the remaining funding.

POLICY / RULE

In accordance with Chapter 2.36.80 of the Folsom Municipal Code, contracts for supplies, equipment, services, and construction with an estimated value of \$62,014 or greater shall be awarded by City Council.

ANALYSIS

As part of the budget process for Fiscal Year 2021-22, the Parks & Recreation Department requested \$172,000 in funding to cover contracted painting work for the Historic District Parking Garage, the Folsom Sports Complex, the Senior & Arts Building, Zoo exhibits, and the East Bidwell overcrossing bridge.

On May 25, 2021, City Council only approved \$55,000 for the painting of the Historic District Parking Garage as part of the Fiscal Year 2021-22 Operating and Capital Budgets . The other four projects remained unfunded.

On August 24, 2021, the City Council voted to use a portion of the funds received from the American Rescue Plan Act to complete the remaining four painting projects listed above totaling approximately \$115,000.

This Amendment No. 1 is to provide the approval for H.B. Restoration Inc. to complete the projects recently funded by City Council totaling \$170,000 (\$55,000 for Parking Garage and \$115,000 for the other four city facilities).

FINANCIAL IMPACT

Adequate funding is available in the Fiscal Year 2021-22 General Fund (Fund 010) Budget from the American Rescue Plan Act for the painting work to be completed throughout the City. The current agreement is proposed to be increased by \$170,000 for a new not-to-exceed total of \$370,000.

ATTACHMENT

Resolution No. 10714 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement with H.B. Restoration Inc. for On-call Painting Services

Submitted,

Lorraine Poggione,
Parks & Recreation Director

RESOLUTION NO. 10714

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT WITH H.B RESTORATION INC. FOR ON-CALL PAINTING SERVICES

WHEREAS, on December 8, 2020, the City Council approved Resolution No. 10565 to allow the City Manager to Execute an Agreement with H.B. Restoration, Inc.

WHEREAS, effective January 1, 2021, the City of Folsom entered into an agreement with H.B. Restoration for on-call painting services; and

WHEREAS, the City Council approved funding for painting of the Historic District Parking Garage in the amount of \$55,000 as part of the Fiscal Year 2021-22 Operating and Capital Budgets for the City of Folsom; and

WHEREAS, the City Council approved the use of a portion of the American Rescue Plan Act funding in the amount of \$115,000 for painting of the Sports Complex, Senior and Arts Building, Zoo exhibits, and the East Bidwell overcrossing bridge; and

WHEREAS, this amendment in the amount of \$170,000 increases the not-to-exceed amount to \$370,000 and would allow for the completion of these projects; and

WHEREAS, the amendment will be in a form acceptable to the City Attorney; and

WHEREAS, adequate funds are available in the Fiscal Year 2021-22 General Fund (Fund 010) Budget from the American Rescue Plan Act;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute Amendment No. 1 to the Agreement with H.B. Restoration Inc. for on-call painting services in the amount of \$170,000 for a not-to-exceed amount of \$370,000.

PASSED AND ADOPTED this 12th day of October 2021 by the following roll call vote:

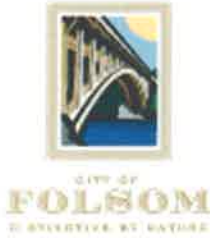
- AYES:** Councilmember(s)
- NOES:** Councilmember(s)
- ABSENT:** Councilmember(s)
- ABSTAIN:** Councilmember(s)

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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Folsom City Council Staff Report

MEETING DATE:	10/12/2021
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10715 – A Resolution Approving an Appropriation in Fiscal Year 2021-22 for a Replacement Rototiller
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends approval of Resolution No. 10715 – A Resolution Approving an Appropriation in Fiscal Year 2021-22 for a Replacement Rototiller

BACKGROUND / ISSUE

In June of 2021 while preparing for the annual Rodeo event at Digger and Sharon Williams Rodeo Park, the Parks Department's tractor mounted rototiller broke. City fleet division reported that while the attachment could be repaired, the cost for replacement would be approximately the same. This equipment is necessary for doing field preparation and other park maintenance work at our many parks throughout the city.

POLICY / RULE

In accordance with Section 3.02.030(H) of the Folsom Municipal Code, supplemental appropriations shall be made for the fiscal year by resolution up to the amount of any excess moneys certified by the City Manager as being available. The City Manager, in consultation with the Finance Director, has determined funds are available for this supplemental appropriation.

ANALYSIS

The General Park Equipment Fund (Fund 452), is used for necessary replacement of park equipment. California Multiple Awards Schedules (CMAS) pricing for a replacement rototiller attachment is \$5,045.12. This unanticipated expenditure was not included in the Parks and Recreation Department's budget, hence supplemental appropriation is being requested.

FINANCIAL IMPACT

The Park Equipment Fund (Fund 452) has sufficient funds available for the replacement of the rototiller.

ATTACHMENTS

Resolution No. 10715 – A Resolution Approving an Appropriation in FY 2021-22 for a Replacement Rototiller

Submitted,

Lorraine Poggione, Parks & Recreation Director

RESOLUTION NO. 10715

A RESOLUTION APPROVING AN APPROPRIATION IN FISCAL 2021-22 FOR A REPLACEMENT ROTOTILLER

WHEREAS, a rototiller which is essential for completing normal park maintenance field preparation and maintenance was broken in June of 2021; and

WHEREAS, the City fleet division has determined that it would be more cost effective to replace rather than repair the rototiller; and

WHEREAS, California Multiple Awards Schedules (CMAS) pricing for a replacement rototiller is \$5,045.12; and

WHEREAS, there are sufficient funds budgeted and available in the General Park Equipment Fund (Fund 452); and

NOW, THEREFORE, BE IT RESOLVED that \$5,045.12 is hereby appropriated from the General Park Equipment Fund (Fund 452) for a replacement rototiller.

PASSED AND ADOPTED this 12th day of October 2021 by the following roll call vote:

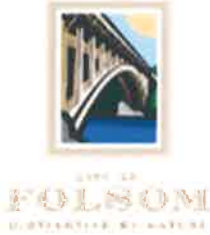
- AYES:** Councilmember(s)
- NOES:** Councilmember(s)
- ABSENT:** Councilmember(s)
- ABSTAIN:** Councilmember(s)

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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Folsom City Council Staff Report

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

RECOMMENDATION / CITY COUNCIL ACTION

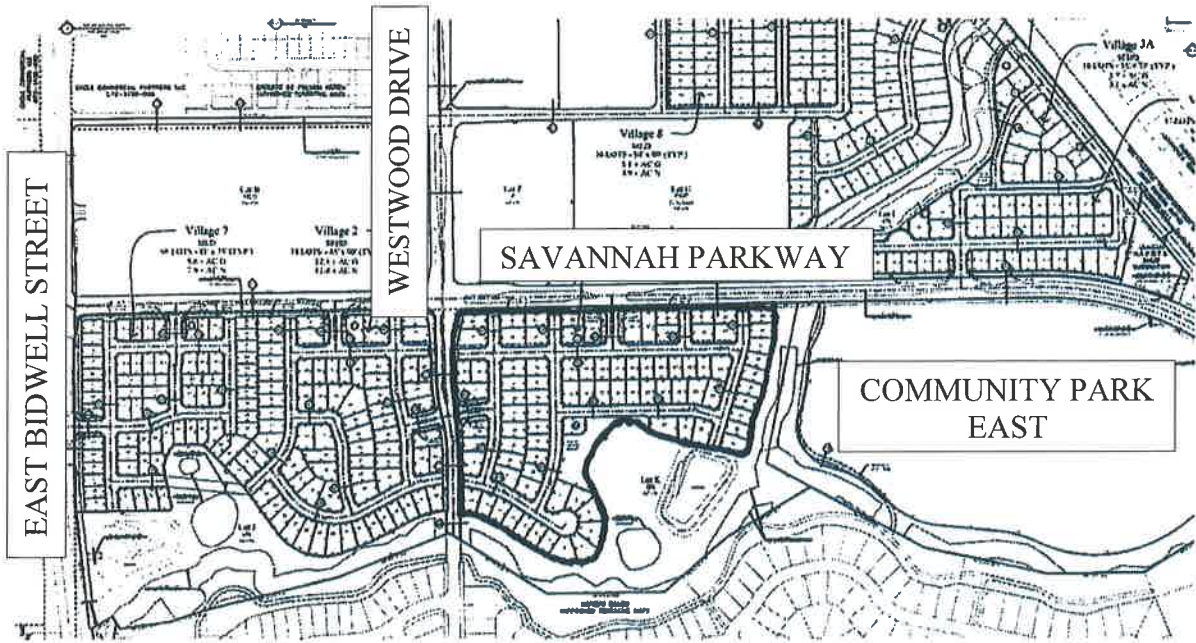
Staff recommends that the City Council move to adopt:

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

BACKGROUND / ISSUE

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

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



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

POLICY / RULE

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

ANALYSIS

The Final Map and conditions of approval for the Mangini Ranch Phase 2 Village No. 1 Subdivision have been reviewed by the Community Development Department and other City departments. The Final Map has been found to be in substantial compliance with the approved Vesting Tentative Subdivision Map, and all conditions pertaining to the map have been satisfied.

Attached is a table which includes the conditions of approval for the Mangini Ranch Phase 2 Village No. 1 Vesting Tentative Subdivision Map. The tables include information concerning when the condition is required to be satisfied (e.g. at Final Map, building permit, etc.), which City department is responsible to verify that it has been satisfied, and comments or an explanation on how the condition was satisfied. This subdivision is consistent with the Folsom Plan Area Specific Plan (FPASP) in regards to zoning and unit count.

ENVIRONMENTAL REVIEW

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

ATTACHMENTS

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

Submitted,



PAM JOHNS
Community Development Director

ATTACHMENT 1

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

RESOLUTION NO. 10718

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

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

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

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

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

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

PASSED AND ADOPTED this 12th day of October 2021, by the following roll-call vote:

AYES: Councilmember(s)

NOES: Councilmember(s)

ABSENT: Councilmember(s)

ABSTAIN: Councilmember(s)

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 2
Mangini Ranch Phase 2 Village No. 1 Subdivision Improvement
Agreement

No Fee Document Pursuant to Government Code Section 6103.

RECORDING REQUESTED BY:

City of Folsom

WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

CITY OF FOLSOM

SUBDIVISION IMPROVEMENT AGREEMENT

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

RECITALS

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

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

NOW, THEREFORE, the parties agree as follows:

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

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

thereof.

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

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

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

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

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

1. General Liability and Automobile Liability Coverages

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

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

- C. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, officials, employees or volunteers.
- D. The Subdivider's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER

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

BY: _____

Print Name: _____

Title: _____

DATE _____

CITY OF FOLSOM, a Municipal Corporation

Elaine Andersen
CITY MANAGER

DATE _____

ATTEST:

Christa Freemantle
CITY CLERK

DATE _____

APPROVED AS TO CONTENT:

Pam Johns
COMMUNITY DEVELOPMENT DIRECTOR

DATE _____

APPROVED AS TO FORM:

Steven Wang
CITY ATTORNEY

DATE _____

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

9/15/2021



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

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

9/15/2021



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

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

9/15/2021



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

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

9/15/2021



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

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

Summary

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



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

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

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



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

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

9/15/2021



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

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

9/15/2021



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

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

BOND # _____
PREMIUM: _____

PERFORMANCE BOND
for
Subdivision Improvement Agreement

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

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

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

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

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

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

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

BY _____
(PRINCIPAL)

BY _____
(PRINCIPAL)

BY _____
(SURETY)

(ADDRESS)

(CITY, STATE, ZIP)

(TELEPHONE)

APPROVED AS TO FORM

CITY ATTORNEY

BOND # _____
PREMIUM: _____

LABOR & MATERIALS BOND
for
Subdivision Improvement Agreement

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

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

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

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

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

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

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

BY _____
(PRINCIPAL)

BY _____
(PRINCIPAL)

BY _____
(SURETY)

(ADDRESS)

(CITY, STATE, ZIP)

(TELEPHONE)

APPROVED AS TO FORM

CITY ATTORNEY

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

OWNER'S STATEMENT

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

I DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

1. A PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF DRAIN, GAS, SEWER AND WATER PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND COMMUNICATIONS SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS A, B, C, D AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
2. A PUBLIC EASEMENT FOR PEDESTRIAN ACCESS ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN ACCESS EASEMENT" (P.A.E.).
3. A PUBLIC EASEMENT AND RIGHT-OF-WAY FOR THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER, ACROSS AND ABOVE THOSE STRIPS OF LANDS SHOWN HEREON AND DESIGNATED "LANDSCAPE EASEMENT" (L.E.).
4. A PUBLIC EASEMENT FOR CONSTRUCTION AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH CONTIGUOUS TO ALL RIGHT-OF-WAYS.

CMB IMPROVEMENT COMPANY, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY _____
NAME WILLIAM B BUNCE
TITLE: PRESIDENT

NOTARY'S ACKNOWLEDGMENT

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

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

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

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



VICINITY MAP
N.T.S.

NAVD88 BENCHMARK-CITY OF FOLSOM

BENCHMARK "76" ELEVATION = 391.25 NAVD88

BRASS DISK STAMPED "CITY OF FOLSOM BM 76" ON THE NORTHWEST CORNER OF A CONCRETE DRAINAGE STRUCTURE. LOCATION OF SITE IS APPROXIMATELY 900 FEET NORTH OF THE INTERSECTION OF MANGINI PARKWAY AND E. BIDWELL STREET ON THE EAST SIDE OF E. BIDWELL STREET AND AT THE NORTHWEST CORNER OF A DETENTION BASIN. APPROXIMATE LATITUDE: N38° 37' 51.71" LONGITUDE: W121° 06' 49.49"

ELEVATION OF 391.25 WAS ESTABLISHED BY A DIFFERENTIAL LEVEL CIRCUIT FROM COUNTY BENCHMARK U01B-009 STAMPED "K-866" IN FEBRUARY 2014 BY MACKAY AND SOMPS CIVIL ENGINEERS, INC.

SURVEYOR'S STATEMENT

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

MACKAY & SOMPS CIVIL ENGINEERS, INC.



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

DATE: _____

CITY ENGINEER'S STATEMENT

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

STEVEN R. KRAHN, RCE 48291
CITY ENGINEER
CITY OF FOLSOM
LICENSE EXPIRES: 9/30/2022

DATE: _____

CITY SURVEYOR'S STATEMENT

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

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

DATE: _____

CITY CLERK'S STATEMENT

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

CHRISTA FREEMANTLE
CITY CLERK

DATE: _____

RECORDER'S STATEMENT

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

DONNA ALLRED
SACRAMENTO COUNTY RECORDER
STATE OF CALIFORNIA

BY _____
DEPUTY

DOCUMENT NO.: _____

FEE: \$ _____

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

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

CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA



SEPTEMBER 2021

SHEET 1 OF 6

TRUSTEE'S STATEMENT

PLACER TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST AND ASSIGNMENT OF RENTS DATED DECEMBER 2, 2020, RECORDED DECEMBER 4, 2020, (INSTRUMENT 202012041756, OFFICIAL RECORDS, HEREBY CONSENTS TO THE RECORDATION OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

NAME: _____ DATE: _____
 TITLE: _____

NOTARY'S ACKNOWLEDGMENT

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

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

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

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

NOTES

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

BASIS OF BEARINGS

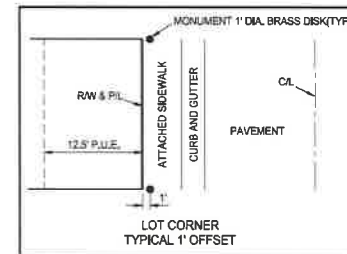
THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTH LINE OF THE SW 1/4 OF SECTION 16 AS SHOWN ON THAT FINAL MAP TITLED "MANGINI RANCH PHASE 2 LARGE LOT" FILED FOR RECORD ON JULY 2, 2019 IN BOOK 412 OF MAPS, AT PAGE 7, SACRAMENTO COUNTY RECORDS AND HAVING A BEARING OF NORTH 88°57'33" EAST BETWEEN THE FOUND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

REFERENCES

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

LEGEND

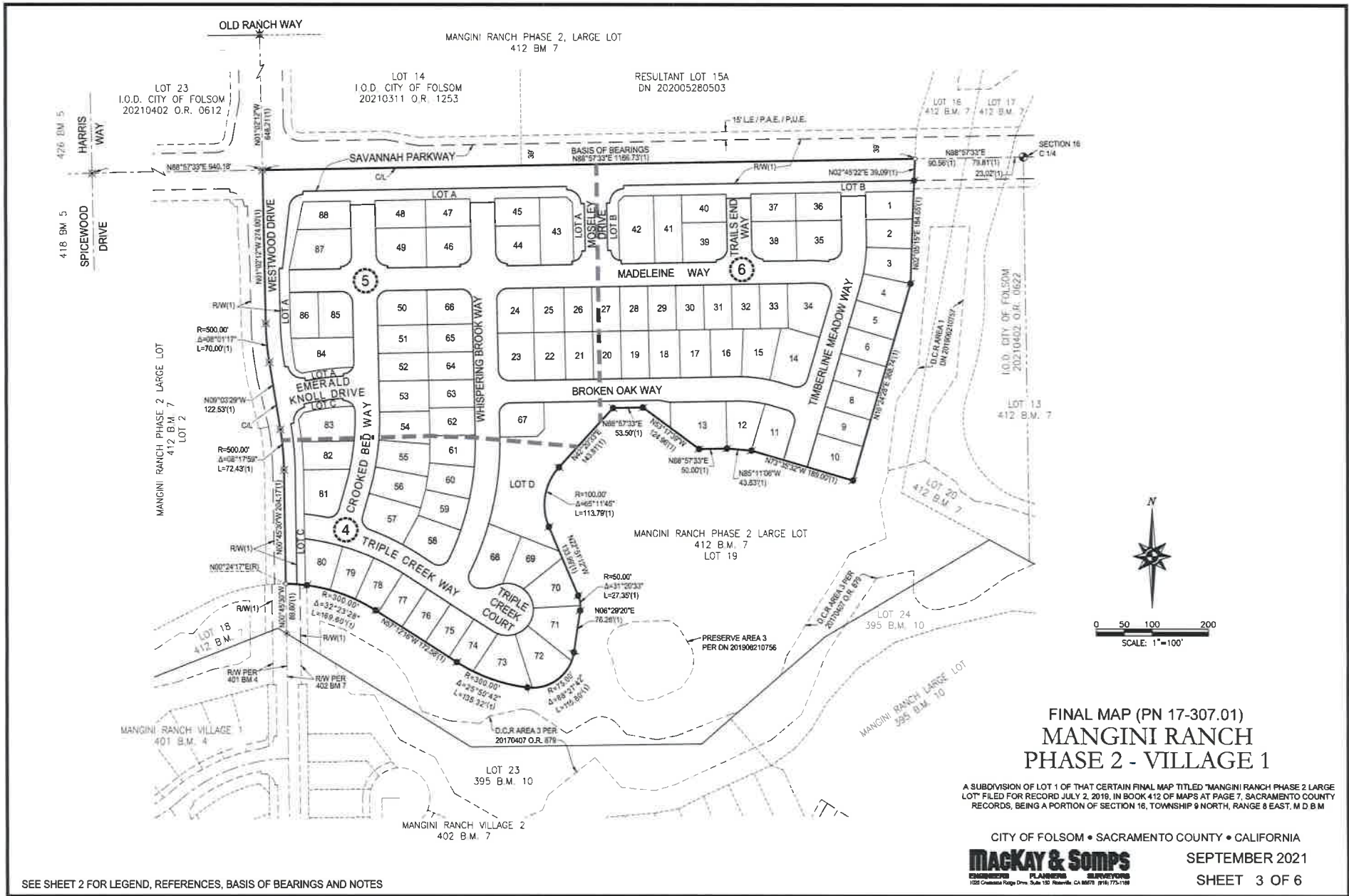
- STANDARD CITY OF FOLSOM MONUMENT WELL STAMPED "LS 5780" TO BE SET PER(1)
- 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 5780" TO BE SET PER (1)
- 1-1/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944" PER (2)
- SET STANDARD CITY OF FOLSOM MONUMENT WELL STAMPED "LS 9265"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG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



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

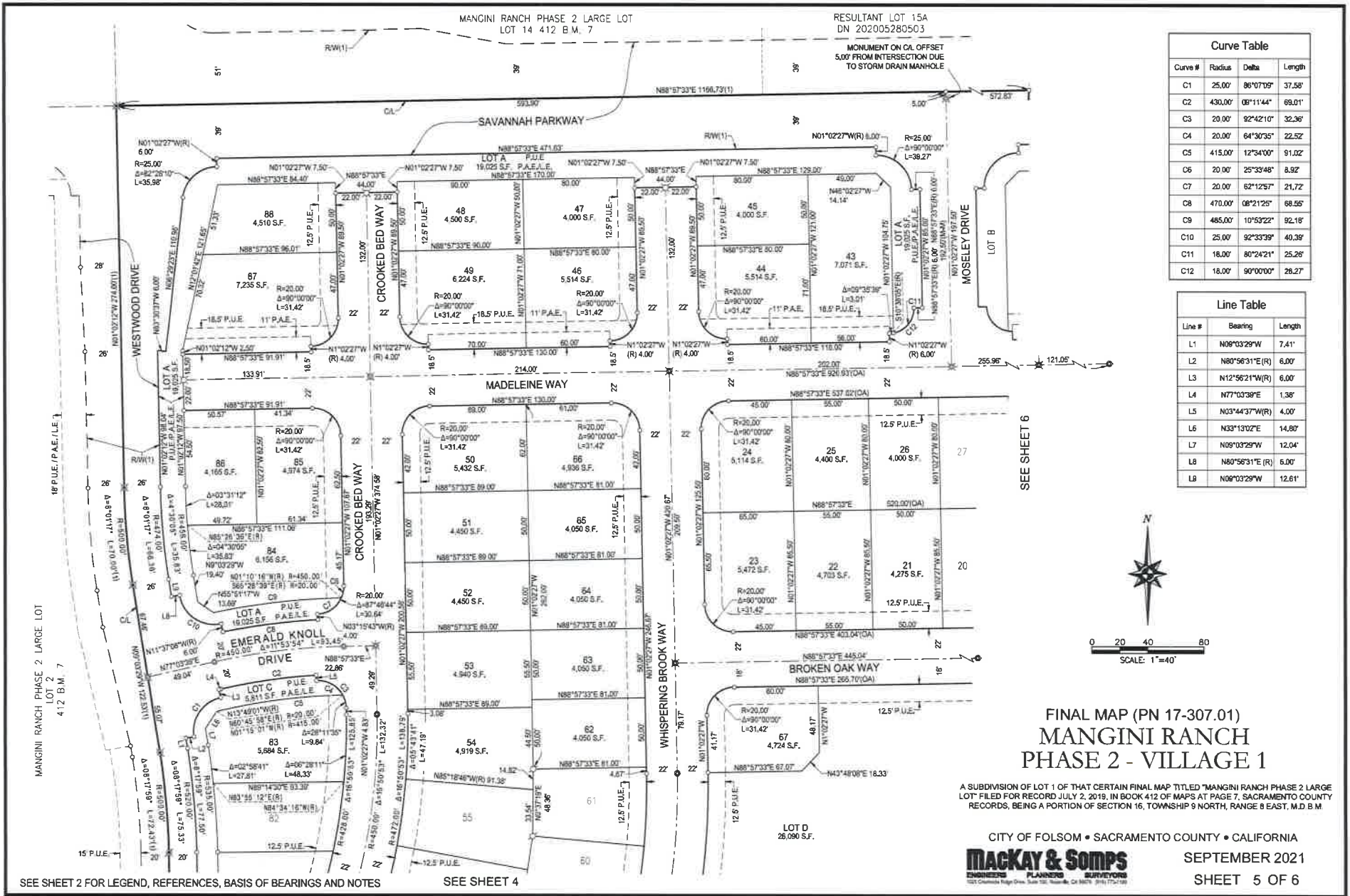
A SUBDIVISION OF LOT 1 OF THAT CERTAIN FINAL MAP TITLED "MANGINI RANCH PHASE 2 LARGE LOT" FILED FOR RECORD JULY 2, 2019, IN BOOK 412 OF MAPS AT PAGE 7, SACRAMENTO COUNTY RECORDS, BEING A PORTION OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 8 EAST. M.D.B.M.

CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA
Mackay & Soms
 ENGINEERS PLANNERS SURVEYORS
 1205 Creekside Ridge Drive, Suite 130, Roseville, CA 95678 (916) 775-1118
 SEPTEMBER 2021
 SHEET 2 OF 6



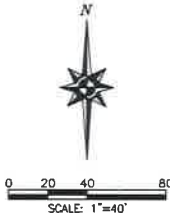
SEE SHEET 2 FOR LEGEND, REFERENCES, BASIS OF BEARINGS AND NOTES

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 SHEET 3 OF 6



Curve Table			
Curve #	Radius	Delta	Length
C1	25.00	86°07'09"	37.58'
C2	430.00	09°11'44"	69.01'
C3	20.00	92°42'10"	32.36'
C4	20.00	64°30'35"	22.52'
C5	415.00	12°34'00"	91.02'
C6	20.00	25°33'48"	8.92'
C7	20.00	62°12'57"	21.72'
C8	470.00	08°21'25"	68.56'
C9	485.00	10°53'22"	92.18'
C10	25.00	92°33'39"	40.39'
C11	18.00	80°24'21"	25.26'
C12	18.00	90°00'00"	28.27'

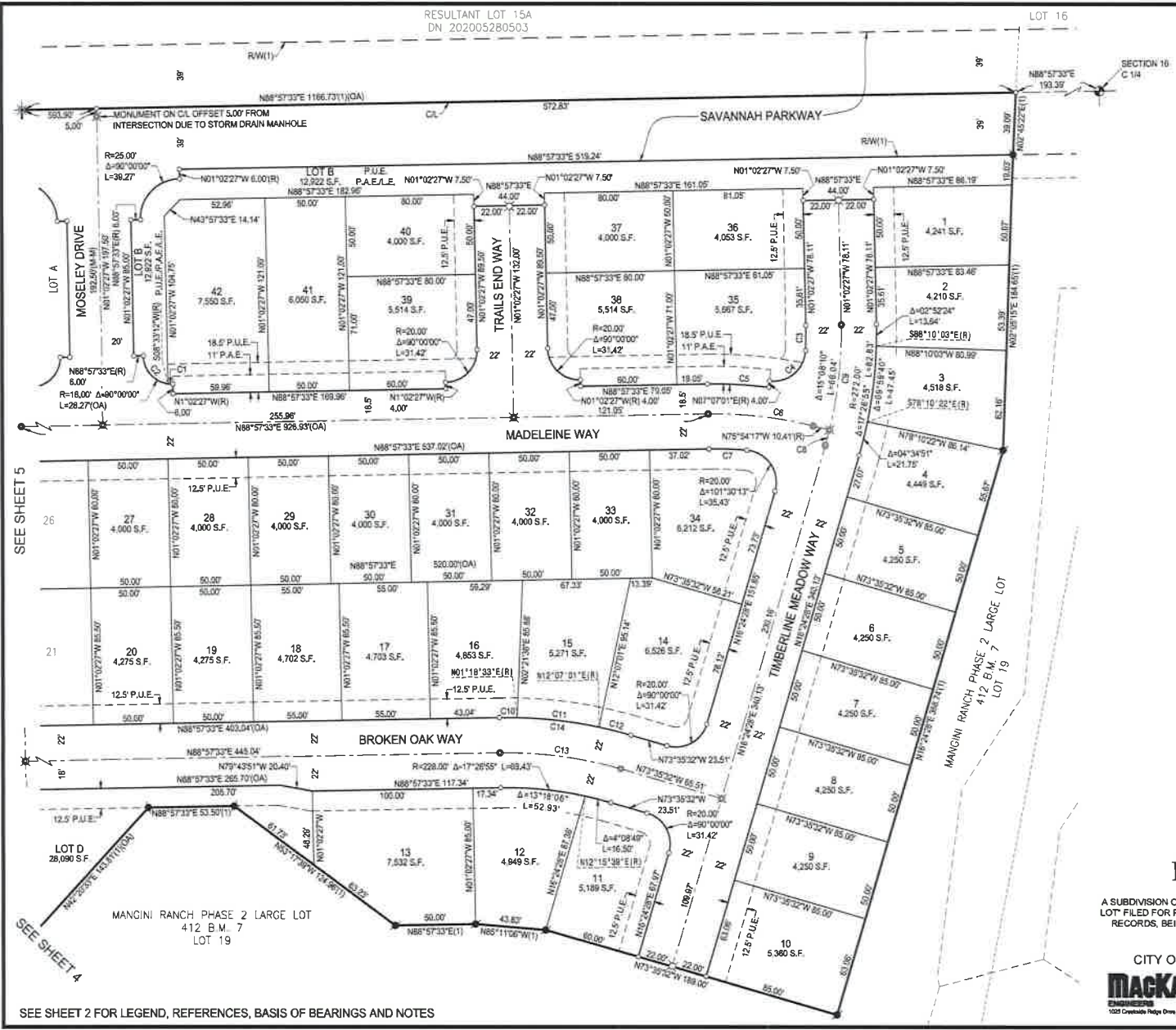
Line Table		
Line #	Bearing	Length
L1	N08°03'29"W	7.41'
L2	N80°56'31"E(R)	6.00'
L3	N12°56'21"W(R)	6.00'
L4	N77°03'39"E	1.38'
L5	N03°44'37"W(R)	4.00'
L6	N33°13'02"E	14.80'
L7	N09°03'29"W	12.04'
L8	N80°56'31"E(R)	6.00'
L9	N08°03'29"W	12.61'



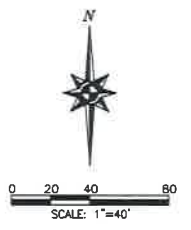
FINAL MAP (PN 17-307.01)
MANGINI RANCH
PHASE 2 - VILLAGE 1

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

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 ENGINEERS PLANNERS SURVEYORS
 SEPTEMBER 2021
 SHEET 5 OF 6



Curve Table			
Curve #	Radius	Delta	Length
C1	18.00'	06°35'38"	3.01'
C2	18.00'	80°24'21"	25.26'
C3	228.00'	03°57'19"	15.74'
C4	20.00'	94°12'09"	32.88'
C5	268.50'	08°09'28"	36.23'
C6	250.00'	15°08'10"	66.04'
C7	228.00'	05°58'42"	23.66'
C8	250.00'	07°26'55"	76.13'
C10	272.00'	2°2'100"	11.18'
C11	272.00'	04°17'27"	20.37'
C12	272.00'	04°17'27"	20.37'
C13	250.00'	17°26'55"	76.13'
C14	272.00'	07°26'55"	82.83'

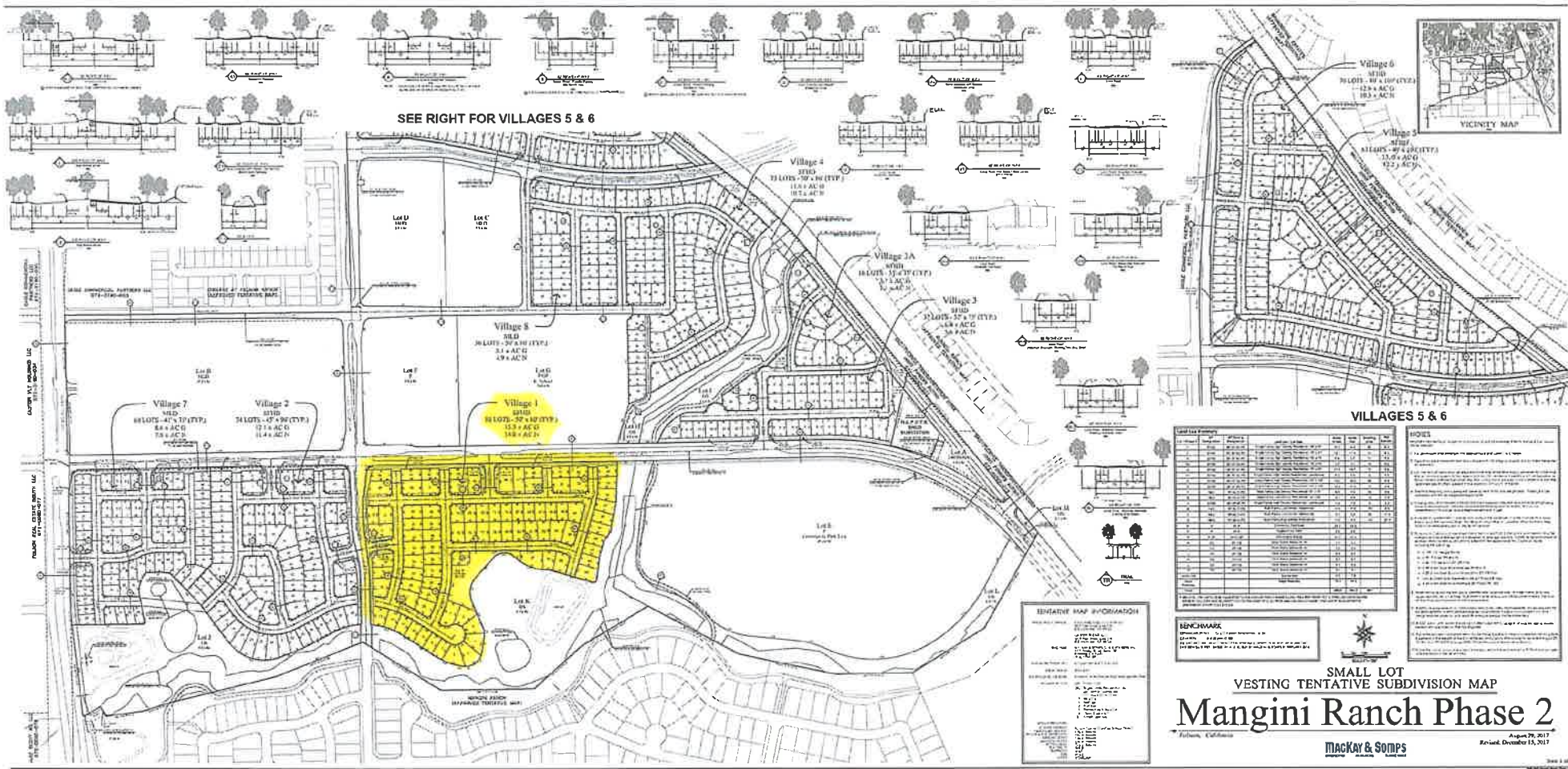


FINAL MAP (PN 17-307.01)
MANGINI RANCH
PHASE 2 - VILLAGE 1

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

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 SEPTEMBER 2021
 SHEET 6 OF 6

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



ATTACHMENT 5
Table of Conditions of Approval for the Mangini Ranch Phase 2
Village No. 1 Vesting Tentative Subdivision Map

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
1.	<p>Final Development Plans The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 2. Vicinity Map 3. Illustrative Master Plan Exhibit, dated December 15, 2017 4. Large-Lot Vesting Tentative Subdivision Map, dated December 15, 2017 5. Small-Lot Vesting Tentative Subdivision Map, dated December 15, 2017 6. Preliminary Grading and Drainage Plan, dated December 15, 2017 7. Preliminary Utility Plan, dated December 15, 2017 8. Conceptual Phasing Plan, dated December 15, 2017 9. On-Site Infrastructure Phasing Exhibit, dated December 15, 2017 10. On-Site Infrastructure Phasing Narrative, dated December 14, 2017 11. Preliminary Phased Off-Site Utility Plan, dated September, 2017 12. Off-Site Infrastructure Triggers, dated December, 2017 13. Interim Off-Site Intersection Design, dated December 15, 2017 14. Trail System Modification Exhibit, dated December 15, 2017 15. Noise Mitigation Exhibit and Conceptual Wall and Fencing Exhibit, dated December 15, 2017 16. Inclusionary Housing Plan, dated September 26, 2017 17. Parks and Open Space Ownership/Maintenance Summary, dated December 14, 2017 18. Minor Administrative Modification Exhibits 19. Folsom Ranch Central District Guidelines Addendum, dated December, 2017 <p>The Small-Lot Vesting Tentative Subdivision Map is approved for the development of a 545-unit residential subdivision (Mangini Ranch Phase 2 Subdivision). Implementation of the project shall be consistent with the above referenced items and these conditions of approval.</p>	G, I, M, B	CD (P)(E)	<p>The Community Development Department has reviewed and approved the improvement plans and the final map for the project. The approved improvement plans are in substantial compliance with the grading and drainage plans, the site and utility plans, offsite infrastructure exhibit, the preliminary landscape plans and the design guidelines.</p> <p>The final map for Village 1 is in substantial compliance with the approved Vesting Tentative Subdivision Map.</p> <p>The Vesting Tentative Subdivision Map (PN17-307) was approved by the City Council on February 13, 2018. (Resolution No. 10069)</p>	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
2.	<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.	G, I, M,	CD (P)(E)(B)	Improvement plans for the Village 1 subdivision have been reviewed and approved by the Community Development Department. Grading and construction commenced in this subdivision in the Spring of 2020. Landscape and Irrigation plans for this subdivision reviewed and approved prior to the first building permit issuance in the subdivision.	Yes
3.	<i>Validity</i> This approval of the Vesting Small Lot Tentative Subdivision Map shall be valid for a period of twenty-four months pursuant to Section 16.16.110A of the Folsom Municipal Code and the Subdivision Map Act. The term of the approved Inclusionary Housing Plan shall track the term of the Vesting Small Lot Tentative Subdivision Map, as may be extended from time to time pursuant to Section 16.16.110.A and 16.16.120 of the Folsom Municipal Code and the Subdivision Map Act. The term of the Project Design Guidelines shall track the term of the First Amended and Restated Tier 1 Development Agreement.	OG	CD (P)	The City Council approved the Small Lot Vesting Tentative Map on February 13, 2018. (Resolution No. 10069)	Yes
4.	<i>Vesting Tentative Subdivision Map Approval</i> The Vesting Tentative Subdivision Map for the Mangini Ranch Phase 2 Subdivision project shall be subject to review and approval by the City Council.	M	CD (P)(E)	The Owner/applicant has complied with all applicable mitigation measures from the FEIR/EIS prior to the issuance of a grading permit. Additionally, construction inspection and monitoring is being conducted throughout construction by the City and/or its Consultants.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
5.	<p>Improvements in the PFFP</p> <p>The owner/applicant shall be subject to all thresholds, timelines and deadlines for the construction and final completion of various improvements for the entire Folsom Plan Area. The various improvements are outlined and detailed in the Folsom Plan Area Specific Plan Public Facilities Financing Plan (PFFP) dated January 28, 2014 and adopted by City of Folsom Resolution No. 9298. These improvements in the PFFP include, but are not limited to, the backbone infrastructure water (water reservoirs, water transmission mains, booster pump stations, pressure reducing valve stations, etc.), sanitary sewer (lift stations and forced mains) systems, recycled water mains and associated infrastructure, roadway and transportation (future interchanges, major arterial roadways, etc.) improvements, aquatic center (community pool), parks, fire stations, municipal services center, community library, etc The thresholds and timelines included in the PFFP require facilities to be constructed and completed based on number of building permits issued and in some cases, number of residential units that are occupied. The owner/applicant shall be required to address these thresholds and timelines as the project moves forward through the various developments stages and shall be subject to the various fair share requirements, subject to the provisions of the PFFP, the ARDA and any amendment thereto.</p>	M	CD(E)(P)(B), PW, FD, EWR, PR	The owner/applicant is in compliance with all plan area wide obligations. These conditions of approval require certain improvements during buildout of this Tentative Map. The owner/applicant has been required to construct these improvements as needed and in conjunction with the other subdivisions under development. Grading and construction in this subdivision commenced in the Spring of 2020.	Yes
6.	<p>Street Names</p> <p>The street names identified below shall be used for the Final Small-Lot Map: Savannah Parkway, Alder Creek Parkway, Westwood Drive, Dandelion Lane, Golden Wave Drive, Gardner Street, Persimmon Way, Sassafras Trail, Hackberry Lane, Arbor View Drive, Emerald Knoll Lane, Copper Ridge Drive, Field View Trail, Eagle Ridge Lane, Spice Wood Court, Willow Grove Street, Cimarron Trail, Vista Grande Drive, Sienna Bluff Trail, Lilac Circle, Butterfly Ridge, Spring Harvest Trail, Barnwood Drive, Barn Owl Drive, Triple Creek Way, Crooked Bed Trail, Deer Point Court, Blacktail Way, Willowick Lane, Shadow Creek Circle, Dragonfly Way, Old Ranch Road, Whispering Brook Way, Shakers Ridge Way, Quakie Glen Drive, Shale Rock Court, Wind River Range Lane, Owl Creek Drive, Drowsy Water Way, Cackleberry Court, Quail Meadow Way, Tall Oaks Bend, Stone View Trail, Snapdragon Lane, Timberline Meadow Way, Trails End, Broken Oak Lane, Bitterroot Lane.</p>	M	CD (E)(P)	The Final Map for Village 1 includes street names chosen from the approved list in this condition.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
7.	<p><i>Indemnity for City</i> The owner/applicant shall protect, defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. If the City should fail to cooperate fully in the defense, the owner owner/applicant shall not thereafter be responsible to defend, indemnify and hold harmless the City or its agents, officers, and employees, pursuant to this condition. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. The owner/applicant’s obligations under this condition shall apply regardless of whether a Final Map is ultimately recorded with respect to this project.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD	The City standard subdivision improvement agreement includes language that satisfies this condition. The subdivision improvement agreement will be executed by the City Manager upon approval by the City Council.	Yes
8.	<p><i>Small-Lot Vesting Tentative Subdivision Map</i> The Small-Lot Vesting Tentative Subdivision map is expressly conditioned upon compliance with all environmental mitigation measures in the Folsom Plan Area Specific Plan (FEIR/EIS) as amended by the Westland/Eagle Specific Plan Amendment CEQA Addendum, and the Folsom South of U.S. Highway 50 Specific Plan Revised Proposed Off-Site Water Facility Alternative CEQA Addendum as well as compliance with the mitigation measures in the South of U.S. Highway 50 Backbone Infrastructure Project Mitigated Negative Declaration for those portions of Mangini Ranch Phase 2 that are included as part of the South of U.S. Highway 50 Backbone Infrastructure Project.</p>	OG	CD	The Owner/applicant has complied with all applicable mitigation measures from the FEIR/EIS prior to the issuance of a grading permit for this subdivision in the Spring of 2020. Additionally, construction inspection and monitoring is conducted throughout construction by the City and/or its Consultants to verify compliance.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
9.	ARDA and Amendments The owner/applicant shall comply with all provisions of Amendments No. 1 and 2 to the First Amended and Restated Tier 1 Development Agreement and any approved amendments thereafter by and between the City and the owner/applicant of the project.	G, I, M, B	CD (E)	The owner/applicant has complied with all applicable provisions of the respective Amended and Restated Tier 1 Development Agreement.	Yes
10.	Mitigation Monitoring The owner/applicant shall participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Folsom Plan Area Specific Plan FEIR/EIS, the South of 50 Backbone Infrastructure Project MND, the Westland/Eagle Specific Plan Amendment to the FPASP and Addendum to the FPASP EIR/EIS, and the Folsom South of U.S. Highway 50 Specific Plan Project Revised Proposed Off-Site Water Facility Alternative Amendment to the FPASP and Addendum to the FPASP EIR/EIS have been incorporated into these conditions of approval in order to mitigate or avoid significant effects on the environment. These mitigation monitoring and reporting measures are identified in the mitigation measure column. Applicant shall fund on a Time and Materials basis all mitigation monitoring (e.g., staff and consultant time).	OG	CD (P)	The owner has funded and participated in a MMRP reporting program performed by the City's consultant (Helix) and/or staff throughout the course of grading and construction.	Yes
POLICE/SECURITY REQUIREMENT					
11.	The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be considered: <ul style="list-style-type: none"> A security guard on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. Security measures for the safety of all construction equipment and unit appliances. Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B	PD	The owner provided onsite security during construction and has incorporated line of sight guidelines into landscaping plans at intersections	Yes
DEVELOPMENT COSTS AND FEE REQUIREMENTS					
12.	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 Amended and Restated Tier 1 Development Agreement.	OG	CD (P)(E)	The owner has paid all current taxes and fees associated with this subdivision.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
13.	Assessments If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	OG	CD (E)	The owner has paid all taxes and fees associated with this subdivision and filed a tax segregation request for applicable taxes.	Yes
14.	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. Any protest to such for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (February 13, 2018), or otherwise shall be governed by the terms of Amendments No. 1 and 2 to ARDA. The fees shall be calculated at the fee rate set forth in the PFFP and the ARDA.	B	CD (P), PW, PK	The Owner/Applicant shall pay all required City fees and Plan Area wide fees prior to issuance of building permits.	Yes
15.	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.	OG	CD (P)(E)	The City has not yet utilized any outside services for any type of legal issues for this subdivision. If at any time during the development of this subdivision, any outside legal services were necessary, the owner/applicant would be required to conform to this condition.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
16.	<i>Consultant Services</i> 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.	G, I, M, B	CD (P)(E)	The City has provided notice to the owner/applicant for various Consultants performing services for the development of this subdivision. The City has collected deposits from the owner/applicant in advance of such work for these services.	Yes
17.	<i>Walls/Fences/Gates</i> The final location, design, height, materials, and colors of the walls, fences, and gates shall be subject to review and approval by the Community Development Department to ensure consistency with the Folsom Ranch Central District Design Guidelines.	B	CD (P)(E)	The owner/applicant will submit landscape and streetscape plans to the Community Development Department. The Community Development Department will verify that the landscape and streetscape plans include the required wall, fences and gates and that these improvements are in compliance with the Folsom Ranch Central District Design Guidelines.	Condition will be satisfied prior to building permit issuance in the subdivision.

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
18.	<p>Development Phase 1 (Villages 1, 2, 7) Plan The owner/applicant shall construct the following improvements as shown on the Vesting Tentative Subdivision Map with each applicable phase. Roadways shall be to the ultimate horizontal and vertical alignment unless otherwise noted.</p> <ul style="list-style-type: none"> ○ Roads <ul style="list-style-type: none"> ▪ Alder Creek Parkway (East Bidwell Street to Placerville Road) <ul style="list-style-type: none"> ● One lane of travel in each direction (These roadway improvements are existing improvements being constructed with FPA Phase 1 Backbone Improvements) ● Intersection and median pocket improvements are described in following three phases ▪ East Bidwell Street (Alder Creek Parkway to the interface of Mangini Ranch Phase 1 Subdivision Project) <ul style="list-style-type: none"> ● One lane of travel in each direction (These roadway improvements are existing-improvements constructed with FPA Phase 1 Backbone Improvements) ● Intersection of Savannah Parkway and East Bidwell Street including turn lanes (as shown on Attachment 11/Off-Site Infrastructure Triggers, December-2017/Required Prior to First Building Permit) <ul style="list-style-type: none"> ○ Control: Stop-Sign control at the westbound approach to East Bidwell Street from Savannah Parkway with full access. ○ Southbound Approach to Savannah Parkway from East Bidwell Street: One thru-lane, and one left-turn lane with a 200-foot long transition, 60-foot-long taper, and 100 feet of vehicle storage. ○ Northbound Approach to Savannah Parkway from East Bidwell Street: One shared thru/right-turn lane. ○ Westbound Approach to East Bidwell Street from Savannah Parkway: One shared left/right-turn lane, and a striped out left-turn pocket with a 125-foot-long taper and 60 feet of vehicle storage. 	G, I, M	CD (E), EWR, PW, FD	<p>The owner has submitted and obtained approval by the City of a phasing plan for Development Phase 1 of the Mangini Ranch Phase 2 Vesting Tentative Subdivision Map, which includes Village 1. The following addresses the improvements necessary to serve Village 1:</p> <p>Alder Creek Parkway is not required to provide access to the Village 1 subdivision.</p> <p>Roadway improvements to provide access to the Village 1 subdivision are being constructed with the approved Village 1 improvement plans and the approved Enclave at Folsom Ranch Off-site Improvement Plans. These roadway improvements include East Bidwell Street, Old Ranch Way, Westwood Drive and Savannah Parkway. These improvements have been under construction since the Spring of 2019. It is expected that the Village 1 subdivision improvements will be complete in the Fall of 2021.</p>	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
18. Cont.	<ul style="list-style-type: none"> ○ Between Old Ranch Way and the southern boundary of the project site, East Bidwell Street shall be constructed as a two-lane arterial on the eastern “half segment” of its ultimate configuration. This two-lane segment shall have a striped 2-foot-wide median south of Old Ranch Way, consistent with the California Manual of Uniform Traffic Control Devices (MUTCD) Figure 3A-107 (CA), or similar standard. The southbound left-turn pocket shall be developed in accordance with the Highway Design Manual (HDM) Figure 405-2A, or similar standard. Savannah Parkway shall have a raised median curb. ● Intersection of Old Ranch Way and East Bidwell Street including turn lanes <ul style="list-style-type: none"> ○ Control: All-Way Stop-Sign control at the intersection of East Bidwell Street and Old Ranch Way with full access. ○ Southbound Approach to Old Ranch Way from East Bidwell Street: One thru-lane and one left-turn lane. ○ Northbound Approach to Old Ranch Way from East Bidwell Street: One shared thru/right-turn lane. ○ Westbound Approach to East Bidwell Street from Old Ranch Way: One shared left/right-turn lane. ● Village 7 Entrance/Exit on East Bidwell Street <ul style="list-style-type: none"> ○ Control: Stop-Sign control at the Village 7 exit to East Bidwell Street. ○ Access to Village 7 from East Bidwell Street limited to right-turns in and right-turns out only. Measures to enforce the right-turn in and right-turn out restriction at this location shall be implemented to the satisfaction of the Community Development Department. ● Frontage Improvements on East Bidwell Street <ul style="list-style-type: none"> ○ Frontage Improvements including curb, gutter, sidewalk, and landscaping along the east side of East Bidwell Street from Savannah Parkway to the southern project boundary with the Mangini Ranch Phase 1 Subdivision project. 	G, I, M	CD (E), EWR, PW, FD		

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
18. Cont.	<ul style="list-style-type: none"> ▪ Savannah Parkway (East Bidwell Street East Bidwell Street to the eastern edge of Open Space Lots I and L) <ul style="list-style-type: none"> • One lane of travel in each direction and a landscaped median of varying widths. • Intersection of Savannah Parkway and Westwood Drive including turn lanes <ul style="list-style-type: none"> ○ Westbound approach to Westwood Drive from Savannah Parkway: One through lane, one right-turn lane, and one left-turn lane. The right-turn pocket will have a 125-foot-long taper and 210 feet of vehicle storage. The left-turn lane will have a 125-foot-long taper with 60 feet of vehicle storage. ○ Eastbound approach to Westwood Drive from Savannah Parkway: One shared through/right-turn lane and one left-turn lane. The left-turn lane will have a 125-foot-long taper with 60 feet of vehicle storage. ○ Northbound approach to Savannah Parkway from Westwood Drive: One shared through lane/right-turn lane and one left-turn lane. The left-turn lane will have a 125-foot-long taper with 60 feet of vehicle storage. A 60-foot-long taper will be provided for the right-turn movement. • Village 1 Entrance/Exit and Turn Pockets <ul style="list-style-type: none"> ○ Control: Stop-Sign control at the Village 1 exit to Savannah Parkway. ○ Westbound left-turn pocket into Village 1 entrance from Savannah Parkway with a 125-foot-long taper and 60 feet of vehicle storage. ○ Eastbound left-turn pocket at Savannah Parkway/Village 1 intersection with 125-foot-long taper and 60 feet of vehicle storage. • Frontage Improvements on Savannah Parkway <ul style="list-style-type: none"> ○ Frontage Improvements along the southern side of Savannah Parkway including curb, gutter, sidewalk, medians, and landscaping along with the remainder of paving required to complete the roadway sections K and K1 to the eastern edge of Open Space Lots I and J as shown on the Small-Lot Vesting Tentative Subdivision Map. ▪ Westwood Drive (Savannah Parkway to the interface of Mangini Ranch Phase 1, including the Alder Creek Tributary creek crossing) <ul style="list-style-type: none"> • One lane of travel in each direction • Frontage improvements on Westwood Drive including curb, gutter, sidewalk, landscaping, medians along with remainder of paving required to complete the roadway Sections U, V1 and V-2 as shown on the Small-Lot Vesting Tentative Subdivision Map 	G, I, M	CD (E), EWR, PW, FD	<p>Improvements to Savannah Parkway will be constructed along the Village 1 frontage and are included in the Village 1 subdivision improvement plans.</p> <p>Additional Improvements to Savannah Parkway east of the westerly Village 2 boundary, the entrance to Village 1 on Westwood Drive and Westwood Drive along the Village 1 boundary to Old Ranch Way including the street frontage of the future Fire Station on Westwood Drive are being constructed with the approved improvement plans for the Village 2 subdivision. These improvements are expected to be complete in the Fall of 2021.</p>	

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CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
18. Cont.	<ul style="list-style-type: none"> ▪ Westwood Drive (Alder Creek Parkway to Old Ranch Way) <ul style="list-style-type: none"> • One lane of travel in each direction (The Enclave at Folsom Ranch Subdivision project (PN 16-025) is currently conditioned to complete these improvements) • Intersection of Alder Creek Parkway and Westwood Drive including turn lanes <ul style="list-style-type: none"> ○ Control: All-Way Stop-Sign control at the intersection of Westwood Drive and Alder Creek Parkway with full access. ○ Westbound Approach to Westwood Drive from Alder Creek Parkway: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. ○ Northbound Approach to Alder Creek Parkway from Westwood Drive: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 210 feet of vehicle storage. A 60-foot-long taper will be provided for the right-turn movement. ○ Eastbound Approach to Westwood Drive from Alder Creek Parkway: One through lane, one right-turn lane and one left-turn lane. • Intersection of Old Ranch Way and Westwood Drive including turn lanes <ul style="list-style-type: none"> ○ Eastbound Approach to Westwood Drive from Old Ranch Way: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. ○ Southbound Approach to Old Ranch Way from Westwood Drive: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. • Frontage Improvements on Westwood Drive <ul style="list-style-type: none"> ○ Frontage Improvements including curb, gutter, sidewalk, median, and landscaping along with the remainder of paving required to complete the roadway section K2 as shown on the Small-Lot Vesting Tentative Subdivision Map. ▪ Old Ranch Way (East Bidwell Street to Westwood Drive) <ul style="list-style-type: none"> • One lane of travel in each direction (The Enclave at Folsom Ranch Subdivision project (PN 16-025) is currently conditioned to complete these improvements) • Frontage improvements along the southern side including curb, gutter and sidewalk and landscaping along with remainder of paving required to complete the roadway Section S and S1 as shown on the Small-Lot Vesting Tentative Subdivision Map. 	G, I, M	CD (E), EWR, PW, FD	<p>Improvements to Savannah Parkway will be constructed along the Village 1 frontage and are included in the Village 1 subdivision improvement plans.</p> <p>Additional Improvements to Savannah Parkway east of the westerly Village 2 boundary, the entrance to Village 1 on Westwood Drive and Westwood Drive along the Village 1 boundary to Old Ranch Way including the street frontage of the future Fire Station on Westwood Drive are being constructed with the approved improvement plans for the Village 2 subdivision. These improvements are expected to be complete in the Fall of 2021.</p>	

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
18. Cont.	<ul style="list-style-type: none"> ○ Utility Infrastructure <ul style="list-style-type: none"> ▪ The utilities shall be constructed concurrent with the roadway phasing, as deemed appropriate and necessary to support the particular phase by the City Engineer. ▪ A particular development phase may be developed into sub-phases in which the roadway and utility phasing may change. If sub-phasing is proposed, the City Engineer shall determine what roadway and utility improvements are appropriate and necessary to serve the sub-phase. ▪ Hydromodification Basins No. 19 and No. 23 shall be constructed with Phase 1, unless already constructed by Others. ○ Trails in Open Space <ul style="list-style-type: none"> ▪ No trails within Phase 1 ○ Park Grading <ul style="list-style-type: none"> ▪ Community Park East will serve as a spoils site during Phase 1 grading. Grading of the park will be completed in subsequent phases. 	G, I, M	CD (E), EWR, PW, FD	<p>Underground water, sanitary sewer, storm drainage and public utility infrastructure will be constructed as a part of the roadway construction to serve Village 1, Hydro-modification Basin 19 has been included in the Enclave Offsite improvements plans and is required to be completed prior to the issuance of any building permits in Village 1.</p> <p>There are no trails being constructed in the open space adjoining the Village 1 subdivision.</p> <p>The owner/applicant commenced with grading the entire Mangini Ranch Phase 2 subdivision in the Spring of 2019. Throughout the grading in the future years, excess spoils will be placed in the future Community Park East.</p>	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
19.	<p>Development Phase 2 (Villages 3, 4, 8, and Lots C & D) Plan Developer shall construct the following improvements as shown on the Mangini Ranch Phase 2 Vesting Tentative Subdivision Map & Conceptual Development Phasing Diagram unless otherwise noted; Roadways shall be constructed to the ultimate horizontal and vertical alignment unless otherwise noted.</p> <ul style="list-style-type: none"> ○ Roads <ul style="list-style-type: none"> ▪ Savannah Parkway (Eastern edge of Open Space Lots I and L to SMUD Substation) <ul style="list-style-type: none"> ● One lane of travel in each direction and median ● Village 3 Entrance/Exit on Savannah Parkway <ul style="list-style-type: none"> ○ Control: Stop-Sign control at the Village 3 exit to Savannah Parkway. ○ Eastbound left-turn lane from Savannah Parkway into Village 3 entrance with 125-foot-long taper and 60 feet of vehicle storage. ○ Frontage improvements along the northern side of Savannah Parkway including curb, gutter and sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Section K as shown on the Small-Lot Vesting Tentative Subdivision Map. ○ Park Frontage improvements are the responsibility of the City. ▪ Westwood Drive (Savannah Parkway to Old Ranch Way) <ul style="list-style-type: none"> ● One lane of travel in each direction ● Intersection of Old Ranch Way and Westwood Drive including turn lanes <ul style="list-style-type: none"> ○ Northbound Approach to Old Ranch Way from Westwood Drive: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. A 60-foot-long taper will be provided for the right-turn movement. ○ Westbound Approach to Westwood Drive from Old Ranch Way: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. ● Intersection of Savannah Parkway and Westwood Drive including turn lanes <ul style="list-style-type: none"> ○ Southbound Approach to Savannah Parkway from Westwood Drive: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 90 feet of vehicle storage. A 60-foot-long taper will be provided for the right-turn movement. 	G, I, M	CD (E), EWR, PW, FD	<p>These improvements in this condition for Savannah Parkway are not required to provide access and utilities to the Village 1 subdivision.</p> <p>The roadway improvements to Westwood Drive between Savannah Parkway and Old Ranch Way are included in the approved improvement plans for Village 2. These improvements commenced in the Summer of 2020 and will be complete and ready for acceptance in the Fall of 2021.</p> <p>The required improvements to Old Ranch Way and Alder Creek Parkway in this condition have been constructed and accepted by the City. These roadway improvements were required as a condition of approval for the Village 4 & 8 subdivisions approved by the City Council in July of 2020.</p>	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
19. Cont.	<ul style="list-style-type: none"> • Frontage Improvements on Westwood Drive <ul style="list-style-type: none"> ○ Frontage improvements along the western side of Westwood Drive including curb, gutter and sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Section K as shown on the Small-Lot Vesting Tentative Subdivision Map. ▪ Old Ranch Way (Westwood Drive to Village 4) <ul style="list-style-type: none"> • One lane of travel in each direction • Frontage improvements including curb, gutter, sidewalk, median and landscaping along with remainder of paving required to complete the roadway Section V-4 as shown on the Small-Lot Vesting Tentative Subdivision Map • Park & School frontage including curb, gutter, and 10-foot-wide sidewalk with remainder of paving required to complete the roadway Section V-4 as shown on the Small-Lot Vesting Tentative Subdivision Map. Park frontage improvements are the responsibility of the City. ▪ Alder Creek Parkway (Westwood Drive to Placerville Road) <ul style="list-style-type: none"> • One lane of travel in each direction and median (Existing travel lanes on Alder Creek Parkway constructed with FPA Phase 1 Backbone Improvements) • Village 8 Entrance/Exit on Savannah Parkway <ul style="list-style-type: none"> ○ Westbound left-turn lane from Alder Creek Parkway into Village 8 entrance with 125-foot-long taper and 60 feet of vehicle storage. • Intersection of East Bidwell Street and Alder Creek Parkway (as shown on Attachment 11/Off-Site Infrastructure Triggers, December-2017/Required Prior to 236th Building Permit) <ul style="list-style-type: none"> ○ Control: Signalize with a protected southbound East Bidwell Street left-turn, westbound Alder Creek Parkway split phasing, and westbound Alder Creek Parkway right-turn overlap. U-Turns prohibited. ○ Southbound Approach to Alder Creek Parkway from East Bidwell Street: One thru-lane, and two left-turn lanes, with a 300-foot-long single lane left-turn pocket excluding tapers for the most easterly of the left turning lanes. ○ Northbound Approach to Alder Creek Parkway from East Bidwell Street: One thru lane and one shared thru/right-turn lane with a striped 500-foot long right-turn pocket excluding tapers for the shared thru/right-turn lane. 	G, I, M	CD (E), EWR, PW, FD	<p>These improvements in this condition for Savannah Parkway are not required to provide access and utilities to the Village 1 subdivision.</p> <p>The roadway improvements to Westwood Drive between Savannah Parkway and Old Ranch Way are included in the approved improvement plans for Village 2. These improvements commenced in the Summer of 2020 and will be complete and ready for acceptance in the Fall of 2021.</p> <p>The required improvements to Old Ranch Way and Alder Creek Parkway in this condition have been constructed and accepted by the City. These roadway improvements were required as a condition of approval for the Village 4 & 8 subdivisions approved by the City Council in July of 2020.</p>	Yes

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

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
19. Cont.	<ul style="list-style-type: none"> ○ Option B: Signalize the existing East Bidwell Street/White Rock Road intersection with Mangini Ranch Phase 1 improvements: If the JPA project to relocate and signalize the East Bidwell Street/White Rock Road intersection is not fully funded and under construction prior to issuances of the 281st building permit, the owner/applicant shall be responsible to signalize the existing intersection with improvements described in Condition No. 127 of the Mangini Ranch Phase 1 conditions of approval. Mangini Ranch Phase 1 improvements at this location consist of "Southbound on East Bidwell Street construct a free southbound right turn lane consisting of 315 feet of deceleration length plus 50 feet storage length, excluding appropriate tapers and a 300 foot receiving /acceleration lane, excluding tapers along westbound White Rock Road. Westbound on White Rock Road, construct a free right-turn lane consisting of 315 feet of deceleration length plus 50 feet of storage length, excluding appropriate tapers, and a 300-foot receiving lane excluding appropriate tapers along northbound East Bidwell Street. ○ The JPA currently has more than seven million dollars programed toward relocation and signalization of the East Bidwell Street/White Rock Road intersection, and is planning to begin acquiring right-of-way during the winter of 2018, and begin construction during the summer of 2019. The projected absorption Schedule for the Mangini Ranch Phase 2 project estimates that the 281 dwelling units will not be constructed until sometime in the second quarter of 2020. Option A above is the preferred improvement, Option B would be a throwaway improvement. ○ Utility Infrastructure <ul style="list-style-type: none"> ▪ The utilities shall be constructed concurrent with the roadway phasing, as deemed appropriate and necessary to support the particular phase by the City Engineer ▪ A particular development phase may be developed into sub-phases in which the roadway and utility phasing may change. If sub-phasing is proposed, the City Engineer shall determine what roadway and utility improvements are appropriate and necessary to serve the sub-phase ○ Trails in Open Space <ul style="list-style-type: none"> ▪ The proposed trail within Lot I open space will be graded with Village 3 ▪ The proposed trail within Lot H open space adjacent to the school will be graded with Village 4 ○ Park Grading <ul style="list-style-type: none"> ▪ Community Park East will serve as a spoils site during Phase 2 grading. Grading of the park will be completed in subsequent phases. 	G, I, M	CD (E), EWR, PW, FD	<p>The required improvements to the intersection of East Bidwell Street and White Rock Road have been fully funded by the Connector JPA are currently under construction. It is anticipated that the new signal and the improvements at the intersection will be complete and operational in the Fall of 2021. This condition is therefore satisfied.</p> <p>Underground water, sanitary sewer, storm drainage and public utility infrastructure will be constructed as a part of the roadway construction to serve Village 1, Hydro-modification Basin 19 has been included in the Enclave Offsite improvements plans and is required to be completed prior to the issuance of any building permits in Village 1.</p> <p>There are no trails being constructed in the open space adjoining the Village 1 subdivision.</p> <p>The owner/applicant commenced with grading the entire Mangini Ranch Phase 2 subdivision in the Spring of 2019. Throughout the grading in the future years, excess spoils will be placed in the future Community Park East.</p>	Yes

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CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
20.	<p>Development Phase 3 (Villages 5 and 6, and Lots B, F, and G) Developer shall construct the following improvements as shown on the Mangini Ranch Phase 2 Vesting Tentative Subdivision Map & Conceptual Development Phasing Diagram unless otherwise noted; Roadways shall be constructed to the ultimate horizontal and vertical alignment unless otherwise noted.</p> <ul style="list-style-type: none"> o Roads <ul style="list-style-type: none"> ▪ East Bidwell Street (Savannah Parkway to the Alder Creek Parkway) <ul style="list-style-type: none"> • Intersection of Savannah Parkway and East Bidwell Street including turn lanes (as shown on Attachment 11/Off-Site Infrastructure Triggers, December-2017/Required Prior to 496th Building Permit) <ul style="list-style-type: none"> o Control: Signal control with split phasing. o Southbound Approach to Savannah Parkway from East Bidwell Street: One thru-lane, and one left-turn lane with a 100-foot-long left-turn pocket excluding tapers for the left-turn lane. o Northbound Approach to Savannah Parkway from East Bidwell Street: One shared thru/right-turn lane. o Westbound Approach to East Bidwell Street from Savannah Parkway: One right-turn lane, and one left-turn lane with a 60-foot left-turn pocket excluding tapers for the left-turn lane. o Between Old Ranch Way and the southern boundary of the project site, East Bidwell Street shall be constructed as a two-lane arterial on the eastern “half-segment” of its ultimate configuration. This two-lane segment shall have a striped 2-foot-wide median south of Old Ranch Way, consistent with the California Manual on Traffic Control Devices (MUTCD) Figure 3A-107 (CA), or similar standard. The southbound left-turn pocket shall be developed in accordance with the Highway Design Manual (HDM) Figure 405.2A, or similar standard. Savannah Parkway shall have a 4-foot-wide raised median. • Frontage improvements including curb, gutter, sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Section 1 as shown on the Small-Lot Vesting Tentative Subdivision Map. 	G, I, M	CD (E), EWR, PW, FD	These improvements in this condition are not required to provide access and utilities to the Village 1 subdivision.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
20. Cont.	<ul style="list-style-type: none"> ○ Savannah Parkway (SMUD Substation to Grand Prairie Road) <ul style="list-style-type: none"> ○ One lane of travel in each direction and a landscaped median of varying widths. ○ Intersection of Savannah Parkway and Grand Prairie Road including turn lanes ○ Northbound approach to Grand Prairie Road from Savannah Parkway: One shared through/right-turn/left-turn lane. <ul style="list-style-type: none"> ○ Southbound approach to Grand Prairie Road from Savannah Parkway: One shared through/right-turn lane and one left-turn lane. The left-turn lane will have a 125-foot-long taper with 60 feet of vehicle storage. <ul style="list-style-type: none"> ▪ Westbound approach to Savannah Parkway from Grand Prairie Road: One shared right-turn lane and one left-turn lane. ○ Frontage improvements along the northern side of Savannah Parkway including curb, gutter, sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Section K as shown on the Small-Lot Vesting Tentative Subdivision Map. ○ Park frontage improvements are the responsibility of the City. ○ Westwood Drive (Alder Creek Parkway to Placerville Road) <ul style="list-style-type: none"> ○ One lane of travel in each direction with median ○ Intersection of Alder Creek Parkway and Westwood Drive including turn lanes ○ Southbound Approach to Alder Creek Parkway from Placerville Road: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. ○ Intersection of Alder Creek Parkway and Placerville Road including turn lanes ○ Southbound Approach to Placerville Road from Alder Creek Parkway: One right-turn lane. <ul style="list-style-type: none"> ▪ Eastbound Approach to Placerville Road from Alder Creek Parkway: One shared through/left-turn lane. ○ Village 6 Entrance/Exit on Westwood Drive <ul style="list-style-type: none"> ○ Control: Stop-Sign control at the Village 6 exit to Westwood Drive. Northbound Approach to Village 6 entrance from Westwood Drive: <ul style="list-style-type: none"> ○ One shared through/right-turn lane. Southbound Approach to Village 6 entrance from Westwood Drive: One shared through/left-turn lane ○ Frontage improvements including curb, gutter, sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Sections U, U-2, and V1 as shown on the Small-Lot Vesting Tentative Subdivision Map. 	G, I, M	CD (E), EWR, PW, FD	These improvements in this condition are not required to provide access and utilities to the Village 1 subdivision.	Yes

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CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
20. Cont.	<ul style="list-style-type: none"> ▪ Alder Creek Parkway (Westwood Drive to Placerville Road) <ul style="list-style-type: none"> • Village 5 Entrance/Exit on Alder Creek Parkway <ul style="list-style-type: none"> ○ Control: Stop-Sign control at the Village 5 exit to Alder Creek Parkway. ○ Eastbound Approach to Village 5 entrance from Alder Creek Parkway: Left-turn lane with 125-foot-long taper and 60 feet of vehicle storage. ○ Frontage improvements along the northern side of Alder Creek Parkway including curb, gutter, sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Section C1 as shown on the Small-Lot Vesting Tentative Subdivision Map. ▪ Intersection of Placerville Road and White Rock Road <ul style="list-style-type: none"> • Prior to the 496th building permit, the owner/applicant shall be responsible for prohibiting southbound left-turns from Placerville Road to eastbound White Rock Road by construction of a raised median on Placerville Road to channelize all southbound traffic onto westbound White Rock Road. ○ Utility Infrastructure <ul style="list-style-type: none"> ▪ The utilities shall be constructed concurrent with the roadway phasing, as deemed appropriate and necessary to support the particular phase by the City Engineer ▪ A particular development phase may be developed into sub-phases in which the roadway and utility phasing may change. If sub-phasing is proposed, the City Engineer shall determine what roadway and utility improvements are appropriate and necessary to serve the sub-phase ○ Trails in Open Space <ul style="list-style-type: none"> ▪ The proposed trail within Community Park East, including the connection with Mangini Ranch Phase 1, will be graded with Phase 3 ○ Park Grading <ul style="list-style-type: none"> ▪ Community Park East grading will be completed. 	G, I, M	CD (E), EWR, PW, FD	These improvements in this condition are not required to provide access and utilities to the Village 1 subdivision. The required improvements to Placerville Road at the intersection of White Rock Road will be completed with future phases in the Mangini Ranch Phase 2 subdivision	

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
21.	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 Amendments No. 1 and 2 to ARDA, which shall be fully executed by all affected parties and shall be recorded with the Sacramento County Recorder, where applicable, prior to approval of grading and/or improvement plans.	G	CD (E)	The owner/applicant obtained all Rights of Entry, construction easements and grant deeds for all off-site improvements prior to commencement of grading. All rights-of-entry are on file with the Community Development Department.	Yes
22.	Mine Shaft Remediation 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.	G	CD (E)	During the course of grading and construction for this subdivision no mine shafts or tunnels were located or discovered.	Yes
23.	Prepare Traffic Control Plan. 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: <ul style="list-style-type: none"> • Maintaining the maximum amount of travel lane capacity during non-construction periods, possible, and advanced notice to drivers through the provision of construction signage. • Maintaining alternate one-way traffic flow past the lay down area and site access when feasible. • Heavy trucks and other construction transport vehicles shall avoid the busiest commute hours (7 a.m. to 8 a.m. and 5 p.m. to 6 p.m. on weekdays). • A minimum 72-hour advance notice of access restrictions for residents, businesses, and local emergency response agencies. This shall include the identification of alternative routes and detours to enable for the avoidance of the immediate construction zone. • A phone number and community contact for inquiries about the schedule of the construction throughout the construction period. This information will be posted in a local newspaper, via the City's web site, or at City Hall and will be updated on a monthly basis. 	G	CD (E)	The owner/applicant has jointly participated with the adjacent property owner (Enclave at Folsom Ranch) for the traffic control, planning and construction of roadway improvements to East Bidwell Street, Alder Creek Parkway and Placerville Road. The improvements to Alder Creek Parkway, East Bidwell Street, Savannah Parkway, Old Ranch Way and Westwood Drive are expected to be completed in the Fall of 2021.	Yes

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

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

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

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

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

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

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

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Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
40.	<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. Compliance has been monitored through construction inspection	Yes
FIRE DEPT REQUIREMENTS					
41.	<p>Prepare fuel modification plan (FMP). If applicable, the owner/applicant shall submit a Fuel Modification Plan consistent with the FPA Open Space Management Plan to the City for review and preliminary approval from the Fire Code Official prior to any Final and/or Parcel Map. Final approval of the plan by the Fire Code Official shall occur prior to the issuance of a permit for any new construction. A Fuel Modification Plan shall consist of a set of scaled plans showing fuel modification zones indicated with applicable assessment notes, a detailed landscape plan and an irrigation plan. A fuel modification plan submitted for approval shall be prepared by one of the following: a California state licensed landscape architect, or state licensed landscape contractor, or a landscape designed, or an individual with expertise acceptable to the Fire Code Official. The owner/applicant shall obtain off-site easements for the required for the fuel modification buffer.</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 has submitted a Fuel Modification Plan (FMP) and the City Fire Department and the Community Development Department has reviewed and approved the plan. The FMP is for all open space areas adjacent to residential land uses adjoining the subdivision.	Yes

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

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

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

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

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

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
53.	<i>Recorded Final Map</i> Prior to the issuance of building permits, the owner/applicant shall provide a digital copy of the recorded Final Map (in AutoCAD format) to the Community Development Department. The exception to this requirement are model homes; subject to approval of the Community Development Department, building permits for model homes only may be issued prior to recording of the Final Map.	B	CD (E)	The Community Development Department will require the copies of the recorded final map to be submitted prior to approval of the first building permit in the subdivision.	Condition will be satisfied prior to issuance of a building permit.
54.	<i>Recorded Final Map</i> Prior to issuance of building permits, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Final Map.	B	CD (P), FCUSD	The Community Development Department will require the copies of the recorded final map to be submitted to the Folsom-Cordova Unified School District prior to approval of the first building permit in the subdivision. This will be satisfied at the issuance of the first building permit.	Condition will be satisfied prior to issuance of a building permit.

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

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS					
56.	<p><u>East Bidwell Street/Savannah Parkway</u> Prior to issuance of the first building permit, the owner/applicant shall be responsible for configuring the East Bidwell Street/Savannah Parkway Intersection as follows:</p> <ul style="list-style-type: none"> ○ Southbound Approach to Savannah Parkway from East Bidwell Street: One thru-lane, and one left-turn lane with a 200-foot long transition, 60-foot-long taper, and 100 feet of vehicle storage. ○ Northbound Approach to Savannah Parkway from East Bidwell Street: One shared thru/right-turn lane. ○ Westbound Approach to East Bidwell Street from Savannah Parkway: One shared left/right-turn lane, and a striped out left-turn pocket with a 125-foot-long taper and 60 feet of vehicle storage. ○ Control: Stop-Sign control at the westbound approach to East Bidwell Street from Savannah Parkway with full access. ○ Between Old Ranch Way and the southern boundary of the project site, East Bidwell Street shall be constructed as a two-lane arterial on the eastern "half segment" of its ultimate configuration. This two-lane segment shall have a striped 2-foot-wide median south of Old Ranch Way, consistent with the California Manual of Uniform Traffic Control Devices (MUTCD) Figure 3A-107 (CA), or similar standard. The southbound left-turn pocket shall be developed in accordance with the Highway Design Manual (HDM) Figure 405-2A, or similar standard. Savannah Parkway shall have a raised median curb. 	B	CD (E)	The owner/applicant is currently constructing the required intersection improvements for the Village 1 subdivision. The required improvements are included on either the approved Enclave at Folsom Ranch Off-Site Improvement Plans or the approved Village 1 Improvement Plans. These improvements are under construction and bonded for in the subdivision improvement agreement.	Condition will be satisfied prior to issuance of a building permit.

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

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

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

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

<p>66.</p>	<p>The locations of the elementary school sites and the combined middle school/high school were initially established during the City's processing and approval of the Folsom Specific Plan, at which time all Plan Area participants were engaged in the review of land planning and land uses. In 2015, the Folsom Cordova Unified School District raised concerns that the planned location of the future combined middle school/high school site may not be preferred.</p> <p>Prior to approval of First Final Small Lot Map in the FPA (or first building permit if development may occur without any subdivision), the site(s) for the future high school and middle school in the Folsom Plan Area will be identified and approved by the City, in consultation with the Folsom Cordova Unified School District.</p> <p>The City intends to impose this condition equitably throughout the Plan Area as and to each and every Participating Landowner who seeks any future specific plan amendment, tentative subdivision map or ARDA amendment in connection with its proposed development. If the City fails to impose such a condition, when required, with at least substantially similar terms, although precise language may differ (whether through a tentative subdivision map condition of approval, amendment to the specific plan or to a development agreement, or other agreement between the City and a Participating Landowner), this condition of approval shall be null and void as to Owner/Applicant's Project, and shall not be used as a reason to prevent approval of any final small lot map for Owner/Applicant's Project. If the City approves any other final small lot map for a project within the Plan Area and the high school and middle school site(s) has not been approved as provided for herein, Owner/Applicant may seek relief from the terms of this condition by appeal to the City Manager, with the right to review by the City Council.</p> <p>If Owner/Applicant proposes final maps in phases, Owner/Applicant may apply to the City Manager to permit individual phases to move forward to final map if substantial progress is being made to identify an acceptable site(s) as described above. The City Manager's determination of substantial progress shall be in his/her sole discretion.</p>	<p>M, B</p>	<p>CD (P) Folsom Cordova Unified School District</p>	<p>The City, the Folsom Cordova Unified School District (FCUSD) and the Landowners in the Folsom Plan Area successfully negotiated the proposed locations of the combined middle school/high school site. The City Manager informed the Landowners that this condition of approval has been satisfied with a letter dated June 12, 2018. The letter is on file with the City.</p>	<p>Yes</p>
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Mitigation Measures					
67.	<i>Westland/Eagle Specific Plan Amendment (W/E SPA) Mitigation Monitoring Reporting Program (MMRP) for the Westland/Eagle Area of the Folsom Plan Area Specific Plan (FPASP).</i> Table 1 below describes the mitigation measures from the FPASP (May 2011) MMRP, as amended by the Revised Proposed Water Supply Facility Alternative (November 2012) and by W/E SPA (September 2015).				
Table 1. FPASP EIR/EIS, as amended by the W/E SPA Addendum, Mitigation Measures Applicable to the Mangini Ranch Phase 2 Tentative Subdivision Map Project.*					
*The MMRP for the W/E SPA Addendum to the FPASP EIR/EIS is included as Attachment 20.					
Condition	Mitigation Measures Applicable to the Project	Timing	Responsible Agency	Comments	Condition Satisfied?
Aesthetics					
67-1	3A.1-1: Construct and Maintain a Landscape Corridor Adjacent to U.S. 50.	G, O	CD	This subdivision does not have frontage on US HWY 50	Yes
67-2	3A.1-4: Screen Construction Staging Areas.	G	CD (P)(E)(B)	The construction staging area does not require screening due to distance from existing residences (>1000 feet)	Yes
67-3	3A.1-5: Establish and Require Conformance to Lighting Standards and Prepare and Implement a Lighting Plan.	B	CD (P)	CDD has approved the lighting plan for this subdivision	Yes
Air Quality					
67-4	3A.2-1a: Implement Measures to Control Air Pollutant Emissions Generated by Construction of On-Site Elements.	G, C	CD	(2) The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in Spring of 2019. Compliance table is on file with the City.	Yes
67-5	3A.2-1b: Pay Off-site Mitigation Fee to SMAQMD to Off-Set NOX Emissions Generated by Construction of On-Site Elements.	G, C	CD (P)(E) SMAQMD	See (2) above	Yes
67-6	3A.2-1c: Analyze and Disclose Projected PM10 Emission Concentrations at Nearby Sensitive Receptors Resulting from Construction of On-Site Elements.	G	CD (E)(P)	See (2) above	Yes
67-7	3A.2-1d: Implement SMAQMD's Basic Construction Emission Control Practices during Construction of all Off-site Elements located in Sacramento County	G	SMAQMD	See (2) above. No off-site elements outside the City limits required for this subdivision	Yes
67-8	3A.2-1f: Implement SMAQMD's Enhanced Exhaust Control Practices during Construction of all Off-site Elements.	G	Sacramento County El Dorado County or Cal Trans	See (2) above. No off-site elements outside the City limits required for this subdivision	Yes

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

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

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

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

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

				construction in the vicinity of existing residents. Night work is necessary due to impacts to the travelling public during the normal workday. The night work has been disruptive to some existing residences. The CDD is working closely to monitor the noise impacts in the night time hours to minimize impacts to existing residents.	
Public Services					
67-62	3A.14-1 (as amended by W/E SPA): Prepare and Implement a Construction Traffic Control Plan.	G, I, B, C	PW	The CDD has reviewed and approved all traffic control plans for the subdivision to verify compliance with City ordinances and to minimize delays to the travelling public.	Yes
67-63	3A.14-2: Incorporate California Fire Code; City of Folsom Fire Code Requirements; and EDHFD Requirements, if Necessary, into Project Design and Submit Project Design to the City of Folsom Fire Department for Review and Approval.	B, O	CD, FD	The City Fire Department has reviewed and approved all proposed improvements for the subdivision. The City FD will verify adequate fire flow prior to building permit issuance in the subdivision.	Yes
67-64	3A.14-3: Incorporate Fire Flow Requirements into Project Designs.	B, O	CD, FD	The City Fire Department has reviewed and approved all proposed improvements for the subdivision. The City FD will verify adequate fire flow prior to building permit issuance in the subdivision.	Yes

Traffic and Transportation

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

Public Facilities Financing Plan (PFFP):

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

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

Sacramento County Transportation Development Fee (SCTDF) contribution:

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

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

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

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

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

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

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

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

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

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

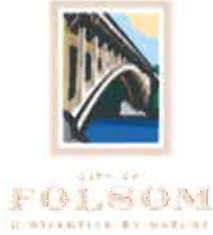
				Board.	
Climate Change					
68-30	Backbone MND Mitigation Measure VII-1: Greenhouse Gas Emissions	Prior to releasing RFB to contractors	SMAQMD	See (2) above	
Public Services					
68-31	Backbone MND Mitigation Measure XVI-1: Prepare and Implement a Construction Traffic Control Plan.	G, I, B, C	PW	See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

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

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

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

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Folsom City Council Staff Report

MEETING DATE:	10/12/2021
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10720 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 2 Village No. 2 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 2 Village No. 2 Subdivision
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

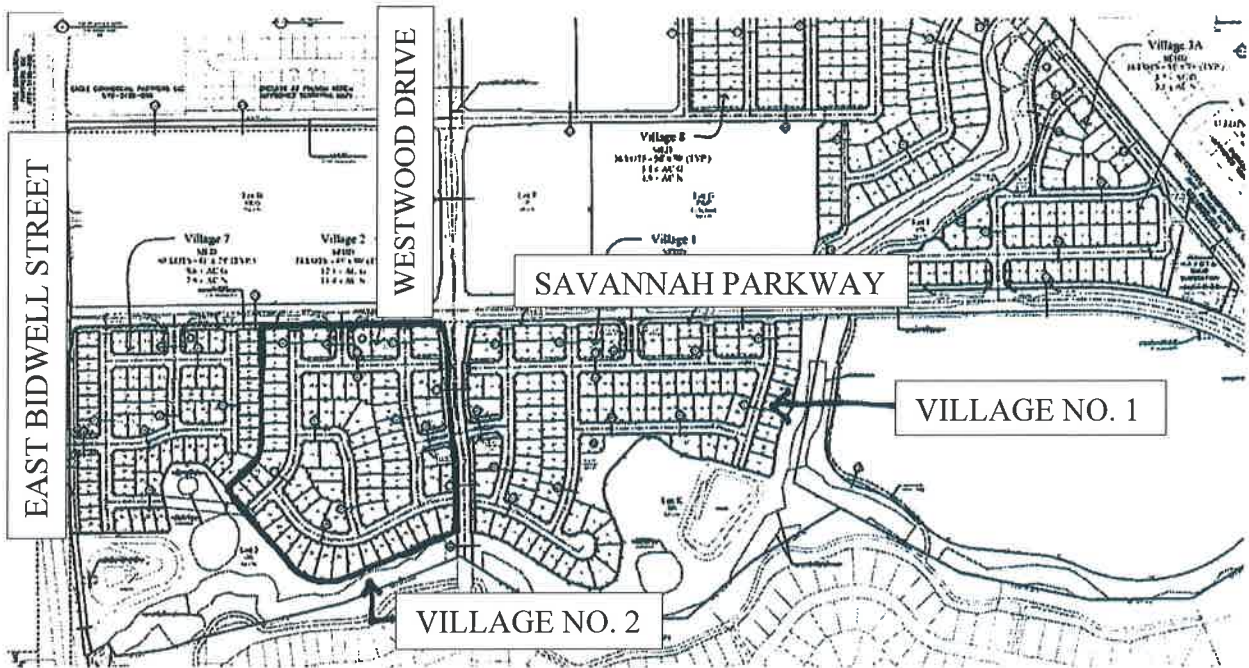
Staff recommends that the City Council move to adopt:

Resolution No. 10720 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 2 Village No. 2 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 2 Village No. 2 Subdivision

BACKGROUND / ISSUE

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

The action for consideration by the City Council is the approval of the Final Map and Subdivision Improvement Agreement for the Mangini Ranch Phase 2 Village No. 2 Subdivision. The Final Map for the Mangini Ranch Phase 2 Village No. 2 Subdivision will create a total of 74 single-family high density (SFHD) residential lots. With the approval of the Final Map, the subdivision process for this project will be complete.



The Mangini Ranch Phase 2 Village No. 2 Subdivision is located on the south side of Savannah Parkway west of Westwood Drive and the Village No. 1 subdivision and east of East Bidwell Street in the Folsom Plan Area (FPA) (see Page 2).

POLICY / RULE

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

ANALYSIS

The Final Map and conditions of approval for the Mangini Ranch Phase 2 Village No. 2 Subdivision have been reviewed by the Community Development Department and other City departments. The Final Map has been found to be in substantial compliance with the approved Vesting Tentative Subdivision Map, and all conditions pertaining to the map have been satisfied.

Attached is a table which includes the conditions of approval for the Mangini Ranch Phase 2 Village No. 2 Vesting Tentative Subdivision Map. The tables include information concerning when the condition is required to be satisfied (e.g. at Final Map, building permit, etc.), which City department is responsible to verify that it has been satisfied, and comments or an explanation on how the condition was satisfied. This subdivision is consistent with the Folsom Plan Area Specific Plan (FPASP) in regards to zoning and unit count.

ENVIRONMENTAL REVIEW

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

ATTACHMENTS

1. Resolution No. 10720 - A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 2 Village No. 2 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 2 Village No. 2 Subdivision
2. Mangini Ranch Phase 2 Village No. 2 Subdivision Improvement Agreement
3. Mangini Ranch Phase 2 Village No. 2 Subdivision Final Map
4. Mangini Ranch Phase 2 Village No. 2 Vesting Tentative Subdivision Map
5. Table of Conditions of Approval for the Mangini Ranch Phase 2 Village No. 2 Vesting Tentative Subdivision Map

Submitted,



PAM JOHNS
Community Development Director

ATTACHMENT 1

Resolution No. 10720 - A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 2 Village No. 2 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 2 Village No. 2 Subdivision

RESOLUTION NO. 10720

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

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

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

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

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

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

PASSED AND ADOPTED this 12th day of October 2021, by the following roll-call vote:

AYES: Councilmember(s)

NOES: Councilmember(s)

ABSENT: Councilmember(s)

ABSTAIN: Councilmember(s)

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 2
Mangini Ranch Phase 2 Village No. 2 Subdivision Improvement
Agreement

No Fee Document Pursuant to Government Code Section 6103.

RECORDING REQUESTED BY:

City of Folsom

WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

CITY OF FOLSOM

SUBDIVISION IMPROVEMENT AGREEMENT

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

RECITALS

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

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

NOW, THEREFORE, the parties agree as follows:

1. Performance of Work. Subdivider agrees to furnish, construct, and install at his own expense the required improvements as shown on the approved plans and specifications of the subdivision, a copy of which is on file in the Community Development Department, and is incorporated herein by reference, along with any changes or modifications as may be required by the City Engineer due to errors, omissions, changes in conditions, or changes in facilities as required by the City Engineer. The approved plans and specifications of the required improvements may be modified by the Subdivider as the development progresses, provided that any modification is approved in writing by the City Engineer. The total estimated cost of the required improvements, as shown on Exhibit A, is **FIVE HUNDRED FIFTY-ONE THOUSAND EIGHT HUNDRED FORTY-EIGHT AND 00/100 DOLLARS (\$551,848.00)**.
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 **FIVE HUNDRED FIFTY-ONE THOUSAND EIGHT HUNDRED FORTY-EIGHT AND 00/100 DOLLARS (\$551,848.00)**, 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 **FIVE HUNDRED FIFTY-ONE**

THOUSAND EIGHT HUNDRED FORTY-EIGHT AND 00/100 DOLLARS (\$551,848.00), which sum is equal to one hundred percent of the estimated cost of constructing the required improvements, securing payment to the contractor, subcontractor and to persons furnishing labor, materials, or equipment to them for the construction of the required improvements.

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

8. Insurance. Subdivider and any contractors hired by Subdivider to perform any of the Required Improvements shall, at their expense, maintain in effect for the duration of this Agreement or until the required improvements are accepted by the City, whichever first occurs, not less than the following coverage and limits of insurance, which shall be maintained with insurers and under forms of policy satisfactory to the City. The maintenance by Subdivider and its contractors of the following coverage and limits of insurance is a material element of this Agreement. The failure of Subdivider or any of its contractors to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of this Agreement.
- a. Minimum Limits of Insurance. Subdivider shall maintain limits not less than:
1. Comprehensive General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage.
 2. Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury, personal injury and property damage.
 3. Worker's Compensation and Employers Liability: Worker's Compensation limits as required by the Labor Code of the State of California and Employers Liability limits of \$1,000,000 per accident.
- b. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions shall be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects to a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.
- c. Other Insurance Provisions. The policies are to contain, or be endorsed to contain, the following provisions:
1. General Liability and Automobile Liability Coverages
 - A. The City, its officers, officials, employees and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Subdivider; products and completed operations of the Subdivider; premises owned, leased or used by the Subdivider; or automobiles owned, leased, hired or borrowed by the Subdivider. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.
 - B. The Subdivider's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance of self-insurance maintained by the

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

- C. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, officials, employees or volunteers.
 - D. The Subdivider's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
2. **Worker's Compensation and Employers Liability Coverage.** The insurer shall agree to waive all rights or subrogation against the City, its officers, officials, employees and volunteers for losses arising from work performed by Subdivider for the City.
 3. **All Coverages.** Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided or cancelled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.
 - d. Acceptability of Insurers. Insurance is to be placed with insurers with a Best's rating of not less than A: VII.
 - e. Verification of Coverage. Concurrently with the execution of this Agreement, the Subdivider shall furnish the City with original endorsements affecting coverage required by this clause. The endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies at any time.
9. Title to Improvements. Title to and ownership of the required public improvements constructed under this Agreement by Subdivider shall vest absolutely in the City upon completion and written acceptance of such improvements by the City Engineer. The City Engineer shall not accept the required improvements unless Subdivider certifies that such improvements have been constructed in conformity with the approved plans and specifications, approved modifications, if any, the approved Final Map, City Improvement Standards and Standard Construction Specifications, any applicable City Ordinances or State and Federal laws and after 35 days from the date of filing of a Notice of Completion.
 10. Warranty Security. Prior to acceptance of the required improvements by the City Engineer, the Subdivider shall provide security in the amount and in the form as required by the City Engineer to guarantee the improvements against any defective work or labor done or defective materials used in the performance of the required improvements (Warranty Security) throughout the warranty security period which shall be the period of one year following completion and written acceptance of the improvements (Warranty Security Period). The amount of the Warranty Security shall not be less than 10 percent of the cost of the construction

of the improvements, including the cash deposit required in paragraph 5C of this agreement, which shall be retained for the Warranty Security Period.

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

If the form of improvement security is other than a bond, then the City, after giving notice of breach of the Agreement, may proceed to collect against the improvement security in the

manner provided by law and by the terms of the security instrument.

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

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

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

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

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

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

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

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

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

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

SUBDIVIDER

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

BY: _____

Print Name: _____

Title: _____

DATE _____

CITY OF FOLSOM, a Municipal Corporation

Elaine Andersen
CITY MANAGER

DATE _____

ATTEST:

Christa Freemantle
CITY CLERK

DATE _____

APPROVED AS TO CONTENT:

Pam Johns
COMMUNITY DEVELOPMENT DIRECTOR

DATE _____

APPROVED AS TO FORM:

Steven Wang
CITY ATTORNEY

DATE _____

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

9/15/2021



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

<u>Backbone/Offsites</u>	<u>Total</u>	<u>Cost to</u>
	<u>Cost</u>	<u>Complete</u>
Savannah Parkway (Sta 118+50 to 125+83)		\$ 9,410
Westwood Drive (sta 90+77 to 105+93)	\$ 1,948,815	\$ 193,963
<hr/>		
Subtotal Backbone/Offsites	\$ 1,948,815	\$ 203,373
<u>Subdivision Improvements</u>		
Village 2	\$ 5,070,993	\$ 551,848
<hr/>		
Subtotal Subdivisions	\$ 5,070,993	\$ 551,848
TOTAL Costs	\$7,019,808	

9/15/2021



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

Item No.	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Grading and Site Preparation							
1	1.1	AC	Clearing & Grubbing	\$ 1,750.00	\$ 1,925.00	100%	\$ -
2	1.1	AC	Erosion Control	\$ 8,700.00	\$ 9,570.00	100%	\$ -
Subtotal Grading & Site Prep					\$ 11,495.00		\$ -
Sanitary Sewer System							
1	67	LF	6" Sanitary Sewer, PVC SDR 26	\$ 120.00	\$ 8,040.00	100%	\$ -
2	358	LF	8" Sanitary Sewer, PVC SDR 26	\$ 160.00	\$ 57,280.00	100%	\$ -
3	1	EA	60" Standard Sanitary Sewer MH	\$ 11,300.00	\$ 11,300.00	100%	\$ -
4	1	EA	Connect to existing	\$ 500.00	\$ 500.00	100%	\$ -
Subtotal Sewer					\$ 77,120.00		\$ -
Storm Drain System							
1	52	LF	12" Storm Drain, RCP CL III	\$ 90.00	\$ 4,680.00	100%	\$ -
2	50	LF	18" Storm Drain, RCP CL III	\$ 230.00	\$ 11,500.00	100%	\$ -
3	193	LF	24" Storm Drain, RCP CL III	\$ 250.00	\$ 48,250.00	100%	\$ -
4	212	LF	30" Storm Drain, RCP CL III	\$ 270.00	\$ 57,240.00	100%	\$ -
5	1	EA	Type GOL-7 Drainage Inlet	\$ 5,200.00	\$ 5,200.00	100%	\$ -
6	2	EA	Temporary Rise; Perforated HDPE	\$ 2,500.00	\$ 5,000.00	100%	\$ -
7	3	EA	60" Standard Storm Drain Manhole	\$ 11,300.00	\$ 33,900.00	100%	\$ -
8	1	EA	Connect to existing	\$ 500.00	\$ 500.00	100%	\$ -
Subtotal Storm Drain					\$ 166,270.00		\$ -
Potable Water System							
1	11	LF	8" Water Main, PVC C900 CL 235	\$ 100.00	\$ 1,100.00	100%	\$ -
2	61	LF	16" Water Main, PVC C900 CL 235	\$ 130.00	\$ 7,930.00	100%	\$ -
3	238	LF	18" Water Main, DIP CL 350	\$ 250.00	\$ 59,500.00	100%	\$ -
4	108	LF	24" Water Main, DIP CL 350	\$ 310.00	\$ 33,480.00	100%	\$ -
5	1	EA	8" Gate Valve	\$ 2,500.00	\$ 2,500.00	100%	\$ -
6	3	EA	18" Butterfly Valve	\$ 6,800.00	\$ 20,400.00	100%	\$ -
7	1	EA	24" Butterfly Valve	\$ 8,000.00	\$ 8,000.00	100%	\$ -
8	1	EA	Fire Hydrant Assembly (W/8"LEAD)	\$ 7,000.00	\$ 7,000.00	100%	\$ -
9	3	EA	4" Blow Off Valve & Box	\$ 3,000.00	\$ 9,000.00	100%	\$ -
10	1	EA	Remove 4" Blow-Off Valve & Connect	\$ 800.00	\$ 800.00	100%	\$ -
Subtotal Water					\$ 149,710.00		\$ -

9/15/2021



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

Item No.	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Non-Potable Water System							
1	127	LF	8" NP Main, PVC C900 CL 235	\$ 90.00	\$ 11,430.00	100%	\$ -
2	1	EA	4" End of Line Blow-Off Valve	\$ 4,500.00	\$ 4,500.00	100%	\$ -
3	2	EA	2" Non-Potable Water Service	\$ 3,500.00	\$ 7,000.00	100%	\$ -
4	1	EA	Remove 4" Blow-Off Valve & Connect	\$ 500.00	\$ 500.00	100%	\$ -
Subtotal Water					\$ 23,430.00		\$ -
Concrete							
1	607	LF	Type 2 Vertical Curb & Gutter	\$ 27.00	\$ 16,389.00	100%	\$ -
2	3,368	SF	Sidewalk (6" PCC/ 6" AB)	\$ 10.00	\$ 33,680.00	100%	\$ -
3	404	LF	Modified Type 5 Median Curb	\$ 35.00	\$ 14,140.00	100%	\$ -
4	1	EA	Concrete Survey Monument	\$ 400.00	\$ 400.00	100%	\$ -
5	4	EA	Sidewalk Curb Ramp	\$ 3,500.00	\$ 14,000.00	100%	\$ -
Subtotal Concrete					\$ 78,609.00		\$ -
Streetwork							
1	694	Ton	Asphalt Concrete (Type 'B')	\$ 87.40	\$ 60,655.60	100%	\$ -
2	1,361	Ton	Aggregate Base (Class 2)	\$ 26.00	\$ 35,386.00	100%	\$ -
3	126	LF	8" Channelizing Line (DTL 38A)	\$ 1.60	\$ 201.60	100%	\$ -
4	558	LF	6" Solid Stripe (DTL 39)	\$ 1.60	\$ 892.80	100%	\$ -
5	200	LF	6" Dashed Stripe (DTL 39A)	\$ 1.60	\$ 320.00	100%	\$ -
6	30	LF	12" Limit Line (DTL LL)	\$ 1.60	\$ 48.00	100%	\$ -
7	143	SF	Pavement Markings	\$ 10.60	\$ 1,515.80	100%	\$ -
8	101	EA	Median Reflectors (DTL 26)	\$ 1.50	\$ 151.50	100%	\$ -
9	6	EA	Miscellaneous Signs	\$ 350.00	\$ 2,100.00	100%	\$ -
10	90	LF	Street Barricade	\$ 53.00	\$ 4,770.00	100%	\$ -
11	100	LF	4" Irrigation Sleeve, Schedule 80 PVC	\$ 20.00	\$ 2,000.00	100%	\$ -
Subtotal Streetwork					\$ 108,041.30		\$ -

9/15/2021



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

Item No.	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Joint Trench and Street Lights							
1	370	LF	Joint Trench Excavation & Backfill	\$ 180.00	\$ 66,600.00	100%	\$ -
2	2	EA	LED Street Light (Including Conduit, Wiring and Appurtenances	\$ 11,600.00	\$ 23,200.00	100%	\$ -
Subtotal Street Lights					\$ 89,800.00		\$ -
Landscaping							
1	855	SF	Median Landscape	\$ 10.00	\$ 8,550.00	0%	\$ 8,550.00
Subtotal Landscaping					\$ 8,550.00		\$ 8,550.00
TOTAL Subdivision Improvements					\$ 713,025.00		\$ 8,550.00
Contingency					\$ 71,303.00		\$ 860.00
Total Cost Estimate					\$ 784,328.00		\$ 9,410.00

Summary

	Total Cost	Cost to Complete
Grading & Site Preparation	\$ 11,495.00	\$ -
Sewer	\$ 77,120.00	\$ -
Storm Drain	\$ 166,270.00	\$ -
Potable Water System	\$ 149,710.00	\$ -
Non-Potable Water System	\$ 23,430.00	\$ -
Concrete	\$ 78,609.00	\$ -
Streetwork	\$ 108,041.30	\$ -
Joint Trench and Street Lights	\$ 89,800.00	\$ -
Landscaping	\$ 8,550.00	\$ 8,550.00
Contingency	\$ 71,303.00	\$ 860.00
TOTALS	\$ 784,328.00	\$ 9,410.00

9/15/2021



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

Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Grading and Site Preparation							
1	3.2	AC	Clearing & Grubbing	\$ 1,750.00	\$ 5,600.00	100%	\$ -
2	3.2	AC	Erosion Control	\$ 8,700.00	\$ 27,840.00	100%	\$ -
Subtotal Grading & Site Prep					\$ 33,440.00		\$ -
Sanitary Sewer System							
1	65	LF	8" Sanitary Sewer, PVC SDR 26	\$ 160.00	\$ 10,400.00	100%	\$ -
2	1	EA	8" Flushing Branch	\$ 2,500.00	\$ 2,500.00	100%	\$ -
Subtotal Sewer					\$ 12,900.00		\$ -
Storm Drain System							
1	903	LF	12" Storm Drain, RCP CL III	\$ 90.00	\$ 81,270.00	100%	\$ -
2	3	EA	Type 'B' Drainage Inlet	\$ 4,100.00	\$ 12,300.00	100%	\$ -
3	1	EA	Type 'F' Drainage Inlet	\$ 4,100.00	\$ 4,100.00	100%	\$ -
4	7	EA	Type GOL-7 Drainage Inlet	\$ 5,200.00	\$ 36,400.00	100%	\$ -
5	6	EA	48" Standard Storm Drain Manhole	\$ 7,600.00	\$ 45,600.00	100%	\$ -
6	1	EA	60" Standard Storm Drain Manhole	\$ 11,300.00	\$ 11,300.00	100%	\$ -
7	1	EA	72" Standard Storm Drain Manhole	\$ 16,000.00	\$ 16,000.00	100%	\$ -
Subtotal Storm Drain					\$ 206,970.00		\$ -
Potable Water System							
1	120	LF	8" Water Main, PVC C900 CL 235	\$ 100.00	\$ 12,000.00	100%	\$ -
2	1,505	LF	12" Water Main, PVC C900 CL 235	\$ 120.00	\$ 180,600.00	100%	\$ -
3	555	LF	16" Water Main, PVC C900 CL 235	\$ 130.00	\$ 72,150.00	100%	\$ -
4	4	EA	8" Gate Valve	\$ 2,500.00	\$ 10,000.00	100%	\$ -
5	8	EA	12" Butterfly Valve	\$ 3,400.00	\$ 27,200.00	100%	\$ -
6	1	EA	16" Butterfly Valve	\$ 5,400.00	\$ 5,400.00	100%	\$ -
7	3	EA	Fire Hydrant Assembly (w/8" Lead)	\$ 7,000.00	\$ 21,000.00	100%	\$ -
8	4	EA	Fire Hydrant Assembly (w/6" Lead)	\$ 6,000.00	\$ 24,000.00	100%	\$ -
9	3	EA	4" Blow-Off Valve & Box	\$ 3,000.00	\$ 9,000.00	100%	\$ -
10	3	EA	Remove 4" Blow-Off Valve & Connect	\$ 800.00	\$ 2,400.00	100%	\$ -
Subtotal Water					\$ 363,750.00		\$ -

9/15/2021



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

Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Non-Potable Water System							
1	621	LF	8" NP Water Main, PVC C900 CL 235	\$ 90.00	\$ 55,890.00	100%	\$ -
2	1	EA	8" Gate Valve	\$ 3,000.00	\$ 3,000.00	100%	\$ -
3	2	EA	2" Non-Potable Water Service	\$ 3,500.00	\$ 7,000.00	100%	\$ -
4	1	EA	Remove 4" Blow-Off Valve & Connect	\$ 500.00	\$ 500.00	100%	\$ -
Subtotal Water					\$ 66,390.00		\$ -
Concrete							
1	2,802	LF	Type 2 Vertical Curb & Gutter	\$ 27.00	\$ 75,654.00	100%	\$ -
2	5,723	SF	Sidewalk (6" PCC/ 6" AB)	\$ 10.00	\$ 57,230.00	100%	\$ -
3	1,752	LF	Modified Type 5 Median Curb	\$ 35.00	\$ 61,320.00	100%	\$ -
4	1	EA	Concrete Survey Monument	\$ 400.00	\$ 400.00	100%	\$ -
5	4	EA	Sidewalk Curb Ramp	\$ 3,500.00	\$ 14,000.00	100%	\$ -
Subtotal Concrete					\$ 208,604.00		\$ -
Streetwork							
1	2,438	Ton	Asphalt Concrete (Type 'B')	\$ 87.40	\$ 213,081.20	100%	\$ -
2	4,757	Ton	Aggregate Base (Class 2)	\$ 26.00	\$ 123,682.00	100%	\$ -
3	800	LF	8" Channelizing Line (DTL 38A)	\$ 1.60	\$ 1,280.00	100%	\$ -
4	2,235	LF	6" Solid Stripe (DTL 39)	\$ 1.60	\$ 3,576.00	100%	\$ -
5	200	LF	6" Solid Stripe (DTL 39A)	\$ 1.60	\$ 320.00	100%	\$ -
6	170	LF	12" White Chevron Markings	\$ 2.80	\$ 476.00	100%	\$ -
7	131	LF	12" Limit Line (DTL LL)	\$ 1.60	\$ 209.60	100%	\$ -
8	691	SF	Pavement Markings	\$ 10.60	\$ 7,324.60	100%	\$ -
9	438	EA	Median Reflectors (DTL 26)	\$ 1.50	\$ 657.00	100%	\$ -
10	13	EA	Miscellaneous Signs	\$ 350.00	\$ 4,550.00	100%	\$ -
11	40	LF	Street Barricade	\$ 53.00	\$ 2,120.00	100%	\$ -
12	790	LF	4" Irrigation Sleeve, Schedule 80 PVC	\$ 20.00	\$ 15,800.00	100%	\$ -
13	333	LF	6" Irrigation Sleeve, Schedule 80 PVC	\$ 30.00	\$ 9,990.00	100%	\$ -
Subtotal Streetwork					\$ 383,066.00		\$ -

9/15/2021



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

Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Joint Trench and Street Lights							
1	1,050	LF	Joint Trench Excavation & Backfill	\$ 180.00	\$ 189,000.00	100%	\$ -
2	555	LF	Fiber Optic Conduit & Pullwire	\$ 22.00	\$ 12,210.00	100%	\$ -
3	1,046	LF	Traffic Signal Conduit & Pullwire	\$ 15.00	\$ 15,690.00	100%	\$ -
4	1	EA	Streetlight Service Point	\$ 10,500.00	\$ 10,500.00	100%	\$ -
5	8	EA	LED Street Light (Including Conduit, Wiring and Appurtenances	\$ 11,600.00	\$ 92,800.00	100%	\$ -
Subtotal Street Lights					\$ 320,200.00		\$ -
Landscaping							
1	17,633	SF	Medlan Landscape	\$ 10.00	\$ 176,330.00	0%	\$ 176,330.00
Subtotal Landscaping					\$ 176,330.00		\$ 176,330.00
TOTAL Subdivision Improvements					\$ 1,771,650.00		\$ 176,330.00
Contingency				10%	\$ 177,165.00		\$ 17,633.00
Total Cost Estimate					\$ 1,948,815.00		\$ 193,963.00

Summary

	Total Cost	Cost to Complete
Grading & Site Preparation	\$ 33,440.00	\$ -
Sewer	\$ 12,900.00	\$ -
Storm Drain	\$ 206,970.00	\$ -
Potable Water System	\$ 363,750.00	\$ -
Non-Potable Water System	\$ 66,390.00	\$ -
Concrete	\$ 208,604.00	\$ -
Streetwork	\$ 383,066.00	\$ -
Joint Trench and Street Lights	\$ 320,200.00	\$ -
Landscaping	\$ 176,330.00	\$ 176,330.00
Contingency	\$ 177,165.00	\$ 17,633.00
TOTALS	\$ 1,948,815.00	\$ 193,963.00

9/15/2021



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

Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Grading and Site Preparation							
1	11.8	AC	Clearing & Grubbing	\$ 1,750.00	\$ 20,650.00	100%	\$ -
2	11.8	AC	Erosion Control	\$ 8,700.00	\$ 102,660.00	100%	\$ -
Subtotal Grading & Site Prep					\$ 123,310.00		\$ -
Sanitary Sewer System							
1	660	LF	6" Sanitary Sewer, PVC SDR 26	\$ 120.00	\$ 79,200.00	100%	\$ -
2	2,396	LF	8" Sanitary Sewer, PVC SDR 26	\$ 160.00	\$ 383,360.00	100%	\$ -
3	14	EA	48" Standard Sanitary Sewer Manhole	\$ 7,600.00	\$ 106,400.00	100%	\$ -
4	74	EA	4" Sanitary Sewer Service	\$ 2,000.00	\$ 148,000.00	100%	\$ -
5	4	EA	6" Flushing Branch	\$ 2,000.00	\$ 8,000.00	100%	\$ -
6	1	EA	Connect to Existing Sewer Main	\$ 500.00	\$ 500.00	100%	\$ -
Subtotal Sewer					\$ 725,460.00		\$ -
Storm Drain System							
1	950	LF	12" Storm Drain, RCP CL III	\$ 90.00	\$ 85,500.00	100%	\$ -
2	520	LF	15" Storm Drain, RCP CL III	\$ 210.00	\$ 109,200.00	100%	\$ -
3	247	LF	18" Storm Drain, RCP CL III	\$ 230.00	\$ 56,810.00	100%	\$ -
4	706	LF	30" Storm Drain, RCP CL III	\$ 270.00	\$ 190,620.00	100%	\$ -
5	373	LF	36" Storm Drain, RCP CL III	\$ 320.00	\$ 119,360.00	100%	\$ -
6	12	EA	48" Standard Storm Drain Manhole	\$ 7,600.00	\$ 91,200.00	100%	\$ -
7	6	EA	60" Standard Storm Drain Manhole	\$ 11,300.00	\$ 67,800.00	100%	\$ -
8	1	EA	72" Standard Storm Drain Manhole	\$ 16,000.00	\$ 16,000.00	100%	\$ -
9	1	EA	84" Storm Drain Manhole	\$ 18,000.00	\$ 18,000.00	100%	\$ -
10	1	EA	96" Storm Drain Manhole	\$ 20,000.00	\$ 20,000.00	100%	\$ -
11	13	EA	Type GOL-7 Drainage Inlet	\$ 5,200.00	\$ 67,600.00	100%	\$ -
12	7	EA	Modified Type 'B' Drainage Inlet	\$ 4,600.00	\$ 32,200.00	100%	\$ -
13	1	EA	Connect to Existing Storm Drain Main	\$ 500.00	\$ 500.00	100%	\$ -
Subtotal Storm Drain					\$ 874,790.00		\$ -
Potable Water System							
1	344	LF	6" Water Main, PVC C900 CL 235	\$ 90.00	\$ 30,960.00	100%	\$ -
2	2,588	LF	8" Water Main, PVC C900 CL 235	\$ 100.00	\$ 258,800.00	100%	\$ -
3	3	EA	6" Gate Valve	\$ 2,300.00	\$ 6,900.00	100%	\$ -
4	16	EA	8" Gate Valve	\$ 2,500.00	\$ 40,000.00	100%	\$ -
5	8	EA	Fire Hydrant Assembly (w/6" Lead)	\$ 6,000.00	\$ 48,000.00	100%	\$ -
6	74	EA	1" Water Service	\$ 2,120.00	\$ 156,880.00	100%	\$ -
7	1	EA	Water Sampling Station	\$ 1,500.00	\$ 1,500.00	100%	\$ -
8	3	EA	2" Air & Vacuum Release Valve	\$ 6,900.00	\$ 20,700.00	100%	\$ -
9	3	EA	4" Blow-Off Valve & Box	\$ 3,000.00	\$ 9,000.00	100%	\$ -
Subtotal Water					\$ 572,740.00		\$ -

9/15/2021



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

Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Concrete							
1	581	LF	Type 2 Vertical Curb & Gutter	\$ 27.00	\$ 15,687.00	100%	\$ -
2	4,897	LF	Type 1 Rolled Curb & Gutter	\$ 27.00	\$ 132,219.00	100%	\$ -
3	51	LF	Mountable Curb & Gutter	\$ 25.00	\$ 1,275.00	100%	\$ -
4	373	LF	Modified Type 5 Median Curb	\$ 35.00	\$ 13,055.00	100%	\$ -
5	145	LF	Modified Type 5 Curb	\$ 23.00	\$ 3,335.00	100%	\$ -
6	22,877	SF	Sidewalk (6" PCC/ 6" AB)	\$ 10.00	\$ 228,770.00	100%	\$ -
7	8	EA	Concrete Survey Monument	\$ 400.00	\$ 3,200.00	100%	\$ -
8	24	EA	Sidewalk Curb Ramp	\$ 3,500.00	\$ 84,000.00	100%	\$ -
Subtotal Concrete					\$ 481,541.00		\$ -
Streetwork							
1	1,886	Ton	Asphalt Concrete (Type 'B')	\$ 87.40	\$ 164,836.40	100%	\$ -
2	4,491	Ton	Aggregate Base (Class 2)	\$ 26.00	\$ 116,766.00	100%	\$ -
3	88	SF	Pavement Markings	\$ 10.60	\$ 932.80	100%	\$ -
4	27	EA	Miscellaneous Signs	\$ 350.00	\$ 9,450.00	100%	\$ -
5	94	EA	Median Reflectors (DTL 26)	\$ 1.50	\$ 141.00	100%	\$ -
6	52	LF	12" White Stripe Limit Line (Stop Line)	\$ 3.20	\$ 166.40	100%	\$ -
7	220	LF	4" Irrigation Sleeve, Schedule 80 PVC	\$ 20.00	\$ 4,400.00	100%	\$ -
8	40	LF	6" Irrigation Sleeve, Schedule 80 PVC	\$ 30.00	\$ 1,200.00	100%	\$ -
9	44	LF	Post and Cable	\$ 20.00	\$ 880.00	100%	\$ -
Subtotal Streetwork					\$ 298,772.60		\$ -
Joint Trench and Street Lights							
1	74	lot	Joint Trench Excavation & Backfill	\$ 8,000.00	\$ 592,000.00	100%	\$ -
2	1	EA	Streetlight Service Point	\$ 10,500.00	\$ 10,500.00	100%	\$ -
3	37	EA	LED Street Light (Including Conduit, Wiring and Appurtenances	\$ 11,600.00	\$ 429,200.00	100%	\$ -
Subtotal Joint Trench & Street Lights					\$ 1,031,700.00		\$ -
Landscaping & Soundwalls							
1	4,755	SF	Lot 2A frontage landscape	\$ 10.00	\$ 47,550.00	0%	\$ 47,550.00
2	10,700	SF	Lot 2B frontage landscape	\$ 10.00	\$ 107,000.00	0%	\$ 107,000.00
3	3,673	SF	Lot 2C frontage landscape	\$ 10.00	\$ 36,730.00	0%	\$ 36,730.00
5	1,424	SF	Quakle Glen frontage landscape	\$ 10.00	\$ 14,240.00	0%	\$ 14,240.00
7	917	SF	Shale Rock Median Landscape	\$ 10.00	\$ 9,170.00	0%	\$ 9,170.00
9	790	SF	Emerland Knoll Median Landscape	\$ 10.00	\$ 7,900.00	0%	\$ 7,900.00
11	632	LF	Soundwalls (Savannah)	\$ 210.00	\$ 132,720.00	0%	\$ 132,720.00
13	697	LF	Soundwalls (Westwood)	\$ 210.00	\$ 146,370.00	0%	\$ 146,370.00
Subtotal Landscape					\$ 501,680.00		\$ 501,680.00
TOTAL Subdivision Improvements					\$ 4,609,994.00		\$ 501,680.00
Contingency					10% \$ 460,999.00		\$ 50,168.00
Total Cost Estimate					\$ 5,070,993.00		\$ 551,848.00



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

Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Summary					Total Cost		Cost to Complete
			Grading & Site Preparation		\$ 123,310.00		\$ -
			Sewer		\$ 725,460.00		\$ -
			Storm Drain		\$ 874,790.00		\$ -
			Water		\$ 572,740.00		\$ -
			Concrete		\$ 481,541.00		\$ -
			Streetwork		\$ 298,772.60		\$ -
			Joint Trench and Street Lights		\$ 1,031,700.00		\$ -
			Landscaping		\$ 501,680.00		\$ 501,680.00
			Contingency		\$ 460,999.00		\$ 50,168.00
TOTALS					\$ 5,070,993.00		\$ 551,848.00

BOND # _____
PREMIUM: _____

PERFORMANCE BOND
for
Subdivision Improvement Agreement

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

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

NOW THEREFORE, We, the principal, and _____, as surety, are held and firmly bound unto the City of Folsom, hereinafter referred to as the City; in the penal sum of **FIVE HUNDRED FIFTY-ONE THOUSAND EIGHT HUNDRED FORTY-EIGHT AND 00/100 DOLLARS (\$551,848.00)**, lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors, and administrators, jointly and severally firmly by these presents.

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

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

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

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

BY _____
(PRINCIPAL)

BY _____
(PRINCIPAL)

BY _____
(SURETY)

(ADDRESS)

(CITY, STATE, ZIP)

(TELEPHONE)

APPROVED AS TO FORM

CITY ATTORNEY

BOND # _____
 PREMIUM: _____

LABOR & MATERIALS BOND
 for
Subdivision Improvement Agreement

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

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

NOW THEREFORE, said principal and the undersigned as corporate surety, are held firmly bound unto the City of Folsom and all contractors, subcontractors, laborers, materialmen and other persons employed in the performance of the aforesaid agreement and referred to in the aforesaid Code of Civil Procedure, in the sum of **FIVE HUNDRED FIFTY-ONE THOUSAND EIGHT HUNDRED FORTY-EIGHT AND 00/100 DOLLARS (\$551,848.00)** for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, cost and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

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

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

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

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

BY _____
(PRINCIPAL)

BY _____
(PRINCIPAL)

BY _____
(SURETY)

(ADDRESS)

(CITY, STATE, ZIP)

(TELEPHONE)

APPROVED AS TO FORM

CITY ATTORNEY

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

OWNER'S STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT I AM THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS FINAL MAP OF "MANGINI RANCH PHASE 2 - VILLAGE 2" AND DO HEREBY DECLARE THE CONSENT FROM NO OTHER PERSON IS NECESSARY AND I CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE AS PUBLIC RIGHT-OF-WAY AND AS PUBLIC UTILITY EASEMENTS TO THE CITY OF FOLSOM: TALL OAKS BEND WAY, QUAKIE GLEN DRIVE, SHALE ROCK WAY, SHAKERS RIDGE WAY, EMERALD KNOLL DRIVE, STONE VIEW DRIVE AND DROWSY WATER WAY.

I DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING

1. A PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF DRAIN, GAS, SEWER AND WATER PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND COMMUNICATIONS SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS A, B AND C AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (P.U.E.).
2. A PUBLIC EASEMENT FOR PEDESTRIAN ACCESS ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN ACCESS EASEMENT" (P.A.E.).
3. A PUBLIC EASEMENT AND RIGHT-OF-WAY FOR THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER, ACROSS AND ABOVE THOSE STRIPS OF LANDS SHOWN HEREON AND DESIGNATED "LANDSCAPE EASEMENT" (L.E.).
4. A PUBLIC EASEMENT FOR CONSTRUCTION AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH CONTIGUOUS TO ALL RIGHT-OF-WAYS.

CMB IMPROVEMENT COMPANY, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
WILLIAM B. BUNCE, PRESIDENT

NOTARY'S ACKNOWLEDGMENT

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

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

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED 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 76" ELEVATION = 391.25 NAVD88

BRASS DISK STAMPED "CITY OF FOLSOM BM 76" ON THE NORTHWEST CORNER OF A CONCRETE DRAINAGE STRUCTURE. LOCATION OF SITE IS APPROXIMATELY 400 FEET NORTH OF THE INTERSECTION OF MANGINI PARKWAY AND E. BIDWELL STREET ON THE EAST SIDE OF E. BIDWELL STREET AND AT THE NORTHWEST CORNER OF A DETENTION BASIN. APPROXIMATE LATITUDE: N38° 37' 51.71" LONGITUDE: W121° 08' 49.49"

ELEVATION OF 391.25 WAS ESTABLISHED BY A DIFFERENTIAL LEVEL CIRCUIT FROM COUNTY BENCHMARK U518-009 STAMPED "K-836" 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 CMB IMPROVEMENT COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY IN SEPTEMBER 2017. 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 AUGUST 31, 2023, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



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

CITY ENGINEER'S STATEMENT

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

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

DATE: _____

CITY SURVEYOR'S STATEMENT

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

GERALD A. YOUNG, L.S. 3852
CITY SURVEYOR
LICENSE EXPIRES: 6/30/2022

DATE: _____

CITY CLERK'S STATEMENT

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

CHRISTA FREEMANTLE
CITY CLERK
DATE: _____

RECORDER'S STATEMENT

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

DOCUMENT NO. _____
DONNA ALLRED
SACRAMENTO COUNTY RECORDER
STATE OF CALIFORNIA
BY: _____ DEPUTY
FEE: \$ _____

**FINAL MAP (PN 17-307.02)
MANGINI RANCH
PHASE 2 - VILLAGE 2**

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

CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA



OCTOBER 2021
SHEET 1 OF 5

TRUSTEE'S STATEMENT

PLACER TITLE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST AND ASSIGNMENT OF RENTS, RECORDED DECEMBER 4, 2020, (INSTRUMENT) 202012041766, OFFICIAL RECORDS OF SACRAMENTO COUNTY, HEREBY CONSENTS TO THE RECORDATION OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

NAME: _____ DATE: _____
 TITLE: _____

NOTARY'S ACKNOWLEDGMENT

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

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

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

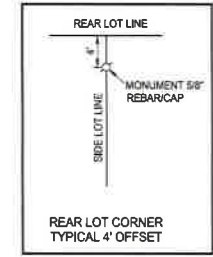
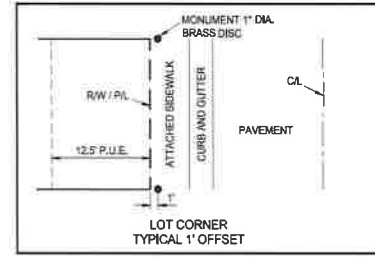
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

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

NOTES

- ALL CURVE DIMENSIONS ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
- THIS FINAL MAP CONTAINS 12.962± ACRES GROSS CONSISTING OF 74 RESIDENTIAL LOTS (NUMBERED 89-162) AND 3 LETTERED LOTS.
- A PRELIMINARY GEOTECHNICAL ENGINEERING REPORT FOR THE MANGINI RANCH (PROJECT NO E07145.001) WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, INC ON JULY, 2014 IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF FOLSOM COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL CENTERLINE MONUMENTS LOCATED AT THE END OF IMPROVEMENTS THAT FALL AT THE TOP BACK OF CURB WILL BE SET ON A 0.30 FOOT OFFSET ALONG THE CENTERLINE ON THE TOP OF CURB WITH A 1" DIAMETER BRASS DISC STAMPED "LS 9265".
- ALL FRONT LOT CORNERS WILL BE SET IN THE SIDEWALK WITH A 1.00 FOOT OFFSET ON THE SIDE PROPERTY LINE EXTENDED WITH A 1" DIAMETER BRASS DISC STAMPED "LS 9265" (SEE DETAIL THIS SHEET), UNLESS SHOWN OTHERWISE.
- REAR CORNERS WILL BE SET AS FOLLOWS (UNLESS SHOWN OTHERWISE)
 - FOR LOTS 93, 95, 103, 131-133, 139, 144-149 AND COMMON LINES OF 90/LOT B, 91/02, 110/111, 115/116, 119/120, 123/124, 133/134, AND 154/155 WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 9265".
 - FOR LOTS 99-101, 104-108, 112-114, 117-118, 121-122, 125-127, 136-137, 141-142, 150-151, 156-161 AND COMMON LINES OF 89/00, 128/128, AND 130/131 WILL BE SET WITH A 4.00 FOOT OFFSET ON THE SIDE LOT LINE WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 9265" (SEE DETAIL THIS SHEET).
 - FOR LOT 86 AND COMMON LINES OF LOTS 89/LOT B, 91/LOT B, 91/03, 93/LOT B, 94/LOT A, 97/02, 120/10, 131/LOT B, 132/LOT C, 132/134, 133/LOT C, 152/153, 162/LOT A, WHICH FALL WITHIN A MASONRY SOUNDRETAINING WALL, WILL BE SET WITH A 3/4" BRASS TAG STAMPED "LS 9265" ON THE FACE OF WALL 2.00 FOOT ABOVE GROUND OR ON TOP OF THE WALL.
- PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT 2013-1 (WATER FACILITIES AND SUPPLY) PER 20131230 O.R. 0311.
- PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT NO. 17 (WILLOW HILL PIPELINE) PER 20190526 O.R. 0353.
- PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT NO. 18 (FOLSOM PLAN AREA - AREA WIDE IMPROVEMENTS AND SERVICES) PER 20151208 O.R. 0427 AND 20181118 O.R. 465.
- PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH) PER BOOK 130 OF ASSESSMENT MAPS AT PAGE 27.
- PROPERTY SUBJECT TO "WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT" PER 20130124 O.R. 1362 AND DOCUMENTS DECLARING MODIFICATIONS THEREOF PER 20130326 O.R. 1519, 20130326 O.R. 1522, 20130521 O.R. 0891, 20140803 O.R. 0959, AND 20151211 O.R. 0142.
- PROPERTY SUBJECT TO "FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT" PER 20140715 O.R. 0428 AND AS AMENDED PER 20160129 O.R. 0381, 20160129 O.R. 0382, AND DOC. 202010061311.
- 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. 0427.
- PROPERTY SUBJECT TO AN "AGREEMENT AFFECTING REAL PROPERTY (INCLUSIONARY HOUSING AGREEMENT)" PER 20200203 O.R. 1356.
- PROPERTY SUBJECT TO A "COST SHARING AGREEMENT" PER DOC. 202012541767.
- LOTS A, B AND C AS SHOWN PER THIS MAP ARE TO BE DEEDED TO THE CITY OF FOLSOM EITHER CONCURRENT OR FOLLOWING RECORDATION OF THIS MAP BY SEPARATE DOCUMENT.
- PROPERTY SUBJECT TO THE INCLUSIONARY HOUSING PLAN DATED SEPTEMBER 26, 2017, (NOTE 26, 412 B.M. 7)
- PROPERTY IS SUBJECT TO THE "FUEL MODIFICATION PLAN, FOLSOM RANCH PHASE 2, EAST CARPENTER IMPROVEMENT COMPANY" PREPARED BY WOOD RODGERS AND ON FILE IN THE CITY OF FOLSOM COMMUNITY DEVELOPMENT DEPARTMENT.
- THE EASEMENTS LISTED BELOW, NOT SHOWN HEREON, ARE HEREBY ABANDONED PER SECTION 66434.(G) OF THE GOVERNMENT CODE:
 - LE, P, A, E, P, U, E, ALONG SOUTHERLY RIGHT-OF-WAY LINE OF SAVANNAH PARKWAY AND WESTERLY RIGHT-OF-WAY LINE OF WESTWOOD DRIVE WITHIN LOT 2 PER 412 B.M. 7, (REDEDICATED WITH THIS MAP)



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF SAVANNAH PARKWAY AS SHOWN HEREON AND ON SHEET 3 OF 5 ON THAT FINAL MAP TITLED "MANGINI RANCH PHASE 2 - VILLAGE 2" FILED FOR RECORD ON DECEMBER 17, 2019 IN BOOK 410 OF MAPS, AT PAGE 5, SACRAMENTO COUNTY RECORDS AND HAVING A BEARING OF NORTH 88°57'33" EAST.

REFERENCES

- 412 B.M. 7
- 418 B.M. 5

LEGEND

- ☒ STANDARD CITY OF FOLSOM MONUMENT WELL STAMPED "LS 5760" TO BE SET PER(1)(2)
- 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 5760" TO BE SET PER(1)
- 1-1/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944" PER 385 B.M. 10
- ☒ SET STANDARD CITY OF FOLSOM MONUMENT WELL STAMPED "LS 9265"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 9265"
- ☒ SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265"
- () RECORD DATA PER REFERENCE
- B.M. BOOK OF MAPS
- D.C.R. DECLARATION OF COVENANTS AND RESTRICTIONS
- DN DOCUMENT NUMBER, O.R.
- PL PROPERTY LINE
- L.E. LANDSCAPE EASEMENT
- (OA) OVERALL
- O.R. OFFICIAL RECORDS OF SACRAMENTO COUNTY
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- RW RIGHT-OF-WAY
- S.F. SQUARE FEET
- ① SHEET INDEX
- BOUNDARY
- LOT LINE & RIGHT-OF-WAY
- LOT LINE
- ADJACENT PROPERTY
- EXISTING RIGHT-OF-WAY
- EASEMENT
- CENTER LINE

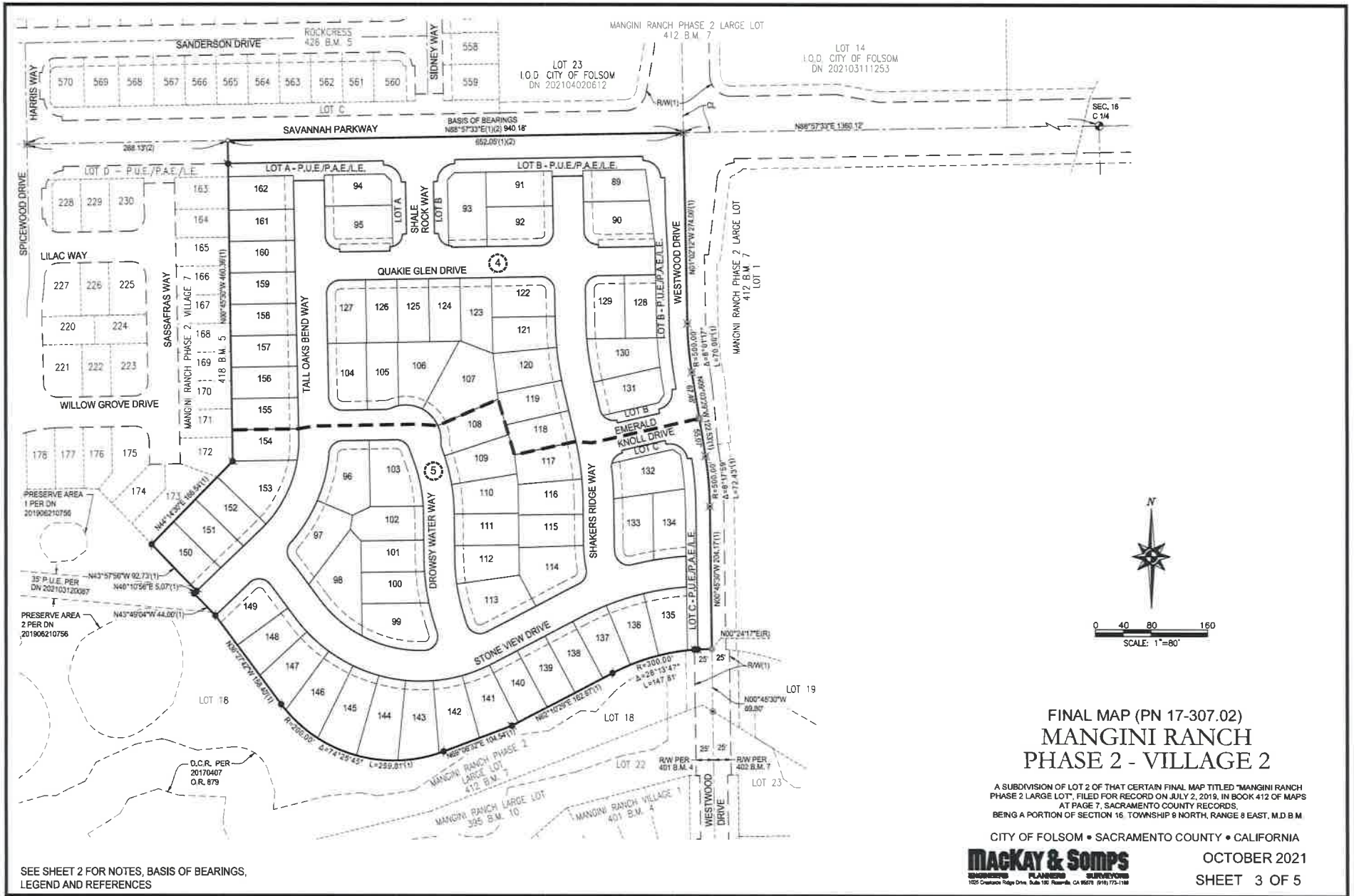
FINAL MAP (PN 17-307.02)
MANGINI RANCH
PHASE 2 - VILLAGE 2

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

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OCTOBER 2021
 SHEET 2 OF 5



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

**FINAL MAP (PN 17-307.02)
MANGINI RANCH
PHASE 2 - VILLAGE 2**

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

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Mackay & Somp
SURVEYORS PLANNERS SURVEYORS
1025 Creation Ridge Drive, Suite 100, Folsom, CA 95757 (916) 773-1188

OCTOBER 2021
SHEET 3 OF 5

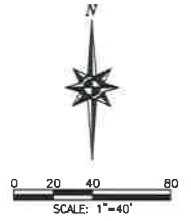


Curve Table

Curve #	Radius	Delta	Length
C1	25.00'	88°07'09"	37.58'
C2	20.00'	63°15'23"	22.06'
C3	20.00'	26°44'37"	8.34'
C4	20.00'	90°00'00"	31.42'
C5	450.00'	1°24'19"	11.04'
C6	50.00'	28°33'53"	23.18'
C7	18.00'	12°50'23"	4.03'
C8	18.00'	77°09'37"	24.24'
C9	18.00'	90°00'00"	28.27'
C10	18.00'	77°09'37"	24.24'
C11	18.00'	12°50'23"	4.03'
C12	18.00'	90°00'00"	28.27'

Line Table

Line #	Bearing	Length
L1(R)	N88°57'33"E	5.00'
L2(R)	N88°57'33"E	6.00'
L3(R)	N88°57'48"E	6.00'
L4(R)	N80°56'31"E	6.00'
L5(R)	N12°56'21"W	4.00'
L6(R)	N01°02'27"W	2.00'
L7(R)	N88°57'33"E	6.00'
L8(R)	N88°57'33"E	6.00'
L9(R)	N01°02'27"W	4.00'



FINAL MAP (PN 17-307.02)
MANGINI RANCH
PHASE 2 - VILLAGE 2

A SUBDIVISION OF LOT 2 OF THAT CERTAIN FINAL MAP TITLED "MANGINI RANCH PHASE 2 LARGE LOT", FILED FOR RECORD ON JULY 2, 2019, IN BOOK 412 OF MAPS AT PAGE 7, SACRAMENTO COUNTY RECORDS, BEING A PORTION OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 6 EAST, M.D.B.M.

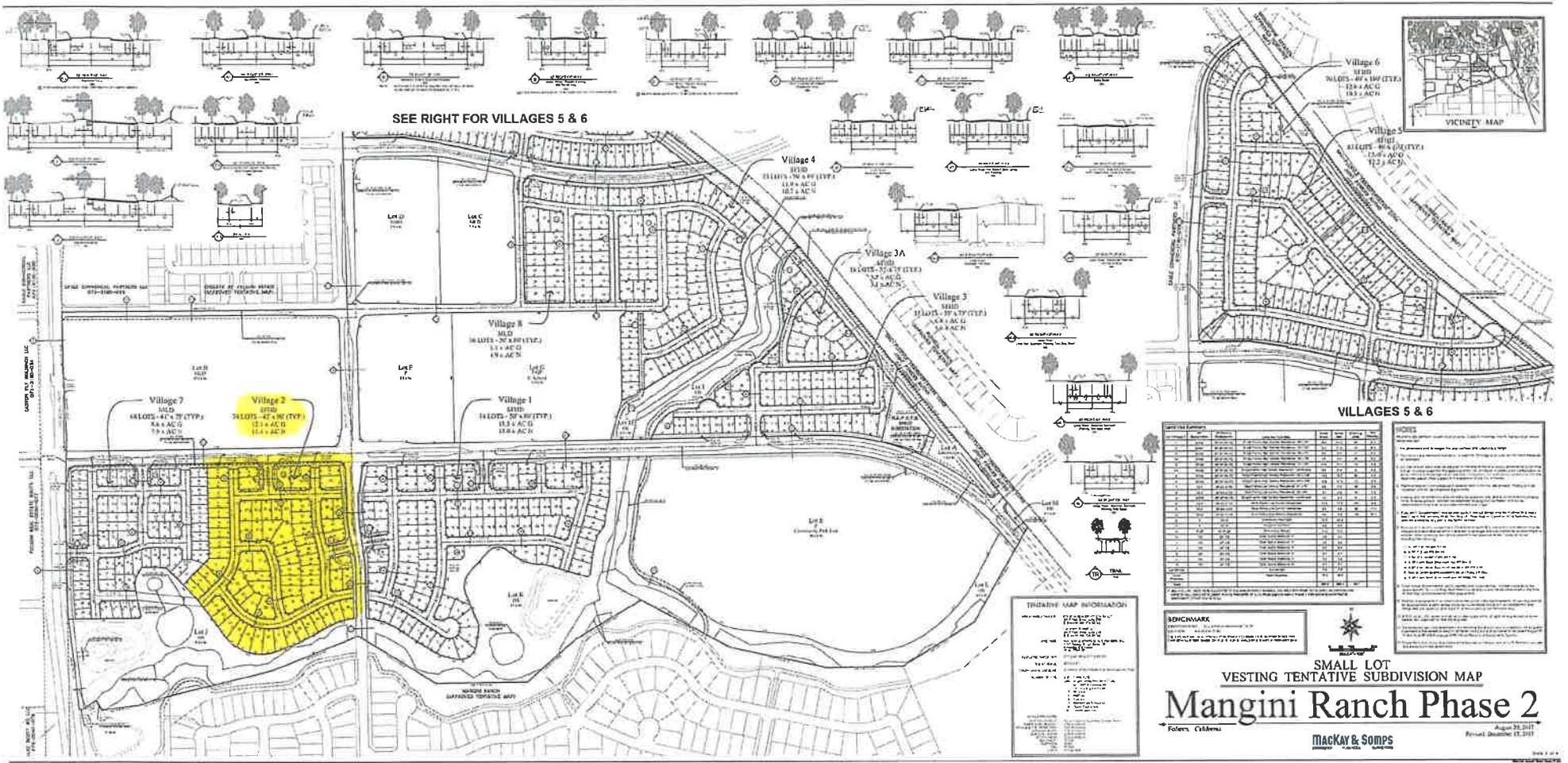
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OCTOBER 2021
 SHEET 4 OF 5

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

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



ATTACHMENT 5
Table of Conditions of Approval for the Mangini Ranch Phase 2
Village No. 2 Vesting Tentative Subdivision Map

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
1.	<p><i>Final Development Plans</i> The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 2. Vicinity Map 3. Illustrative Master Plan Exhibit, dated December 15, 2017 4. Large-Lot Vesting Tentative Subdivision Map, dated December 15, 2017 5. Small-Lot Vesting Tentative Subdivision Map, dated December 15, 2017 6. Preliminary Grading and Drainage Plan, dated December 15, 2017 7. Preliminary Utility Plan, dated December 15, 2017 8. Conceptual Phasing Plan, dated December 15, 2017 9. On-Site Infrastructure Phasing Exhibit, dated December 15, 2017 10. On-Site Infrastructure Phasing Narrative, dated December 14, 2017 11. Preliminary Phased Off-Site Utility Plan, dated September, 2017 12. Off-Site Infrastructure Triggers, dated December, 2017 13. Interim Off-Site Intersection Design, dated December 15, 2017 14. Trail System Modification Exhibit, dated December 15, 2017 15. Noise Mitigation Exhibit and Conceptual Wall and Fencing Exhibit, dated December 15, 2017 16. Inclusionary Housing Plan, dated September 26, 2017 17. Parks and Open Space Ownership/Maintenance Summary, dated December 14, 2017 18. Minor Administrative Modification Exhibits 19. Folsom Ranch Central District Guidelines Addendum, dated December, 2017 <p>The Small-Lot Vesting Tentative Subdivision Map is approved for the development of a 545-unit residential subdivision (Mangini Ranch Phase 2 Subdivision). Implementation of the project shall be consistent with the above referenced items and these conditions of approval.</p>	G, I, M, B	CD (P)(E)	<p>The Community Development Department has reviewed and approved the improvement plans and the final map for the project. The approved improvement plans are in substantial compliance with the grading and drainage plans, the site and utility plans, offsite infrastructure exhibit, the preliminary landscape plans and the design guidelines.</p> <p>The final map for Village 2 is in substantial compliance with the approved Vesting Tentative Subdivision Map.</p> <p>The Vesting Tentative Subdivision Map (PN17-307) was approved by the City Council on February 13, 2018. (Resolution No. 10069)</p>	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
2.	Plan Submittal 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.	G, I, M,	CD (P)(E)(B)	Improvement plans for the Village 2 subdivision have been reviewed and approved by the Community Development Department. Grading and construction commenced in this subdivision in the Spring of 2020. Landscape and Irrigation plans for this subdivision reviewed and approved prior to the first building permit issuance in the subdivision.	Yes
3.	Validity This approval of the Vesting Small Lot Tentative Subdivision Map shall be valid for a period of twenty-four months pursuant to Section 16.16.110A of the Folsom Municipal Code and the Subdivision Map Act. The term of the approved Inclusionary Housing Plan shall track the term of the Vesting Small Lot Tentative Subdivision Map, as may be extended from time to time pursuant to Section 16.16.110.A and 16.16.120 of the Folsom Municipal Code and the Subdivision Map Act. The term of the Project Design Guidelines shall track the term of the First Amended and Restated Tier 1 Development Agreement.	OG	CD (P)	The City Council approved the Small Lot Vesting Tentative Map on February 13, 2018. (Resolution No. 10069)	Yes
4.	Vesting Tentative Subdivision Map Approval The Vesting Tentative Subdivision Map for the Mangini Ranch Phase 2 Subdivision project shall be subject to review and approval by the City Council.	M	CD (P)(E)	The Owner/applicant has complied with all applicable mitigation measures from the FEIR/EIS prior to the issuance of a grading permit. Additionally, construction inspection and monitoring is being conducted throughout construction by the City and/or its Consultants.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
5.	<p>Improvements in the PFFP</p> <p>The owner/applicant shall be subject to all thresholds, timelines and deadlines for the construction and final completion of various improvements for the entire Folsom Plan Area. The various improvements are outlined and detailed in the Folsom Plan Area Specific Plan Public Facilities Financing Plan (PFFP) dated January 28, 2014 and adopted by City of Folsom Resolution No. 9298. These improvements in the PFFP include, but are not limited to, the backbone infrastructure water (water reservoirs, water transmission mains, booster pump stations, pressure reducing valve stations, etc.), sanitary sewer (lift stations and forced mains) systems, recycled water mains and associated infrastructure, roadway and transportation (future interchanges, major arterial roadways, etc.) improvements, aquatic center (community pool), parks, fire stations, municipal services center, community library, etc The thresholds and timelines included in the PFFP require facilities to be constructed and completed based on number of building permits issued and in some cases, number of residential units that are occupied. The owner/applicant shall be required to address these thresholds and timelines as the project moves forward through the various developments stages and shall be subject to the various fair share requirements, subject to the provisions of the PFFP, the ARDA and any amendment thereto.</p>	M	CD(E)(P)(B), PW, FD, EWR, PR	The owner/applicant is in compliance with all plan area wide obligations. These conditions of approval require certain improvements during buildout of this Tentative Map. The owner/applicant has been required to construct these improvements as needed and in conjunction with the other subdivisions under development. Grading and construction in this subdivision commenced in the Spring of 2020.	Yes
6.	<p>Street Names</p> <p>The street names identified below shall be used for the Final Small-Lot Map: Savannah Parkway, Alder Creek Parkway, Westwood Drive, Dandelion Lane, Golden Wave Drive, Gardner Street, Persimmon Way, Sassafras Trail, Hackberry Lane, Arbor View Drive, Emerald Knoll Lane, Copper Ridge Drive, Field View Trail, Eagle Ridge Lane, Spice Wood Court, Willow Grove Street, Cimarron Trail, Vista Grande Drive, Sienna Bluff Trail, Lilac Circle, Butterfly Ridge, Spring Harvest Trail, Barnwood Drive, Barn Owl Drive, Triple Creek Way, Crooked Bed Trail, Deer Point Court, Blacktail Way, Willowick Lane, Shadow Creek Circle, Dragonfly Way, Old Ranch Road, Whispering Brook Way, Shakers Ridge Way, Quakie Glen Drive, Shale Rock Court, Wind River Range Lane, Owl Creek Drive, Drowsy Water Way, Cackleberry Court, Quail Meadow Way, Tall Oaks Bend, Stone View Trail, Snapdragon Lane, Timberline Meadow Way, Trails End, Broken Oak Lane, Bitterroot Lane.</p>	M	CD (E)(P)	The Final Map for Village 2 includes street names chosen from the approved list in this condition.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
7.	<p><i>Indemnity for City</i> The owner/applicant shall protect, defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. If the City should fail to cooperate fully in the defense, the owner owner/applicant shall not thereafter be responsible to defend, indemnify and hold harmless the City or its agents, officers, and employees, pursuant to this condition. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. The owner/applicant’s obligations under this condition shall apply regardless of whether a Final Map is ultimately recorded with respect to this project.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD	The City standard subdivision improvement agreement includes language that satisfies this condition. The subdivision improvement agreement will be executed by the City Manager upon approval by the City Council.	Yes
8.	<p><i>Small-Lot Vesting Tentative Subdivision Map</i> The Small-Lot Vesting Tentative Subdivision map is expressly conditioned upon compliance with all environmental mitigation measures in the Folsom Plan Area Specific Plan (FEIR/EIS) as amended by the Westland/Eagle Specific Plan Amendment CEQA Addendum, and the Folsom South of U.S. Highway 50 Specific Plan Revised Proposed Off-Site Water Facility Alternative CEQA Addendum as well as compliance with the mitigation measures in the South of U.S. Highway 50 Backbone Infrastructure Project Mitigated Negative Declaration for those portions of Mangini Ranch Phase 2 that are included as part of the South of U.S. Highway 50 Backbone Infrastructure Project.</p>	OG	CD	The Owner/applicant has complied with all applicable mitigation measures from the FEIR/EIS prior to the issuance of a grading permit for this subdivision in the Spring of 2020. Additionally, construction inspection and monitoring is conducted throughout construction by the City and/or its Consultants to verify compliance.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
9.	<i>ARDA and Amendments</i> The owner/applicant shall comply with all provisions of Amendments No. 1 and 2 to the First Amended and Restated Tier 1 Development Agreement and any approved amendments thereafter by and between the City and the owner/applicant of the project.	G, I, M, B	CD (E)	The owner/applicant has complied with all applicable provisions of the respective Amended and Restated Tier 1 Development Agreement.	Yes
10.	<i>Mitigation Monitoring</i> The owner/applicant shall participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Folsom Plan Area Specific Plan FEIR/EIS, the South of 50 Backbone Infrastructure Project MND, the Westland/Eagle Specific Plan Amendment to the FPASP and Addendum to the FPASP EIR/EIS, and the Folsom South of U.S. Highway 50 Specific Plan Project Revised Proposed Off-Site Water Facility Alternative Amendment to the FPASP and Addendum to the FPASP EIR/EIS have been incorporated into these conditions of approval in order to mitigate or avoid significant effects on the environment. These mitigation monitoring and reporting measures are identified in the mitigation measure column. Applicant shall fund on a Time and Materials basis all mitigation monitoring (e.g., staff and consultant time).	OG	CD (P)	The owner has funded and participated in a MMRP reporting program performed by the City's consultant (Helix) and/or staff throughout the course of grading and construction.	Yes
POLICE/SECURITY REQUIREMENT					
11.	The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be considered: <ul style="list-style-type: none"> • A security guard on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. • Security measures for the safety of all construction equipment and unit appliances. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B	PD	The owner provided onsite security during construction and has incorporated line of sight guidelines into landscaping plans at intersections	Yes
DEVELOPMENT COSTS AND FEE REQUIREMENTS					
12.	<i>Taxes and Fees</i> The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount required by the Public Facilities Financing Plan and Amendment No. 1 to the Amended and Restated Tier 1 Development Agreement.	OG	CD (P)(E)	The owner has paid all current taxes and fees associated with this subdivision.	Yes

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

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

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
18.	<p>Development Phase 1 (Villages 1, 2, 7) Plan The owner/applicant shall construct the following improvements as shown on the Vesting Tentative Subdivision Map with each applicable phase. Roadways shall be to the ultimate horizontal and vertical alignment unless otherwise noted.</p> <ul style="list-style-type: none"> o Roads <ul style="list-style-type: none"> ▪ Alder Creek Parkway (East Bidwell Street to Placerville Road) <ul style="list-style-type: none"> • One lane of travel in each direction (These roadway improvements are existing improvements being constructed with FPA Phase 1 Backbone Improvements) • Intersection and median pocket improvements are described in following three phases ▪ East Bidwell Street (Alder Creek Parkway to the interface of Mangini Ranch Phase 1 Subdivision Project) <ul style="list-style-type: none"> • One lane of travel in each direction (These roadway improvements are existing-improvements constructed with FPA Phase 1 Backbone Improvements) • Intersection of Savannah Parkway and East Bidwell Street including turn lanes (as shown on Attachment 11/Off-Site Infrastructure Triggers, December-2017/Required Prior to First Building Permit) <ul style="list-style-type: none"> o Control: Stop-Sign control at the westbound approach to East Bidwell Street from Savannah Parkway with full access. o Southbound Approach to Savannah Parkway from East Bidwell Street: One thru-lane, and one left-turn lane with a 200-foot long transition, 60-foot-long taper, and 100 feet of vehicle storage. o Northbound Approach to Savannah Parkway from East Bidwell Street: One shared thru/right-turn lane. o Westbound Approach to East Bidwell Street from Savannah Parkway: One shared left/right-turn lane, and a striped out left-turn pocket with a 125-foot-long taper and 60 feet of vehicle storage. 	G, I, M	CD (E), EWR, PW, FD	<p>The owner has submitted and obtained approval by the City of a phasing plan for Development Phase 1 of the Mangini Ranch Phase 2 Vesting Tentative Subdivision Map, which includes Village 2. The following addresses the improvements necessary to serve Village 2:</p> <p>Alder Creek Parkway is not required to provide access to the Village 2 subdivision.</p> <p>Roadway improvements to provide access to the Village 2 subdivision are being constructed with the approved Village 2 improvement plans and the approved Enclave at Folsom Ranch Off-site Improvement Plans. These roadway improvements include East Bidwell Street, Old Ranch Way, Westwood Drive and Savannah Parkway. These improvements have been under construction since the Spring of 2019. It is expected that the Village 2 subdivision improvements will be complete in the Fall of 2021.</p>	Yes

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

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
18. Cont.	<ul style="list-style-type: none"> ▪ Savannah Parkway (East Bidwell Street East Bidwell Street to the eastern edge of Open Space Lots I and L) <ul style="list-style-type: none"> • One lane of travel in each direction and a landscaped median of varying widths. • Intersection of Savannah Parkway and Westwood Drive including turn lanes <ul style="list-style-type: none"> ○ Westbound approach to Westwood Drive from Savannah Parkway: One through lane, one right-turn lane, and one left-turn lane. The right-turn pocket will have a 125-foot-long taper and 210 feet of vehicle storage. The left-turn lane will have a 125-foot-long taper with 60 feet of vehicle storage. ○ Eastbound approach to Westwood Drive from Savannah Parkway: One shared through/right-turn lane and one left-turn lane. The left-turn lane will have a 125-foot-long taper with 60 feet of vehicle storage. ○ Northbound approach to Savannah Parkway from Westwood Drive: One shared through lane/right-turn lane and one left-turn lane. The left-turn lane will have a 125-foot-long taper with 60 feet of vehicle storage. A 60-foot-long taper will be provided for the right-turn movement. • Village 1 Entrance/Exit and Turn Pockets <ul style="list-style-type: none"> ○ Control: Stop-Sign control at the Village 1 exit to Savannah Parkway. ○ Westbound left-turn pocket into Village 1 entrance from Savannah Parkway with a 125-foot-long taper and 60 feet of vehicle storage. ○ Eastbound left-turn pocket at Savannah Parkway/Village 1 intersection with 125-foot-long taper and 60 feet of vehicle storage. • Frontage Improvements on Savannah Parkway <ul style="list-style-type: none"> ○ Frontage Improvements along the southern side of Savannah Parkway including curb, gutter, sidewalk, medians, and landscaping along with the remainder of paving required to complete the roadway sections K and K1 to the eastern edge of Open Space Lots I and J as shown on the Small-Lot Vesting Tentative Subdivision Map. ▪ Westwood Drive (Savannah Parkway to the interface of Mangini Ranch Phase 1, including the Alder Creek Tributary creek crossing) <ul style="list-style-type: none"> • One lane of travel in each direction • Frontage improvements on Westwood Drive including curb, gutter, sidewalk, landscaping, medians along with remainder of paving required to complete the roadway Sections U, V1 and V-2 as shown on the Small-Lot Vesting Tentative Subdivision Map 	G, I, M	CD (E), EWR, PW, FD	<p>Improvements to Savannah Parkway will be constructed along the Village 2 frontage and are included in the Village 2 subdivision improvement plans.</p> <p>Additional Improvements to Savannah Parkway east of the westerly Village 2 boundary, the entrance to Village 2 on Westwood Drive and Westwood Drive along the Village 2 boundary to Old Ranch Way including the street frontage of the future Fire Station on Westwood Drive are being constructed with the approved improvement plans for the Village 2 subdivision. These improvements are expected to be complete in the Fall of 2021.</p>	

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CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
18. Cont.	<ul style="list-style-type: none"> ▪ Westwood Drive (Alder Creek Parkway to Old Ranch Way) <ul style="list-style-type: none"> • One lane of travel in each direction (The Enclave at Folsom Ranch Subdivision project (PN 16-025) is currently conditioned to complete these improvements) • Intersection of Alder Creek Parkway and Westwood Drive including turn lanes <ul style="list-style-type: none"> ○ Control: All-Way Stop-Sign control at the intersection of Westwood Drive and Alder Creek Parkway with full access. ○ Westbound Approach to Westwood Drive from Alder Creek Parkway: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. ○ Northbound Approach to Alder Creek Parkway from Westwood Drive: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 210 feet of vehicle storage. A 60-foot-long taper will be provided for the right-turn movement. ○ Eastbound Approach to Westwood Drive from Alder Creek Parkway: One through lane, one right-turn lane and one left-turn lane. • Intersection of Old Ranch Way and Westwood Drive including turn lanes <ul style="list-style-type: none"> ○ Eastbound Approach to Westwood Drive from Old Ranch Way: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. ○ Southbound Approach to Old Ranch Way from Westwood Drive: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. • Frontage Improvements on Westwood Drive <ul style="list-style-type: none"> ○ Frontage Improvements including curb, gutter, sidewalk, median, and landscaping along with the remainder of paving required to complete the roadway section K2 as shown on the Small-Lot Vesting Tentative Subdivision Map. ▪ Old Ranch Way (East Bidwell Street to Westwood Drive) <ul style="list-style-type: none"> • One lane of travel in each direction (The Enclave at Folsom Ranch Subdivision project (PN 16-025) is currently conditioned to complete these improvements) • Frontage improvements along the southern side including curb, gutter and sidewalk and landscaping along with remainder of paving required to complete the roadway Section S and S1 as shown on the Small-Lot Vesting Tentative Subdivision Map. 	G, I, M	CD (E), EWR, PW, FD	<p>Improvements to Savannah Parkway will be constructed along the Village 2 frontage and are included in the Village 2 subdivision improvement plans.</p> <p>Additional Improvements to Savannah Parkway east of the westerly Village 2 boundary, the entrance to Village 2 on Westwood Drive and Westwood Drive along the Village 2 boundary to Old Ranch Way including the street frontage of the future Fire Station on Westwood Drive are being constructed with the approved improvement plans for the Village 2 subdivision. These improvements are expected to be complete in the Fall of 2021.</p>	

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
18. Cont.	<ul style="list-style-type: none"> ○ Utility Infrastructure <ul style="list-style-type: none"> ▪ The utilities shall be constructed concurrent with the roadway phasing, as deemed appropriate and necessary to support the particular phase by the City Engineer. ▪ A particular development phase may be developed into sub-phases in which the roadway and utility phasing may change. If sub-phasing is proposed, the City Engineer shall determine what roadway and utility improvements are appropriate and necessary to serve the sub-phase. ▪ Hydromodification Basins No. 19 and No. 23 shall be constructed with Phase 1, unless already constructed by Others. ○ Trails in Open Space <ul style="list-style-type: none"> ▪ No trails within Phase 1 ○ Park Grading <ul style="list-style-type: none"> ▪ Community Park East will serve as a spoils site during Phase 1 grading. Grading of the park will be completed in subsequent phases. 	G, I, M	CD (E), EWR, PW, FD	<p>Underground water, sanitary sewer, storm drainage and public utility infrastructure will be constructed as a part of the roadway construction to serve Village 2, Hydro-modification Basin 19 has been included in the Enclave Offsite improvements plans and is required to be completed prior to the issuance of any building permits in Village 2.</p> <p>There are no trails being constructed in the open space adjoining the Village 2 subdivision.</p> <p>The owner/applicant commenced with grading the entire Mangini Ranch Phase 2 subdivision in the Spring of 2019. Throughout the grading in the future years, excess spoils will be placed in the future Community Park East.</p>	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
19.	<p>Development Phase 2 (Villages 3, 4, 8, and Lots C & D)Plan Developer shall construct the following improvements as shown on the Mangini Ranch Phase 2 Vesting Tentative Subdivision Map & Conceptual Development Phasing Diagram unless otherwise noted; Roadways shall be constructed to the ultimate horizontal and vertical alignment unless otherwise noted.</p> <ul style="list-style-type: none"> ○ Roads <ul style="list-style-type: none"> ▪ Savannah Parkway (Eastern edge of Open Space Lots I and L to SMUD Substation) <ul style="list-style-type: none"> ● One lane of travel in each direction and median ● Village 3 Entrance/Exit on Savannah Parkway <ul style="list-style-type: none"> ○ Control: Stop-Sign control at the Village 3 exit to Savannah Parkway. ○ Eastbound left-turn lane from Savannah Parkway into Village 3 entrance with 125-foot-long taper and 60 feet of vehicle storage. ○ Frontage improvements along the northern side of Savannah Parkway including curb, gutter and sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Section K as shown on the Small-Lot Vesting Tentative Subdivision Map. ○ Park Frontage improvements are the responsibility of the City. ▪ Westwood Drive (Savannah Parkway to Old Ranch Way) <ul style="list-style-type: none"> ● One lane of travel in each direction ● Intersection of Old Ranch Way and Westwood Drive including turn lanes <ul style="list-style-type: none"> ○ Northbound Approach to Old Ranch Way from Westwood Drive: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. A 60-foot-long taper will be provided for the right-turn movement. ○ Westbound Approach to Westwood Drive from Old Ranch Way: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. ● Intersection of Savannah Parkway and Westwood Drive including turn lanes <ul style="list-style-type: none"> ○ Southbound Approach to Savannah Parkway from Westwood Drive: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 90 feet of vehicle storage. A 60-foot-long taper will be provided for the right-turn movement. 	G, I, M	CD (E), EWR, PW, FD	<p>These improvements in this condition for Savannah Parkway are not required to provide access and utilities to the Village 2 subdivision.</p> <p>The roadway improvements to Westwood Drive between Savannah Parkway and Old Ranch Way are included in the approved improvement plans for Village 2. These improvements commenced in the Summer of 2020 and will be complete and ready for acceptance in the Fall of 2021.</p> <p>The required improvements to Old Ranch Way and Alder Creek Parkway in this condition have been constructed and accepted by the City. These roadway improvements were required as a condition of approval for the Village 4 & 8 subdivisions approved by the City Council in July of 2020.</p>	Yes

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

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

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

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

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

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CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
20.	<p>Development Phase 3 (Villages 5 and 6, and Lots B, F, and G) Developer shall construct the following improvements as shown on the Mangini Ranch Phase 2 Vesting Tentative Subdivision Map & Conceptual Development Phasing Diagram unless otherwise noted; Roadways shall be constructed to the ultimate horizontal and vertical alignment unless otherwise noted.</p> <ul style="list-style-type: none"> ○ Roads <ul style="list-style-type: none"> ▪ East Bidwell Street (Savannah Parkway to the Alder Creek Parkway) <ul style="list-style-type: none"> • Intersection of Savannah Parkway and East Bidwell Street including turn lanes (as shown on Attachment 11/Off-Site Infrastructure Triggers, December-2017/Required Prior to 496th Building Permit) <ul style="list-style-type: none"> ○ Control: Signal control with split phasing. ○ Southbound Approach to Savannah Parkway from East Bidwell Street: One thru-lane, and one left-turn lane with a 100-foot-long left-turn pocket excluding tapers for the left-turn lane. ○ Northbound Approach to Savannah Parkway from East Bidwell Street: One shared thru/right-turn lane. ○ Westbound Approach to East Bidwell Street from Savannah Parkway: One right-turn lane, and one left-turn lane with a 60-foot left-turn pocket excluding tapers for the left-turn lane. ○ Between Old Ranch Way and the southern boundary of the project site, East Bidwell Street shall be constructed as a two-lane arterial on the eastern "half-segment" of its ultimate configuration. This two-lane segment shall have a striped 2-foot-wide median south of Old Ranch Way, consistent with the California Manual on Traffic Control Devices (MUTCD) Figure 3A-107 (CA), or similar standard. The southbound left-turn pocket shall be developed in accordance with the Highway Design Manual (HDM) Figure 405.2A, or similar standard. Savannah Parkway shall have a 4-foot-wide raised median. • Frontage improvements including curb, gutter, sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Section I as shown on the Small-Lot Vesting Tentative Subdivision Map. 	G, I, M	CD (E), EWR, PW, FD	These improvements in this condition are not required to provide access and utilities to the Village 2 subdivision.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
20. Cont.	<ul style="list-style-type: none"> o Savannah Parkway (SMUD Substation to Grand Prairie Road) <ul style="list-style-type: none"> o One lane of travel in each direction and a landscaped median of varying widths. o Intersection of Savannah Parkway and Grand Prairie Road including turn lanes o Northbound approach to Grand Prairie Road from Savannah Parkway: One shared through/right-turn/left-turn lane. <ul style="list-style-type: none"> o Southbound approach to Grand Prairie Road from Savannah Parkway: One shared through/right-turn lane and one left-turn lane. The left-turn lane will have a 125-foot-long taper with 60 feet of vehicle storage. <ul style="list-style-type: none"> ▪ Westbound approach to Savannah Parkway from Grand Prairie Road: One shared right-turn lane and one left-turn lane. o Frontage improvements along the northern side of Savannah Parkway including curb, gutter, sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Section K as shown on the Small-Lot Vesting Tentative Subdivision Map. o Park frontage improvements are the responsibility of the City. o Westwood Drive (Alder Creek Parkway to Placerville Road) <ul style="list-style-type: none"> o One lane of travel in each direction with median o Intersection of Alder Creek Parkway and Westwood Drive including turn lanes o Southbound Approach to Alder Creek Parkway from Placerville Road: One shared through/right-turn lane, and one left-turn lane with a 125-foot long taper and 60 feet of vehicle storage. o Intersection of Alder Creek Parkway and Placerville Road including turn lanes o Southbound Approach to Placerville Road from Alder Creek Parkway: One right-turn lane. <ul style="list-style-type: none"> ▪ Eastbound Approach to Placerville Road from Alder Creek Parkway: One shared through/left-turn lane. o Village 6 Entrance/Exit on Westwood Drive <ul style="list-style-type: none"> o Control: Stop-Sign control at the Village 6 exit to Westwood Drive. Northbound Approach to Village 6 entrance from Westwood Drive: o One shared through/right-turn lane. Southbound Approach to Village 6 entrance from Westwood Drive: One shared through/left-turn lane o Frontage improvements including curb, gutter, sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Sections U, U-2, and V1 as shown on the Small-Lot Vesting Tentative Subdivision Map. 	G, I, M	CD (E), EWR, PW, FD	These improvements in this condition are not required to provide access and utilities to the Village 2 subdivision.	Yes

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CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
20. Cont.	<ul style="list-style-type: none"> ▪ Alder Creek Parkway (Westwood Drive to Placerville Road) <ul style="list-style-type: none"> • Village 5 Entrance/Exit on Alder Creek Parkway <ul style="list-style-type: none"> ○ Control: Stop-Sign control at the Village 5 exit to Alder Creek Parkway. ○ Eastbound Approach to Village 5 entrance from Alder Creek Parkway: Left-turn lane with 125-foot-long taper and 60 feet of vehicle storage. ○ Frontage improvements along the northern side of Alder Creek Parkway including curb, gutter, sidewalk, median, and landscaping along with remainder of paving required to complete the roadway Section C1 as shown on the Small-Lot Vesting Tentative Subdivision Map. ▪ Intersection of Placerville Road and White Rock Road <ul style="list-style-type: none"> • Prior to the 496th building permit, the owner/applicant shall be responsible for prohibiting southbound left-turns from Placerville Road to eastbound White Rock Road by construction of a raised median on Placerville Road to channelize all southbound traffic onto westbound White Rock Road. ○ Utility Infrastructure <ul style="list-style-type: none"> ▪ The utilities shall be constructed concurrent with the roadway phasing, as deemed appropriate and necessary to support the particular phase by the City Engineer ▪ A particular development phase may be developed into sub-phases in which the roadway and utility phasing may change. If sub-phasing is proposed, the City Engineer shall determine what roadway and utility improvements are appropriate and necessary to serve the sub-phase ○ Trails in Open Space <ul style="list-style-type: none"> ▪ The proposed trail within Community Park East, including the connection with Mangini Ranch Phase 1, will be graded with Phase 3 ○ Park Grading <ul style="list-style-type: none"> ▪ Community Park East grading will be completed. 	G, I, M	CD (E), EWR, PW, FD	These improvements in this condition are not required to provide access and utilities to the Village 2 subdivision. The required improvements to Placerville Road at the intersection of White Rock Road will be completed with future phase in the Mangini Ranch Phase 2 subdivision	

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
21.	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 Amendments No. 1 and 2 to ARDA, which shall be fully executed by all affected parties and shall be recorded with the Sacramento County Recorder, where applicable, prior to approval of grading and/or improvement plans.	G	CD (E)	The owner/applicant obtained all Rights of Entry, construction easements and grant deeds for all off-site improvements prior to commencement of grading. All rights-of-entry are on file with the Community Development Department.	Yes
22.	Mine Shaft Remediation 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.	G	CD (E)	During the course of grading and construction for this subdivision no mine shafts or tunnels were located or discovered.	Yes
23.	Prepare Traffic Control Plan. 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: <ul style="list-style-type: none"> • Maintaining the maximum amount of travel lane capacity during non-construction periods, possible, and advanced notice to drivers through the provision of construction signage. • Maintaining alternate one-way traffic flow past the lay down area and site access when feasible. • Heavy trucks and other construction transport vehicles shall avoid the busiest commute hours (7 a.m. to 8 a.m. and 5 p.m. to 6 p.m. on weekdays). • A minimum 72-hour advance notice of access restrictions for residents, businesses, and local emergency response agencies. This shall include the identification of alternative routes and detours to enable for the avoidance of the immediate construction zone. • A phone number and community contact for inquiries about the schedule of the construction throughout the construction period. This information will be posted in a local newspaper, via the City's web site, or at City Hall and will be updated on a monthly basis. 	G	CD (E)	The owner/applicant has jointly participated with the adjacent property owner (Enclave at Folsom Ranch) for the traffic control, planning and construction of roadway improvements to East Bidwell Street, Alder Creek Parkway and Placerville Road. The improvements to Alder Creek Parkway, East Bidwell Street, Savannah Parkway, Old Ranch Way and Westwood Drive are expected to be completed in the Fall of 2021.	Yes

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

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

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
30.	<p>Lighting Plan The owner/applicant of all project phases shall submit a lighting plan for the project to the Community Development Department. The lighting plan shall be consistent with the Folsom Ranch Central District Design Guidelines:</p> <ul style="list-style-type: none"> • Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties; • Place and shield or screen flood and area lighting needed for construction activities, nighttime sporting activities, and/or security so as not to disturb adjacent residential areas and passing motorists; • For public lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or that blink or flash; • Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earthtoned colored paint and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways; and • Design exterior on-site lighting as an integral part of the building and landscaping design in the Specific Plan Area. Lighting fixtures shall be architecturally consistent with the overall site design. Lights used on signage should be directed to light only the sign face with no off site glare. 	I	CD (P)	The owner/applicant submitted a Lighting Plan for all backbone roadways and subdivisions in accordance with the Design Guidelines and City Standards for Street Lighting. A copy of the lighting plans are available from the Community Development Department.	Yes
31.	<p>Utility Coordination The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.). The owner/applicant shall provide the City with written confirmation of public utility service prior to approval of all final maps.</p>	M	CD (P)(E)	The owner/applicant has coordinated with all public utilities that will provide service to the subdivision. Bonding for the construction of the joint trench facilities to serve this subdivision are provided in the subdivision improvement agreement for this subdivision.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
32.	Replacing Hazardous Facilities The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.	I, OG	CD (E)	The owner/applicant has reconstructed a portion of East Bidwell Street (formerly Scott Rd) to the satisfaction of the Community Development Dept. No existing improvements were existing as part of this subdivision.	Yes
33.	Future Utility Lines All future utility lines lower than 69 KV that are to be built within the project, shall be placed underground within and along the perimeter of the project at the developer's cost. The owner/applicant shall dedicate to SMUD all necessary underground easements for the electrical facilities that will be necessary to service development of the project.	B	CD (E)	All utility lines below 69 kV have been designed to be placed underground and Public Utility Easements have been dedicated on the final map for this subdivision.	Yes
34.	Water Meter Fixed Network System The owner/applicant shall pay for, furnish and install all infrastructure associated with the water meter fixed network system for any City-owned and maintained water meter within the project.	I	CD (E), EWR	The Owner/applicant has completed the infrastructure allowing for the water meter fixed network system. Meters will be furnished and installed during home construction for each individual metered connection.	Yes
35.	Vertical Curb All curbs located adjacent to landscaping, whether natural or manicured, and where parking is allowed shall be vertical.	I	CD (P)(B)	The improvement plans for the subdivision improvements and backbone roadways provide vertical curbing as required.	Yes
36.	Class II Bike Lanes All Class II bike lanes shall be striped and the legends painted green. No parking shall be permitted within the Class II bike lanes.	I	CD (E)(P)	All Class II bike lanes have been constructed in accordance with the Specific Plan, Design Guidelines and City Standards and Specifications.	Yes

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

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

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
38.	<p>Master Plan Updates</p> <p>The City has approved the Folsom Plan Area Storm Drainage Master Plan, Wastewater Master Plan, and Water Master Plan. The owner/applicant shall submit complete updates to the approved master plans, if applicable, for the proposed changes to the master plans as a result of the proposed project. The updates to the master plans for the proposed project shall be reviewed and approved by the City prior to approval of grading and/or improvement plans.</p> <p>The plans shall be accompanied by engineering studies supporting the sizing, location, and timing of the proposed facilities. Improvements shall be constructed in phases as the project develops in accordance with the approved master plans, including any necessary off-site improvements to support development of a particular phase or phases, subject to prior approval by the City. Off-site improvements may include roadways to provide secondary access, water transmission lines or distribution facilities to provide a looped water system, sewer trunk mains and lift stations, water quality facilities, non-potable water pipelines and infrastructure, and drainage facilities including on or off-site detention. No changes in infrastructure from that shown on the approved master plan shall be permitted unless and until the applicable master plan has been revised and approved by the City. Final lot configurations may need to be modified to accommodate the improvements identified in these studies to the satisfaction of the City.</p> <p>The owner/applicant shall provide sanitary sewer, water and storm drainage improvements with corresponding easements, as necessary, in accordance with these studies and the latest edition of the City of Folsom <u>Standard Construction Specifications and Details</u>, and the <u>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.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
39.	<p>Best Management Practices</p> <p>The storm drain improvement plans shall provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board.</p> <p>In addition to compliance with City ordinances, the owner/applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP), and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the Central Valley RWQCB, to reduce water quality effects during construction. Detailed information about the SWPPP and BMPs are provided in Chapter 3A.9, “Hydrology and Water Quality.”</p> <p>Each proposed project development shall result in no net change to peak flows into Alder Creek and associated tributaries, or to Buffalo Creek, Carson Creek, and Coyote Creek. The owner/applicant shall establish a baseline of conditions for drainage on-site. The baseline-flow conditions shall be established for 2-, 5-, and 100-year storm events. These baseline conditions shall be used to develop monitoring standards for the stormwater system on the Specific Plan Area. The baseline conditions, monitoring standards, and a monitoring program shall be submitted to USACE and the City for their approval. Water quality and detention basins shall be designed and constructed to ensure that the performance standards, which are described in Chapter 3A.9, “Hydrology and Water Quality,” are met and shall be designed as off-stream detention basins.</p> <p>Discharge sites into Alder Creek and associated tributaries, as well as tributaries to Carson Creek, Coyote Creek, and Buffalo Creek, shall be monitored to ensure that pre-project conditions are being met. Corrective measures shall be implemented as necessary. The mitigation measures will be satisfied when the monitoring standards are met for 5 consecutive years without undertaking corrective measures to meet the performance standard.</p>	G, I	CD (E)	The Owner/Applicant is in compliance with the Storm Water Pollution Prevention Plan (SWPPP) for the subdivision. General notes have been included on the approved grading and public infrastructure plans to address this condition. Compliance has been monitored through construction inspection.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
40.	<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. Compliance has been monitored through construction inspection	Yes
FIRE DEPT REQUIREMENTS					
41.	<p>Prepare fuel modification plan (FMP). If applicable, the owner/applicant shall submit a Fuel Modification Plan consistent with the FPA Open Space Management Plan to the City for review and preliminary approval from the Fire Code Official prior to any Final and/or Parcel Map. Final approval of the plan by the Fire Code Official shall occur prior to the issuance of a permit for any new construction. A Fuel Modification Plan shall consist of a set of scaled plans showing fuel modification zones indicated with applicable assessment notes, a detailed landscape plan and an irrigation plan. A fuel modification plan submitted for approval shall be prepared by one of the following: a California state licensed landscape architect, or state licensed landscape contractor, or a landscape designed, or an individual with expertise acceptable to the Fire Code Official. The owner/applicant shall obtain off-site easements for the required for the fuel modification buffer.</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 has submitted a Fuel Modification Plan (FMP) and the City Fire Department and the Community Development Department has reviewed and approved the plan. The FMP is for all open space areas adjacent to residential land uses adjoining the subdivision.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
42.	<p>All-Weather Access and Fire Hydrants</p> <p>The owner/applicant shall provide all-weather access and fire hydrants before combustible materials are allowed on any project site or other approved alternative method as approved by the Fire Code Official/Fire Chief. All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material or vertical construction is allowed on any project site or other approved alternative method as approved by the Fire Code Official/Fire Chief. (All-weather access is defined as six inches of compacted aggregate base from May 1 to September 30 and two inch asphalt concrete over six inch aggregate base from October to April 30). The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal.</p> <ul style="list-style-type: none"> Commercial Fire-Flow with Automatic Fire Sprinkler System: The required fire-flow for the general commercial portion of the project is determined to be 750 GPM for three hours. The reduced fire-flow shall not be less than 1,000 GPM for commercial buildings with automatic sprinkler systems per Section 903.1.1 of the CFC, and shall not be less than 1,500 GPM for commercial buildings with automatic sprinkler systems per Section 903.3.1.2 of the CFC. Residential Fire-Flow with Automatic Fire Sprinkler System: The required fire-flow for the proposed residential portion of the project is determined to be 875 GPM for one hour. All public streets shall meet City of Folsom Street Standards unless an alternative is specifically included within this approval. The maximum length of any dead end street shall not exceed 500 feet in accordance with the Folsom Fire Code (unless approved by the Fire Department). Several streets indicated on the plans are dead ends greater than 500 feet. In such cases, a second emergency access will be required. All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material storage or vertical construction is allowed. All-weather access is defined as 6" of compacted AB from May 1 to September 30 and 2"AC over 6" AB from October 1 to April 30 The first Fire Station planned for the Folsom Plan Area shall be completed and operational at the time that the threshold of 1,500 occupied homes within the Folsom Plan Area is met. 	G, I, M, B	CD (P), FD	The owner/applicant has designed and received approval for all weather access improvements and fire hydrants for the entire subdivision. Building permits will not be issued prior to these improvements being completed to the satisfaction of the Community Development Department and the Fire Department.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
43.	<p>Landscaping Plans Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit or the Small Lot Final Map, whichever occurs first. Said plans shall include all on-site landscape specifications and details, and shall comply with all State and local rules, regulations, Governor’s declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>Landscaping shall meet shade requirements as outlined in the Folsom Plan Area Specific Plan where applicable. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. Landscaping installed in open spaces located between tiers of lots shall be chosen for resistance to fire and limited fuel production. Furthermore, the owner/applicant shall comply with city-wide landscape rules or regulations on water usage. Owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the Mangini Ranch Phase 2 project.</p>	B, M	CD(P), PW	The owner/applicant will submit the landscape and irrigation plans for this subdivision and the Community Development Department will review and approve the landscape and irrigation plans prior to issuance of the first building permit in the subdivision. The landscape and irrigation improvements are bonded for in the subdivision improvement agreement. In accordance with long established City policy, the landscape and irrigation improvements for the subdivision are required to be complete prior to the first certificate of occupancy in the subdivision. The long established City policy related to building permits and landscape and irrigation issuance and timing is contrary to this condition. However, the Community Development Department will verify compliance with the long established City policy.	Condition will be satisfied prior to issuance of a building permit in the subdivision.
44.	<p>Right of Way Landscaping Landscaping along all road rights of way and in public open space lots shall be installed when the adjoining road or lots are constructed.</p>	I, OG	CD (P), PW	Landscaping and irrigation plans for the Village 2 subdivision frontage on East Savannah Parkway and Westwood Drive are being constructed with the subdivision improvements for Village 2 and are bonded for the subdivision improvement agreement for Village 2.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
MAP REQUIREMENTS					
45.	<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.	M	CD (E)	The required subdivision improvement agreement is included as part of the City staff report accompanying the final map for City Council approval. The resolution approving the final map for this subdivision includes a statement authorizing the City Manager to execute the subdivision improvement agreement for the subdivision along with approval of the final map.	Yes
46.	<i>The Final Inclusionary Housing Plan</i> The Final Inclusionary Housing Plan shall be approved by the City Council, and the Inclusionary Housing Agreement approved by the City Attorney shall be executed prior to recordation of the first Small-Lot Final Map for the Mangini Ranch Phase 2 Subdivision.	M	CD (P)(E)	The owner/applicant has executed an Inclusionary Housing Agreement with the City. The agreement allows the owner/applicant to provide an in-lieu fee assigned to each building permit in the subdivision. The in-lieu housing fee will be paid at the time of building permit issuance.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
47.	<p>Department of Real Estate Public Report The owner/applicant shall disclose to the homebuyers in the Department of Real Estate Public Report</p> <ol style="list-style-type: none"> 1) Future public parks and public schools are located in relatively close proximity to the proposed subdivision, and that the public parks may include facilities (basketball courts, a baseball field, softball fields, soccer fields, and playground equipment) that may generate noise impacts during various times, including but not limited to evening and nighttime hours. The owner/applicant shall also disclose that the existing public parks include nighttime sports lighting that may generate lighting impacts during evening and nighttime hours. 2) The soil in the subdivision may contain naturally occurring asbestos and naturally occurring arsenic. 3) The collecting, digging, or removal of any stone, artifact, or other prehistoric or historic object located in public or open space areas, and the disturbance of any archaeological site or historic property, is prohibited. 4) The project site is located within close proximity to the Mather Airport flight path and that overflight noise may be present at various times. 5) That all properties located within one mile of an on- or off-site area zoned or used for agricultural use (including livestock grazing) shall be accompanied by written disclosure from the transferor, in a form approved by the City of Folsom, advising any transferee of the potential adverse odor impacts from surrounding agricultural operations which disclosure shall direct the transferee to contact the County of Sacramento concerning any such property within the County zoned for agricultural uses within one mile of the subject property being transferred. 	M	CD (P) PK	The owner/applicant has provided copies of their proposed CC&R's, which contain provisions in accordance with Items #1-5 listed in this condition of approval. The Community Development Department has reviewed and approved the C.C. & R.'s and verified that they include the required disclosures.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
48.	Public Utility Easements The owner/applicant shall dedicate public utility easements for underground facilities on properties adjacent to the streets. A minimum of twelve and one-half-foot (12.5') wide Public Utility Easements for underground facilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone) shall be dedicated adjacent to all public street rights-of-way. The owner/applicant shall dedicate additional width to accommodate extraordinary facilities as determined by the City. The width of the public utility easements adjacent to public right of way may be reduced with prior approval from public utility companies.	M	CD (E)	The owner/applicant has dedicated a 12.5' PUE along backbone roadway utility corridors as well as internal streets within the subdivision.	Yes
49.	Final Map Phasing Should multiple Final Maps be filed by the owner/applicant, the phasing of maps shall be to the satisfaction of the Community Development Department.	M	CD (E)	There is no phasing proposed for the Village 2 final map.	Yes
50.	Backbone Infrastructure As provided for in the ARDA and the Amendment No. 1 thereto, the owner/applicant shall provide fully executed grant deeds, legal descriptions, and plats for all necessary Backbone Infrastructure to serve the project, including but not limited to lands, public rights of way, public utility easements, public water main easements, public sewer easements, irrevocable offers of dedication and temporary construction easements. All required easements as listed necessary for the Backbone Infrastructure shall be reviewed and approved by the City and recorded with the Sacramento County Recorder pursuant to the timing requirements set forth in Section 3.8 of the ARDA, and any amendments thereto.	M	CD (E)	The owner/applicant (or its previous owner) provided all necessary public utility easements, grant deeds, offers of dedication or temporary construction easements required to build all of the required Backbone Infrastructure needed to serve the subdivision. These were recorded with Sacramento County Recorder within the Large Lot Final Map or by separate instrument.	Yes
51.	New Permanent Benchmarks The owner/applicant shall provide and establish new permanent benchmarks on the (NAVD 88) datum in various locations within the subdivision or at any other locations in the vicinity of the off-site Backbone Infrastructure as directed by the City Engineer. The type and specifications for the permanent benchmarks shall be provided by the City. The new benchmarks shall be placed by the owner/applicant within 6 months from the date of approval of the vesting tentative subdivision map.	M	CD (E)	The owner/applicant has installed new benchmarks per the direction of the City Engineer. The required benchmarks are in place and currently in use.	Yes
52.	Centralized Mail Delivery Units All Final Maps shall show easements or other mapped provisions for the placement of centralized mail delivery units. The owner/applicant shall provide a concrete base for the placement of any centralized mail delivery unit. Specifications and location of such base shall be determined pursuant to the applicable requirements of the U. S. Postal Service and the City of Folsom Community Development Department, with due consideration for street light location, traffic safety, security, and consumer convenience.	M	CD (E)	The Final Map includes an easement that allows for the construction and maintenance of centralized mail delivery boxes.	Yes

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
53.	<i>Recorded Final Map</i> Prior to the issuance of building permits, the owner/applicant shall provide a digital copy of the recorded Final Map (in AutoCAD format) to the Community Development Department. The exception to this requirement are model homes; subject to approval of the Community Development Department, building permits for model homes only may be issued prior to recording of the Final Map.	B	CD (E)	The Community Development Department will require the copies of the recorded final map to be submitted prior to approval of the first building permit in the subdivision.	Condition will be satisfied prior to issuance of a building permit.
54.	<i>Recorded Final Map</i> Prior to issuance of building permits, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Final Map.	B	CD (P), FCUSD	The Community Development Department will require the copies of the recorded final map to be submitted to the Folsom-Cordova Unified School District prior to approval of the first building permit in the subdivision. This will be satisfied at the issuance of the first building permit.	Condition will be satisfied prior to issuance of a building permit.

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

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT (PN 17-307) WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD, AND SOUTH OF US HIGHWAY 50 SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP					
Condition No.	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS					
56.	<p><u>East Bidwell Street/Savannah Parkway</u> Prior to issuance of the first building permit, the owner/applicant shall be responsible for configuring the East Bidwell Street/Savannah Parkway Intersection as follows:</p> <ul style="list-style-type: none"> o Southbound Approach to Savannah Parkway from East Bidwell Street: One thru-lane, and one left-turn lane with a 200-foot long transition, 60-foot-long taper, and 100 feet of vehicle storage. o Northbound Approach to Savannah Parkway from East Bidwell Street: One shared thru/right-turn lane. o Westbound Approach to East Bidwell Street from Savannah Parkway: One shared left/right-turn lane, and a striped out left-turn pocket with a 125-foot-long taper and 60 feet of vehicle storage. o Control: Stop-Sign control at the westbound approach to East Bidwell Street from Savannah Parkway with full access. o Between Old Ranch Way and the southern boundary of the project site, East Bidwell Street shall be constructed as a two-lane arterial on the eastern "half segment" of its ultimate configuration. This two-lane segment shall have a striped 2-foot-wide median south of Old Ranch Way, consistent with the California Manual of Uniform Traffic Control Devices (MUTCD) Figure 3A-107 (CA), or similar standard. The southbound left-turn pocket shall be developed in accordance with the Highway Design Manual (HDM) Figure 405-2A, or similar standard. Savannah Parkway shall have a raised median curb. 	B	CD (E)	The owner/applicant is currently constructing the required intersection improvements for the Village 2 subdivision. The required improvements are included on either the approved Enclave at Folsom Ranch Off-Site Improvement Plans or the approved Village 2 Improvement Plans. These improvements are under construction and bonded for in the subdivision improvement agreement.	Condition will be satisfied prior to issuance of a building permit.

<p>57.</p>	<p><u>East Bidwell Street/Alder Creek Parkway</u> Prior to issuance of the 236th building permit, the owner/applicant shall be responsible for expanding and signalizing the East Bidwell Street/Alder Creek Parkway Intersection as follows:</p> <ul style="list-style-type: none"> o Southbound Approach to Alder Creek Parkway from East Bidwell Street: One thru-lane, and two left-turn lanes, with a 300-foot-long single lane left-turn pocket excluding tapers for the most easterly of the left turning lanes. o Northbound Approach to Alder Creek Parkway from East Bidwell Street: One thru lane and one shared thru/right-turn lane with a striped 500-foot long right-turn pocket excluding tapers for the shared thru/right-turn lane. o Westbound Approach to East Bidwell Street from Alder Creek Parkway: One right-turn lane and one left-turn lane, with a 200-foot left-turn pocket excluding tapers for the left-turn lane. o Eastbound Alder Creek Parkway Departure: Two receiving lanes shall be provided, the second receiving lane shall be dropped after 300 feet excluding tapers. o Control: Signalize with a protected southbound East Bidwell Street left-turn, westbound Alder Creek Parkway split phasing, and westbound Alder Creek Parkway right-turn overlap. U-Turns prohibited. o East Bidwell Street shall be constructed as a four-lane divided arterial between Alder Creek Parkway and the U.S. Highway 50 Interchange, with a 38-foot-wide median at Alder Creek Parkway that tapers back to match the existing four-lane arterial segment at the eastbound U.S. Highway 50 slip onramp. East Bidwell Street shall be constructed as a two-lane divided arterial between Alder Creek Parkway and Old Ranch Way, with a 38-foot-wide raised median at Alder Creek Parkway that tapers back to match the two-lane half segment described in the East Bidwell Street/Savannah Parkway Condition No. 57 above. Alder Creek Parkway between East Bidwell Street and Westwood Drive shall be constructed as a two-lane divided roadway with a 38-foot-wide raised median. 	<p>B</p>	<p>CD (E)</p>	<p>The Community Development Department has reviewed and approved the traffic signal plans for the proposed signal at the intersection of East Bidwell Street and Alder Creek Parkway. The traffic signal is expected to be complete and operational in the Spring of 2022. The Community Development Department is monitoring building permit issuance in the Mangini Ranch Phase 2 development to verify completion of the signal prior to issuance of the 236th building permit.</p>	<p>Condition will be satisfied prior to issuance of the 236th building permit in the Mangini Ranch Phase 2 subdivision.</p>
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<p>58.</p>	<p><u>East Bidwell Street/White Rock Road</u> Prior to issuance of the 281st building permit, the owner/applicant shall be responsible for either Option A or Option B below as follows:</p> <ul style="list-style-type: none"> o Option A: The Capital Southeast Connector Joint Powers Authority (JPA) project proposes to relocate and signalize the East Bidwell Street/White Rock Road intersection: If the proposed JPA project at this location is fully funded and construction is underway by the time the 281st building permit is issued, the project shall pay the Sacramento County Transportation Development Fees, toward the JPA project. o Option B: Signalize the existing East Bidwell Street/White Rock Road intersection with Mangini Ranch Phase 1 improvements: If the JPA project to relocate and signalize the East Bidwell Street/White Rock Road intersection is not fully funded and under construction prior to issuances of the 281st building permit, the owner/applicant shall be responsible to signalize the existing intersection with improvements described in Condition No. 127 of the Mangini Ranch Phase 1 conditions of approval. Mangini Ranch Phase 1 improvements at this location consist of "Southbound on East Bidwell Street construct a free southbound right turn lane consisting of 315 feet of deceleration length plus 50 feet storage length, excluding appropriate tapers and a 300 foot receiving /acceleration lane, excluding tapers along westbound White Rock Road. Westbound on White Rock Road, construct a free right-turn lane consisting of 315 feet of deceleration length plus 50 feet of storage length, excluding appropriate tapers, and a 300 foot receiving lane excluding appropriate tapers along northbound East Bidwell Street. o The JPA currently has more than seven million dollars programed toward relocation and signalization of the East Bidwell Street/White Rock Road intersection, and is planning to begin acquiring right-of-way during the winter of 2018, and begin construction during the summer of 2019. The projected absorption Schedule for the Mangini Ranch Phase 2 project estimates that the 281 dwelling units will not be constructed until sometime in the second quarter of 2020. Option A above is the preferred improvement, Option B would be a throwaway improvement. 	<p>B</p>	<p>CD (E)</p>	<p>The required improvements to the intersection of East Bidwell Street and White Rock Road have been fully funded by the Connector JPA are currently under construction. It is anticipated that the new signal and the improvements at the intersection will be complete and operational in the Fall of 2021. This condition is therefore satisfied.</p>	<p>Yes</p>
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59.	<p><u>White Rock Road/Placerville Road</u></p> <p>Prior to the 496th building permit, the owner/applicant shall be responsible for prohibiting southbound left-turns from Placerville Road to eastbound White Rock Road by construction of a raised median on Placerville Road to channelize all southbound traffic onto westbound White Rock Road.</p>	B	CD (E)	<p>This condition is not a requirement of this Village 2 subdivision since this subdivision will only increase the number of mapped lots to 369 in the Mangini Ranch Phase 2 subdivision which is below the requirement to complete the improvement prior to issuance of the 496th building permit.</p>	<p>Condition will be satisfied prior to issuance of the 496th building permit in the Mangini Ranch Phase 2 subdivision.</p>
60.	<p><u>East Bidwell Street/Savannah Parkway</u></p> <p>Prior to issuance of the 496th building permit and concurrent with implementation of Condition 64 above, the owner/applicant shall signalize the East Bidwell Street/Savannah Parkway intersection as follows:</p> <ul style="list-style-type: none"> o Southbound Approach to Savannah Parkway from East Bidwell Street: One thru-lane, and one left-turn lane with a 100-foot-long left-turn pocket excluding tapers for the left-turn lane. o Northbound Approach to Savannah Parkway from East Bidwell Street: One shared thru/right-turn lane. o Westbound Approach to East Bidwell Street from Savannah Parkway: One right-turn lane, and one left-turn lane with a 60-foot left-turn pocket excluding tapers for the left-turn lane. o Control: Signal control with split phasing. o Between Old Ranch Way and the southern boundary of the project site, East Bidwell Street shall be constructed as a two-lane arterial on the eastern “half-segment” of its ultimate configuration. This two-lane segment shall have a striped 2-foot-wide median south of Old Ranch Way, consistent with the California Manual on Traffic Control Devices (MUTCD) Figure 3A-107 (CA), or similar standard. The southbound left-turn pocket shall be developed in accordance with the Highway Design Manual (HDM) Figure 405.2A, or similar standard. Savannah Parkway shall have a 4-foot-wide raised median. 	B	CD (E)	<p>This condition is not a requirement of this Village 2 subdivision since this subdivision will only increase the number of mapped lots to 369 in the Mangini Ranch Phase 2 subdivision which is below the requirement to complete the improvement prior to issuance of the 496th building permit.</p>	<p>Condition will be satisfied prior to issuance of the 496th building permit in the Mangini Ranch Phase 2 subdivision.</p>

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

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

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

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

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

Table 1.

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

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

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

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

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

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

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

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

				construction in the vicinity of existing residents. Night work is necessary due to impacts to the travelling public during the normal workday. The night work has been disruptive to some existing residences. The CDD is working closely to monitor the noise impacts in the night time hours to minimize impacts to existing residents.	
Public Services					
67-62	3A.14-1 (as amended by W/E SPA): Prepare and Implement a Construction Traffic Control Plan.	G, I, B, C	PW	The CDD has reviewed and approved all traffic control plans for the subdivision to verify compliance with City ordinances and to minimize delays to the travelling public.	Yes
67-63	3A.14-2: Incorporate California Fire Code; City of Folsom Fire Code Requirements; and EDHFD Requirements, if Necessary, into Project Design and Submit Project Design to the City of Folsom Fire Department for Review and Approval.	B, O	CD, FD	The City Fire Department has reviewed and approved all proposed improvements for the subdivision. The City FD will verify adequate fire flow prior to building permit issuance in the subdivision.	Yes
67-64	3A.14-3: Incorporate Fire Flow Requirements into Project Designs.	B, O	CD, FD	The City Fire Department has reviewed and approved all proposed improvements for the subdivision. The City FD will verify adequate fire flow prior to building permit issuance in the subdivision.	Yes

Traffic and Transportation

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

Public Facilities Financing Plan (PFFP):

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

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

Sacramento County Transportation Development Fee (SCTDF) contribution:

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

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

The City of Folsom and Cal Trans entered into an MOU on December 17, 2014 to establish a fee mechanism to address the “fair share” impacts to Highway 50. The MOU identifies all the highway improvements for which there are mitigation measures and potential construction projects to address them. The City will establish a fee in the City Facilities portion of the Public Facilities Financing Plan and it will be collected at the time of building permit issuance					
67-65	3A.15-1: Project Participation in Funding Transportation Improvements	B	CD (E), PW	(1) This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Yes
67-66	3A.15-1a: The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Folsom Boulevard/Blue Ravine Road Intersection (Intersection 1).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-67	3A.15-1b: The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements at the Sibley Street/ Blue Ravine Road Intersection (Intersection 2).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-68	3A.15-1c: The Applicant Shall Fund and Construct Improvements to the Scott Road (West)/White Rock Road Intersection (Intersection 28).	B (pay SCTDF)	CD (E), PW	See (1) above	Yes
67-69	3A.15-1e: Fund and Construct Improvements to the Hillside Drive/Easton Valley Parkway Intersection (Intersection 41).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-70	3A.15-1f: Fund and Construct Improvements to the Oak Avenue Parkway/Middle Road Intersection (Intersection 44).	B (pay PFFP fee)	CD (E), PW	See (1) above	Yes
67-71	3A.15-1h: Participate in Fair Share Funding of Improvements to Reduce Impacts to the Hazel Avenue/Folsom Boulevard Intersection (Sacramento County Intersection 2).	B (pay SCTDF)	CD (E), PW	See (1) above	Yes
67-72	3A.15-1j: Participate in Fair Share Funding of Improvements to Reduce Impacts on Hazel Avenue between Madison Avenue and Curragh Downs Drive (Roadway Segment 10).	B (pay SCTDF)	CD (E), PW	See (1) above	Yes
67-73	3A.15-1o: Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 as an alternative to improvements at the Folsom Boulevard/U.S. 50 Eastbound Ramps Intersection (Caltrans Intersection 4).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-74	3A.15-1p: Participate in Fair Share Funding of Improvements to Reduce Impacts on the Grant Line Road/ State Route 16 Intersection (Caltrans Intersection 12).	B (Caltrans MOU/pay SCTDF)	CD (E), PW	See (1) above	Yes
67-75	3A.15-1q: Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 between Zinfandel Drive and Sunrise Boulevard (Freeway Segment 1).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-76	3A.15-1r: Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 between Hazel Avenue and Folsom Boulevard (Freeway Segment 3).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-77	3A.15-1s: Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 between Folsom Boulevard and Prairie City Road (Freeway Segment 4).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes
67-78	3A.15-1u: Participate in Fair Share Funding of Improvements to Reduce Impacts on Westbound U.S. 50 between Prairie City Road and Folsom Boulevard (Freeway Segment 16).	B (Caltrans MOU)	CD (E), PW	See (1) above	Yes

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

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

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

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

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

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

				Board.	
Climate Change					
68-30	Backbone MND Mitigation Measure VII-1: Greenhouse Gas Emissions	Prior to releasing RFB to contractors	SMAQMD	See (2) above	
Public Services					
68-31	Backbone MND Mitigation Measure XVI-1: Prepare and Implement a Construction Traffic Control Plan.	G, I, B, C	PW	See (2) above	
Water Improvements					
68-32	Backbone MND Mitigation Measure III-3: North of U.S. Highway 50 Water Improvements	G, I	SMAQMD CD (E)	See (2) above	
68-33	Backbone MND Mitigation Measure V-4 North of U.S. Highway 50 Water Improvements	G, I	CD (E)	See (2) above	
68-34	Backbone MND Mitigation Measure VI-2 North of U.S. Highway 50 Water Improvements	G, I	CD (E)	See (2) above	
68-35	Backbone MND Mitigation Measure V1-4 North of U.S. Highway 50 Water Improvements	G, I	CD (E)	See (2) above	
68-36	Backbone MND Mitigation Measure XII-1 North of U.S. Highway 50 Water Improvements	G, I, B	PW	See (2) above	
69.	Revised Proposed Off-Site Water Facility Alternative Mitigation Monitoring Reporting Program (MMRP) for the Folsom Plan Area Specific Plan (FPASP). Table 3 below describes the mitigation measures from the Revised Water Alternative (November 2012) MMRP.				
Table 3.					
Revised Proposed Off-Site Water Facility Alternative Addendum to the FPASP EIR/EIS Mitigation Measures Applicable to the Mangini Ranch Phase 2 Tentative Subdivision Map Project.*					
*The Folsom South of U.S. Highway 50 Specific Plan Project: Revised Proposed Off-Site Water Facility Alternative was approved December 11, 2012. The November 2012 MMRP for the Revised Proposed Off-Site Water Facility Alternative is included as Attachment 21.					
Condition	Mitigation Measures Applicable to the Project	Timing	Responsible Agency	Comments	Condition Satisfied?
Aesthetics					
69-1	3B.1-2a: Enhance Exterior Appearance of Structural Facilities.	G, B	CD	(3) The Folsom Plan Area (FPA) landowners did not construct the previously contemplated off-site water system to serve the FPA. Instead, the FPA landowners contributed funding to conserve 20% of the existing potable water being utilized in the City. This conservation effort has been completed and validated in the Sacramento County court system and will serve the FPA throughout buildout. The following mitigation measures were related to the previously contemplated off-site water system to be constructed to serve the FPA and therefore do not apply to this subdivision.	Yes
69-2	3B.1-2b: Prepare Landscaping Plan.	G, B	CD	See (3) above	Yes
69-3	3B.1-3a: Conformance to Construction Lighting Standards.	G, B	CD	See (3) above	Yes
69-4	3B.1-3b: Prepare and Submit a Lighting Master Plan.	G, B	CD	See (3) above	Yes
Air Quality					
69-5	3B.2-1a: Develop and Implement a Construction NOX Reduction Plan.	G, C	CD SMAQMD	See (3) above	Yes
69-6	3B.2-1c: Implement Fugitive Dust Control Measures and a Particulate Matter	G, C	CD	See (3) above	Yes

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

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

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



Folsom City Council Staff Report

MEETING DATE:	10/12/2021
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10721 - A Resolution of the City Council of the City of Folsom Authorizing the Community Development Department to Increase the Existing Maximum Grant Amounts for the Seniors Helping Seniors Program and Update the Guidelines
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council approve Resolution No. 10721 - A Resolution of the City Council of the City of Folsom Authorizing the Community Development Department to Increase the Existing Maximum Grant Amounts for the Seniors Helping Seniors Program and Update the Guidelines.

BACKGROUND / ISSUE

In 1996, the City Council approved the initiation of the Seniors Helping Seniors Home Repair Program (SHS Program). The SHS Program assists extremely low to low-income senior citizens with health and safety issues in their homes. The program is open to senior citizens that are 65 years or older (special circumstances may waive the age requirement) who own a home in the City of Folsom. Under the current SHS Program Guidelines, income-qualified senior citizens can receive *minor repair grants* (generally up to \$2,500 per year with a provision for up to \$3,500 for special circumstances) for services to repair health and safety issues, such as non-functioning heating/air systems, replacing light bulbs, changing out furnace filters and other minor repair services. In addition, a once-in-a-lifetime *major repair grant* of \$7,500 is available for larger issues, such as a new deck, new HVAC system or other high-cost repairs.

From 1997 through 2011, the City utilized Redevelopment Agency funds to support the SHS Program; however, since 2011 the City has used Community Development Block Grant

(CDBG) funds, provided by the inter-agency contract with Sacramento Housing and Redevelopment Agency (SHRA), to support implementation and success of the SHS Program.

The current maximum grant amounts have not been adjusted since April of 2017 and, therefore, have not kept pace with inflation. Staff is requesting that the City Council approve increases in the current maximum SHS grant amounts to account for increases in building material costs and labor costs. Specifically, staff is proposing that the SHS *minor repair grants* be increased to \$3,500 per year per eligible senior household (with a provision for \$5,000 for special circumstances, as determined by the Community Development Department Director) and that the once-in-a-lifetime SHS *major repair grants* be increased to \$10,000. In addition, staff is recommending that the SHS guidelines be revised to allow households to receive a major grant once every five years, as opposed to the current standard of once-in-a-lifetime.

POLICY / RULE

The City Council has the authority to approve the maximum grant amounts for the Senior Helping Seniors Home Repair Program.

ANALYSIS

On average, the City's SHS Program responds to over 200 calls for service each year with the majority of these resulting in a grant award. As previously indicated in the background section of this report, there are two types of grants available through the SHS Program: *minor repair grants* (up to \$2,500 per year with a provision for up to \$3,500 for special circumstances) and a one-time *major repair grant* (up to \$7,500.00). The table below shows the breakdown of grants awarded during the past year (September 2020 to September 2021) year and provides a good representation of prior year allocations as well.

Grant Awards September 2020 to September 2021	Minor Grant Up to \$2,500 per year (\$3,500 for special circumstances)			Major Grant Up to \$7,500.00
	Less than \$500	\$501 to \$2,500	\$2,501 to \$3,500	Up to \$7,500.00
Number of Awards	122	62	9	5
Job Cost Percentage	61%	31%	5%	3%
Total Percentage	96%			4%

Minor Repair Grants

As shown in the table above, over 95 percent of all grants during this past year were for minor repair grants, with the vast majority (61 percent) falling in the below \$500.00 category. However, 7 percent were for special circumstances (\$2,501 to \$3,500) and included water heater replacements, as well as repairs to porches, roofs, and HVAC systems.

Since the SHS guidelines were last revised in 2017, staff has seen a year over year increase in the number of minor grants awarded that exceed the \$2,500 threshold. The primary reason for this trend is a result of rising construction costs. Construction material costs have increased dramatically over the past year as a result of reduced production during the Covid-19 pandemic, increased housing demand and climate-related events. Thus, in evaluating the SHS minor repair grants staff has concluded that it seems reasonable to adjust the maximum minor grant amount to \$3,500 annually (5,000 for special circumstances, as determined by the Community Development Department Director), given that roughly 13 percent of minor grant awards over \$500 fall into the \$2,501 to \$3,500 price range.

Major Repair Grants

Currently, a once-in-a-lifetime *major repair grant* of \$7,500 is available to assist low-income seniors with larger home repair issues, such as a new roof, new HVAC system, re-piping, and other high-cost repairs. As construction costs have increased over the past few years, however, the \$7,500 grant amount is no longer sufficient to cover some of these high-cost repairs. This is specifically the case with regards to new roofs for mobile homes and replacement HVAC units. Based on information provided by the City's SHS contractors, the current replacement cost of a new metal roof for a single-wide mobile home ranges from \$8,000 to \$10,000 and for a double-wide mobile home, from \$9,000 to \$12,000. In addition, the price for a new HVAC unit currently is about \$9,400. Given that the City's former Redevelopment Agency low-interest mobile home rehabilitation loans are no longer an available option (as a result of the State's dissolution of redevelopment agencies) and given the fact that 95 percent of the senior households assisted by the SHS program reside in older mobile homes, staff believes that an increase of the major grant amount to \$10,000 once every five years is necessary in order for the SHS Program to continue to assist low-income mobile home owners with HVAC units and/or new roofs when their existing roof is beyond repair.

It should be noted that the Community Development Department has been very successful in annually monitoring the grant allocations each year to ensure that sufficient CDBG funding reimbursement from SHRA is available. Furthermore, in 2021 SHRA increased the City's CDBG allocation from \$165,000 annually to \$220,000 annually. The reason for the increase is due to SHRA's new CDBG allocation process that now utilizes a formula-based approach for distributing CDBG funds to the City. As such, staff does not anticipate any funding shortfalls associated with the proposed grant increases.

The SHS program is vital in assisting low-income senior citizen homeowners make necessary home repairs in order to safely age in place. As such, ensuring that grant funding levels accurately reflect program costs associated with increases in building material costs and labor

costs is important for the continued success of the Program. With approval of this resolution, the SHS Program Guidelines will be amended so that the SHS minor repair grant is increased to \$3,500 per year per eligible senior household (with a provision for \$5,000 for special circumstances, as determined by the Community Development Department Director) and the SHS major repair grant limit will be increased to \$10,000 once every five years. A copy of the amended Seniors Helping Seniors Home Repair Program Guidelines that include these revisions is attached hereto as Attachment 2.

FINANCIAL IMPACT

There is no financial impact on the General Fund. The CDBG funding program requires the expenditure of funds with reimbursement requested and therefore the Community Development Block Grant Fund (Fund 201) is utilized to cover the upfront contractor and material costs and invoices are sent to SHRA monthly for reimbursement from the grant proceeds. For the 2021/22 fiscal year, \$220,000 of the Community Development Block Grant Fund (Fund 201) has been budgeted for the SHS Program to cover the cost of materials and outside contractors.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines (Review for Exemption) and Section 15301 of the CEQA Guidelines (Existing Facilities).

ATTACHMENTS

1. Resolution No. 10721 - A Resolution of the City Council of the City of Folsom Authorizing the Community Development Department to Increase the Existing Maximum Grant Amounts for the Seniors Helping Seniors Program
2. Seniors Helping Seniors Home Repair Program Guidelines

Submitted,



Pam Johns, Community Development Director

Attachment #1

Resolution No. 10721 - A Resolution of the City Council of the City of Folsom Authorizing the Community Development Department to Increase the Existing Maximum Grant Amounts for the Seniors Helping Seniors Program

RESOLUTION NO. 10721**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
AUTHORIZING THE COMMUNITY DEVELOPMENT DEPARTMENT TO
INCREASE THE EXISTING MAXIMUM GRANT AMOUNTS FOR THE SENIORS
HELPING SENIORS HOME REPAIR PROGRAM AND UPDATE THE GUIDELINES**

WHEREAS, in 1996, the City Council approved the initiation of the Seniors Helping Seniors Home Repair (SHS) Program; and

WHEREAS, the SHS Program assists extremely-low to low-income senior citizens with health and safety issues in their homes; and

WHEREAS, under the current SHS Program Guidelines, income-qualified senior citizens may receive minor repair grants (generally up to \$2,500 per year with a provision for up to \$3,500 for special circumstances) for services to repair minor health and safety issues, and a once-in-a-lifetime major repair grant (up to \$7,500) for larger home repairs; and

WHEREAS, the current maximum grant amounts have not been adjusted since 2017 and, therefore, do not reflect the current material costs and labor costs associated with SHS Program home repairs; and

WHEREAS, increasing the minor repair grant to \$3,500 per year (up to \$5,000 for special circumstances as determined by the Community Development Department Director) and increasing the once-in-a-lifetime major repair grant to \$10,000 every five years are necessary amendments to the SHS Program Guidelines in order to ensure that the SHS Program continues to provide essential home repair services that allow the City of Folsom's low-income seniors to age in place; and

WHEREAS, increasing the grant amounts will have no financial impact on the General Fund because Community Development Block Grant Funds (Fund 201) are, and will continue to be, utilized to fund the SHS grants.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby authorizes the Community Development Department to increase the existing maximum grant amounts for the Seniors Helping Seniors Home Repair Program.

PASSED AND ADOPTED this 12th day of October 2021, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

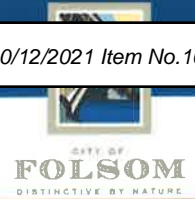
Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment #2

Seniors Helping Seniors Home Repair Program Guidelines



CITY OF FOLSOM

SENIORS HELPING SENIORS HOME REPAIR PROGRAM GUIDELINES

SENIORS HELPING SENIORS HOME REPAIR PROGRAM

The primary purpose of this program is to assist senior citizen homeowners whose properties need health and safety repairs and who do not have the financial resources to complete the repairs. The repairs will be accomplished on a grant basis. Grants are to be funded from CDBG funds.

PROGRAM GOALS

The goals of the Seniors Helping Seniors Home Repair Program are:

- To help senior citizens in the City of Folsom with repairs to property that will promote health and safety.
- To have qualified Seniors Helping Seniors (SHS) Program Specialist assist senior citizens within the City of Folsom.
- To achieve the goals of the Program in the most cost-effective manner possible.

PROGRAM CONCEPT

The concept of the program is to provide a point of contact where seniors may obtain assistance with small but important health and safety repairs at no cost. An applicant will need only to contact the SHS Program Specialist and meet eligibility requirements. The SHS Program Specialist will verify the eligibility of the senior citizen homeowner requesting assistance and then visit the applicant's home, to verify the eligibility information and confirm that the requested work falls within the guidelines of the program. If it does, the SHS Program Specialist will make the needed repairs or determine that a licensed contractor needs to perform the work. The program will also cover the cost of all materials and any permit/inspection fees that may be needed.

PROGRAM GUIDELINES

I. ELIGIBLE APPLICANTS

- A. **Location** - Properties must be located within the City of Folsom.
- B. **Property Type** - Owner-occupied standard or manufactured single-family homes or duplexes.
- C. **Age of Homeowner** – 65 years of age and older. 55 years of age and older if the homeowner has a verifiable disability.
- D. **Qualifying Income** – Applicant’s income cannot exceed 80% of Area Median Income for Sacramento County to be eligible for minor repairs and cannot exceed 50% of Area Median Income for Sacramento County for major repairs.
- E. **Kinds of Repair** – The intent of the program is to make repairs needed to correct health and safety deficiencies. Minor repairs may include, but are not limited to’ such jobs as: installation of grab bars, minor plumbing repairs, electrical, roof and deck repairs, installation of handrails, replacement of hard to reach light bulbs, installation of smoke detectors, and replacement of furnace filters. Major repairs may include, but are not limited to such jobs as: Re-roofs, water supply line replacement, and deck replacements.
- F. **Maximum Minor Grant Amount** – The maximum minor repair grant amount shall be \$3,500.00 per property per calendar year. The Community Development Department Director may approve up to \$5,000.00 per calendar year in exceptional cases (such as when a minor project like replacing a cracked shower pan escalates into a more substantial repair that includes replacing water damaged flooring).
- G. **Maximum Major Repair Grant Amount** – The maximum major repair grant amount shall be up to \$10,000.00 per eligible senior household once every five years.
- H. **Order of Priority** – Qualified applications for Seniors Helping Seniors Home Repair Program will generally be based on a first-come, first-served basis. However, should availability of funds become limited or multiple applications be submitted simultaneously, priority will be given to the homeowners with the greatest health and safety need.

II. ADDITIONAL PROGRAM PROVISIONS

- A. Community Development Department Responsibilities** – In general, the Community Development Department will be responsible for:
1. Marketing and outreach to potential applicants;
 2. Preparation of a contractor's list which will include all trades with licenses;
 3. Determining the need of the applicant;
 4. Contractor payment authorization;
 5. At any time, staff may accompany or follow a contractor to the applicant's home to collect more information, verify quality of work and applicant's satisfaction.
- B. Homeowner Responsibilities** – Applicant must sign a "hold harmless" release in a form approved by the City Attorney. In addition, the applicant must sign an agreement, which states that the applicant agrees to repay the total cost of the repair in the event the property is sold within the year of the agreement date, devoid of death or a disabling illness of the applicant.
- C. Program Marketing and Outreach** – The availability of the program will be announced in the newspapers which circulate annually; to community and social service organizations; posted in City offices, libraries, and meeting places; and the City's website.
- D. Inspection and Work Verification** – Inspection of the property and verification of the needed repairs will be done by the SHS Program Specialist.
- E. Conflict of Interest Prohibition** – No member of the Folsom City Council/ and no other official, employee, consultant, or Agency of the City or Agency who exercises policy control, decision-making authority, or has responsibilities in connection with the planning and implementation of the program shall be eligible to receive assistance under this program. This ineligibility shall continue for a period of one year following the expiration of an individual's relationship with the City/Agency.
- F. Appeals** – The Community Development Department shall serve as the appellate body to hear any appeals or grievances relating to approvals or denials or the administration of the Seniors Helping Seniors Home Repair Program. Such requests for appellate consideration must be submitted in writing to the Director. The Community Development Department's decision on any such appeal shall be final.

OUTLINE OF THE PROCESS OF ADMINISTERING THE PROGRAM**A. ESTABLISHMENT/MAINTENANCE OF CONTRACTOR“STABLE”**

Staff will periodically advertise in the local paper requesting qualified contractors who have contractors' licenses or other qualifying experience to submit a Request for Qualifications if they are interested in participating in the program. Staff will verify qualifications and licenses where appropriate. Contractors shall be required to provide any information required by the Agency for insurance purposes.

B. PROGRAM MARKETING

A marketing effort will be undertaken to inform residents of the target areas about the availability of the program. The general features of the marketing program were described in II. C., above.

C. APPLICANT ELIGIBILITY

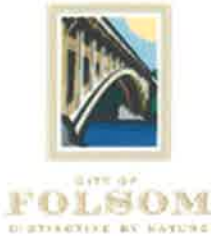
Staff will determine eligibility by asking applicant to provide a California driver's license or California identification card for verification of identity and age. Ownership will be verified through the property tax roll and income may be requested if deemed necessary.

D. PROPERTY INSPECTION

Once the City has determined an applicant is eligible to participate in the program, the SHS Program Specialist must inspect the property to confirm that the work falls within the scope of the program. If so, a contractor is called to perform the necessary repair.

E. PAYMENT DISBURSEMENT

If the work is performed by a contractor, once the work has been completed the City will verify that the work is completed and authorize payment to the contractor.



Folsom City Council Staff Report



MEETING DATE:	10/12/2021
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10723 - A Resolution Authorizing the Public Works Department to Install All-Way Stop Sign Control at the Intersection of Iron Point Road and Dry Creek Road
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 10723 - A Resolution Authorizing the Public Works Department to Install All-Way Stop Sign Control at the Intersection of Iron Point Road and Dry Creek Road.

BACKGROUND / ISSUE

The Public Works Department received a request to evaluate the safety of the intersection of Iron Point Road and Dry Creek Road. Iron Point Road is classified as an arterial roadway and serves as an east-west connection between Folsom Boulevard and the El Dorado County via Saratoga Way. Since Iron Point Road/Saratoga Road opened in late April 2020, City staff has received various requests from residents regarding the intersection of Dry Creek Road and Iron Point Road. Most of the concerns are related to vehicle speeds of approaching traffic inbound from El Dorado County and a concern about the line of sight of approaching vehicles when turning out from Dry Creek Road.

Shortly after the roadway opened, a radar feedback sign and intersection warning sign were installed prior to the westbound curve in the roadway to attempt to slow down approaching vehicles.

In October 2020, the Traffic Safety Committee recommended removal of landscaping along Iron Point Road. City of Folsom staff assessed the landscaping, which is maintained by Empire Ranch Community Association (ERCA) and the City requested that ERCA remove

landscaping that impacted the line of sight looking east from Dry Creek Road. Per the request, a large amount of bushes and shrubs were removed and some of the tree canopy was raised to increase the sight distance looking towards the east.

Staff determined that the combination of radar feedback signs and landscape removal did not adequately address the safety concerns associated with limited sight distance at the intersection and decided to evaluate additional traffic control measures.

Below is the traffic collision diagram for incidents between 2020 and the current date. The data shows that there have been two collisions involving eastbound lefts.

Iron Point Road at Dry Creek Road Collision Diagram (2020-2021)



POLICY / RULE

Chapter 10.12 of the Folsom Municipal Code grants the City Council final authority with respect to the placement of new stop signs.

ANALYSIS

The item was considered by the Traffic Safety Committee at its August 26, 2021 meeting and the Committee voted unanimously to recommend all-way stop control; a draft copy of the Action Summary from that meeting is attached to this report.

A Multi-Way Stop Sign Analysis was performed on this intersection and a copy of that warrant analysis is attached to this report.

FINANCIAL IMPACT

Installation of new signs and markings should not exceed \$4,000 and will be paid out of the Traffic Safety Project, Project No. 8023, which is funded through Measure A, Ongoing Traffic Control/Safety (Fund 276).

ENVIRONMENTAL REVIEW

This project has been deemed categorically exempt from environmental review.

ATTACHMENTS

1. Resolution No. 10723 - A Resolution Authorizing the Public Works Department to Install All-way Stop Sign Control at the Intersection of Iron Point Road and Dry Creek Road
2. Draft Action Summary – Traffic Safety Committee, August 26, 2021
3. CAMUTCD Multi-Way Stop Sign Warrant Analysis
4. Map of Intersection

Submitted,

Marcus Yasutake, ACTING PUBLIC WORKS DIRECTOR

Attachment 1
Resolution No. 10723

RESOLUTION NO. 10723

**A RESOLUTION AUTHORIZING THE PUBLIC WORKS DEPARTMENT TO
INSTALL ALL-WAY STOP SIGN CONTROL AT THE INTERSECTION OF IRON
POINT ROAD AND DRY CREEK ROAD**

WHEREAS, the Public Works Department received a request evaluate traffic safety at the intersection of Iron Point Road and Dry Creek Road; and

WHEREAS, initial safety improvements in the form of radar speed feedback signs and landscape removal did not adequately improve traffic safety; and

WHEREAS, staff evaluated additional traffic control measures, including all-way stop sign control; and

WHEREAS, the intersection is currently side street stop controlled; and

WHEREAS, the Public Works Department assessed the intersection and determined that all-way stop control is not warranted on a traffic volume, safety or right-of-way basis; and

WHEREAS, the Traffic Safety Committee reviewed the request and supported the staff recommendation in support of the request for all-way stop control; and

WHEREAS, sufficient funding is budgeted and available in the Traffic Safety Project, Project No. 8023; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the Public Works Department to install all-way stop sign control at the intersection of Iron Point Road and Dry Creek Road.

PASSED AND ADOPTED this 12th day of October, 2021, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2

Draft Action Summary – Traffic Safety Committee, August 26, 2021

City of Folsom
TRAFFIC SAFETY COMMITTEE
DRAFT
MINUTES

4:00 p.m., Thursday, August 26th, 2021

A Regular Teleconference Meeting of the Traffic Safety Committee will be held exclusively via teleconference in light of COVID-19 restrictions on public gatherings. The meeting will be conducted in accordance with the Ralph M. Brown Act, California Government Code 54950, et seq. and Executive Order N-29-20.

[Microsoft Teams Meeting Link](#)

Or call in (audio only)

+1559-512-2217,,543426166# United States, Fresno

Phone Conference ID: 543 426 166#

1. MEETING CALLED TO ORDER

Meeting called to order 4:02 pm.

2. ROLL CALL:

Baade, Bailey, Bosch, Delp, McGee, Soulsby, Washburn

Wilson is subbing for McGee. All other members present. Washburn had to leave meeting early.

3. APPROVE ACTION SUMMARY

Action Summary of the May 21st, 2021 meeting will stand approved unless any Committee member requests a revision.

Action Summary/Minutes approved unanimously.

4. BUSINESS FROM FLOOR/GOOD OF THE ORDER

Discuss any items not on the agenda that a member of the public wishes to bring to the Committee's attention. The Committee cannot take formal action on the item but can request that it be placed on a future agenda for further discussion if necessary.

Becky, a member of the public had some follow up question regarding a previous TSC meeting item. Zach Bosch let her know that the project she was inquiring about is planned for the next fiscal year. She asked for Zach to email her the list of intersections studied and considered for traffic signals and he agreed to do so.

5. ACTION/DISCUSSION ITEMS

None

Neighborhood Business

a. Intersection of Dry Creek Road and Iron Point Road

Wilson moved to recommend instillation of a 3-way stop sign at Dry Creek Rd. and Iron Point Rd., Delp 2nd, and the rest of the committee voted unanimously.

b. Santa Juanita Road

Wilson made a motion to communicate to the City Council concern and need for action. They recommend appointing a council member to reach out to appropriate agencies and reach definitive action. They encourage the City of Folsom Traffic Department to provide the appointed City Council Member with the history and

engineering information that we have regarding this issue. Soulsby 2nd, the rest of the committee was unanimous.

c. Parkshore Dr and Plaza Dr

Delp moved to remove line of sight landscaping and increase patrol in the area. Patrols would target the violation of red zone parking. Agreement to revisit this area in the future if necessary. Baily 2nd, rest of committee unanimous (Washburn had left the meeting and was not able to vote).

d. Willard Drive at Prairie City Drive (Folsom Prep/Phoenix Elementary)

Bailey moved to create keep clear striping area at the entrance and exit on Willard Dr. at the Folsom Preparatory School/Cadance Academy Preschool. Delp 2nd, and committee unanimous (Washburn had left the meeting and was not able to vote).

6. COMMITTEE ITEMS

None

7. ADJOURNMENT

Meeting was adjourned at 6:11 pm

Agenda.Aug.21

Attachment 3

CAMUTCD Multi-way Stop Sign Warrant Analysis

City of Folsom
Department of Public Works
MULTI-WAY STOP WARRANT ANALYSIS
 (California Manual of Uniform Traffic Control Devices)

Line 1 Enter Major Street Name Iron Point Road

Line 2 Enter Minor Street Name Dry Creek Road

Line 3 Enter Critical Approach Speed (85th Percentile) for Iron Point Road 53 MPH

Line 4 Enter Critical Approach Speed (85th Percentile) for Dry Creek Road 25 MPH

Warrant No. 1: Traffic Signal Warrant

5 In the Engineer's judgement, is this a justifiable location for a traffic signal? Enter an "X" in the appropriate box
Yes No

6 Has a signal warrant analysis been conducted for this intersection? Yes No

7 If the Answer to Line 6 was Yes, did the intersection warrant a traffic signal? Yes No

8 Were any two of Lines 5 through 7 answered "Yes"? Yes No

Warrant No. 1 satisfied if two or more conditions met. Was Warrant No. 1 satisfied? No

Warrant No. 2: Traffic Collision Warrant

9 Enter number of collisions, of a type correctable by a multiway stop, reported at this location in the past 12 months 2 Collisions

Warrant No. 2 satisfied if 5 or more collisions were reported in the past 12 months. Was Warrant No. 2 satisfied? No

Warrant No. 3: Traffic Volume Warrant

10 The Critical Approach Speed for the Major Street, Iron Point Road, was measured as 53 MPH

11 If the value in Line 10 is greater than 40, use Condition A for this analysis; otherwise use Condition B

Condition A: Major Street Critical Approach Speed greater than 40 MPH

	Minimum Required Hourly Vol.	Hour							
		08:00-09:00	14:00-15:00	15:00-16:00	16:00-17:00	17:00-18:00			
Total traffic volume entering intersection	300	901	940	904	971	963			
Highest minor street traffic volume	200	188	160	60	83	57			

Note: traffic volume includes all vehicles, pedestrians and bicyclists

12 Were BOTH of the Minimum Required Hourly Volumes exceeded for 8 or more hours? Enter an "X" in the appropriate box
Yes No

Condition B: Major Street Critical Approach Speed less than 40 MPH

	Minimum Required Hourly Vol.	Hour							
Total traffic volume entering intersection	210								
Highest minor street traffic volume	140								

Note: traffic volume includes all vehicles, pedestrians and bicyclists

13 Were BOTH of the Minimum Required Hourly Volumes exceeded for 8 or more hours? Enter an "X" in the appropriate box
Yes No

Was either Condition A or Condition B met or exceeded for 8 or more hours? Yes No

Warrant No. 3 satisfied if either Condition A or Condition B were met or exceeded; Was Warrant No. 3 satisfied? No

Warrant No. 4: Cumulative Condition Warrant (80 percent warrant)

14 Total number of Warrants 1 through 3 that were satisfied was:

If the value in Line 14 was zero, continue to Line 15.

15 Collisions reported in past 12 months was: Did this value exceed 4 collisions? Yes No

Enter an "X" in the appropriate box

	Minimum Required Hourly Vol.	Hour						
		08:00-09:00	14:00-15:00	15:00-16:00	16:00-17:00	17:00-18:00		
Total traffic volume entering intersection	240	901	940	904	971	963		
Highest minor street traffic volume	160	188	160	60	83	57		

16 Were BOTH of the Minimum Required Hourly Volumes exceeded for 8 or more hours? Yes No

Enter an "X" in the appropriate box

17 Were the answers to BOTH Line 15 and Line 16 Yes? Yes No

Warrant No. 4 satisfied if both Warrants 2 and 3 were 80 percent satisfied. Was Warrant No. 4 satisfied?

Warrant No. 5: Other Relevant Factors

18 Is there a need to control left turn conflicts? Yes No

Enter an "X" in the appropriate box

19 Is there a need to control vehicle/pedestrian conflicts near locations that generate high ped volumes? Yes No

20 Is there a location at this intersection where a road user, after stopping, cannot see conflicting traffic and is not able to reasonably safely negotiate the intersection unless conflicting cross traffic is also required to stop? Yes No

21 Is this an intersection of two residential collector streets of similar design and operating characteristics where multiway stop control would improve traffic operational characteristics of the intersection? Yes No

Were any of the answers for Lines 18 through 21 yes? Yes No

Warrant No. 5 satisfied if any of the above factors exist. Was Warrant No. 5 satisfied?

Conclusions/Recommendations

Note: The decision to install a multi-way stop should not be based solely upon these warrants, since the installation of traffic control devices may increase certain types of collisions. Delay, congestion, approach conditions, driver confusion, future land use or other evidence of need for right-of-way assignment should be demonstrated.

Total number warrants satisfied: Is a multiway stop justified based solely on warrants?

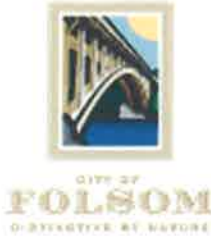
Based on the roadway dynamics of having a blind corner looking East, relatively high 85th percentile speeds and volumes near the criteria a three-way stop sign is recommended at this location.

Attachment 4

Map of Intersection



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Folsom City Council Staff Report



MEETING DATE:	10/12/2021
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10724 – A Resolution Authorizing the City Manager to Execute an Agreement with Pape Machinery to Purchase One Wheel Loader Tractor
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 10724 – A Resolution Authorizing the City Manager to Execute an Agreement with Pape Machinery to Purchase One Wheel Loader Tractor.

BACKGROUND / ISSUE

The Public Works Department must maintain a fleet of collection vehicles that is able to provide efficient and reliable solid waste collection service. The City’s requirement for these collection vehicles is based on the need to replace its aging fleet (pursuant to the Solid Waste Division’s approved replacement schedule) and to provide the current level of services. The vehicle being purchased will replace the oldest wheel loader tractor currently in the Solid Waste fleet.

This resolution will authorize the City Manager to execute an agreement with Pape Machinery for the purchase of one wheel loader tractor. The total cost for the purchase of this vehicle will not exceed \$123,624.27.

POLICY / RULE

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$62,657 or greater shall be awarded by the City Council.

Section 2.36.170 of the Folsom Municipal Code permits cooperative purchasing agreements for the procurement of any supplies, equipment, service, or construction with one or more public procurement units in accordance with an agreement entered into or between the participants.

ANALYSIS

Sourcwell, which was previously known as the National Joint Powers Agency, is a national cooperative purchasing entity of which the City of Folsom is a member. The City has purchased numerous items through Sourcwell. Pape Machinery has a current contract with Sourcwell for wheel loader tractors at a price that has been assessed to be fair, reasonable and competitive.

Sourcwell contract number #032119-JDC will be utilized for the purchase of solid waste collection vehicles.

- John Deere 244L Wheel Loader Tractor - \$123,624.27

This price includes taxes, tire fees and delivery.

FINANCIAL IMPACT

A total of \$2,777,783 has been appropriated in the Fiscal Year 2021-22 Solid Waste Operating Budget to purchase vehicles. The Department is requesting that the contract be authorized for a not to exceed amount of \$123,624.27. Sufficient funds to purchase this replacement vehicle is budgeted and available in the Fiscal Year 2021-22 Solid Waste Operating Fund (Fund 540).

ENVIRONMENTAL REVIEW

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

ATTACHMENT

1. Resolution No. 10724 – A Resolution Authorizing the City Manager to Execute an Agreement with Pape Machinery to Purchase One Wheel Loader Tractor

Submitted,

Marcus Yasutake, ACTING PUBLIC WORKS DIRECTOR

RESOLUTION NO. 10724

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH PAPE MACHINERY TO PURCHASE ONE WHEEL LOADER TRACTOR

WHEREAS, the Public Works Department has validated its need to purchase one wheel loader tractor based on an approved replacement and expansion schedule; and

WHEREAS, this purchase will be made through Sourcewell, which used its recognized cooperative purchasing agreement to award a contract to Pape Machinery in an amount not to exceed \$123,624.27; and

WHEREAS, sufficient funds are budgeted and currently available in the Fiscal Year 2021-22 Solid Waste Fund (Fund 540) Budget; and

WHEREAS, staff recommends the execution of a contract with Pape Machinery for the purchase of a one wheel loader tractor; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Pape Machinery to purchase one John Deere 244L Wheel Loader Tractor for the Public Works Department at a not to exceed amount of \$123,624.27.

PASSED AND ADOPTED this 12th day of October 2021, by the following roll-call vote:

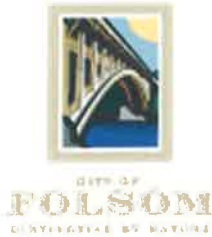
- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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Folsom City Council Staff Report

MEETING DATE:	10/12/2021
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10725 – A Resolution Rescinding and Replacing Resolution No. 10671 and Authorizing the City Manager to Execute an Agreement with Western Truck Parts and Equipment Company, LLC to Purchase Six Solid Waste Collection Vehicles
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 10725 – A Resolution Rescinding and Replacing Resolution No. 10671 and Authorizing the City Manager to Execute an Agreement with Western Truck Parts and Equipment Company, LLC to Purchase Six Solid Waste Collection Vehicles.

BACKGROUND / ISSUE

The Public Works Department must maintain a fleet of collection vehicles that is able to provide an efficient and reliable solid waste collection service. The City’s requirement for these collection vehicles is based on the need to replace its aging fleet (pursuant to the Solid Waste Division’s approved replacement schedule) in order to maintain current service levels. The vehicles being purchased will augment current vehicles in support of the new organics collection mandate.

On July 27, 2021, the Folsom City Council authorized the City Manager to execute an agreement with Western Truck Parts and Equipment Company, LLC (Western Truck) to purchase three automated side loader collection vehicles and two front loader collection vehicles. The following week the Solid Waste Division (Solid Waste) was notified by Western Truck that Peterbilt, the manufacturer of the chassis, had invalidated their quotes due to rising costs and would have to rebid our vehicles. We were also advised that it could be more than two years after placing the order to receive the vehicles.

As of the writing of this staff report we have not received updated bids for the Peterbilt vehicles. Western Truck has provided alternative bids using a different manufacturer, Crane Carrier, for the chassis. The turnaround time to receive the Crane Carrier vehicles is anticipated to be around one year which is typical for this type of purchase.

In addition to changing the chassis manufacturer, Solid Waste is requesting authorization for a total of six vehicles rather than the five that were originally approved. The Solid Waste Fiscal Year 2021-22 budget included seven heavy duty collection vehicles. At the time of the previous request Solid Waste had intended to order five vehicles in an initial order then two more in a subsequent order. Due to the increase in cost per vehicle and the delay of the initial order, Solid Waste is now requesting authorization for all Fiscal Year 2021-22 heavy-duty collection vehicle purchases, which is one less than anticipated by the budget due to the extent of the price increases.

This resolution will authorize the City Manager to execute an agreement with Western Truck for the purchase of four automated side loader collection vehicles and two front loader collection vehicles. The total cost for the purchase of these vehicles will not exceed \$2,328,408.55. Sufficient funds to purchase the replacement vehicles are budgeted and available in the Fiscal Year 2021-22 Solid Waste Operating Fund (Fund 540).

POLICY / RULE

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$62,657 or greater shall be awarded by the City Council.

Section 2.36.170 of the Folsom Municipal Code permits cooperative purchasing agreements for the procurement of any supplies, equipment, service, or construction with one or more public procurement units in accordance with an agreement entered into or between the participants.

ANALYSIS

Sourcewell, which was previously known as the National Joint Powers Agency, is a national cooperative purchasing entity of which the City of Folsom is a member. The City has purchased numerous items through Sourcewell.

Western Truck has a current contract with Sourcewell for solid waste collection vehicles at a price that has been assessed to be fair, reasonable and competitive.

Sourcewell contract number #060920-CRN will be utilized for the purchase of solid waste collection vehicles.

- Three (3) New Way Automated Side Loaders with Crane Carrier chassis - \$394,697.41 per vehicle

- One (1) New Way Automated Side Loader with Crane Carrier chassis - \$397,899.74 per vehicle
- Two (2) New Way Front Loaders with Crane Carrier chassis - \$373,208.29 per vehicle

This price includes taxes, tire fees and delivery.

Each of the vehicles listed will be outfitted with a New Way manufactured body. Western Truck was able to lock in the pricing on the first three (3) side loaders and the two (2) front loaders at the time of our initial quote in June. The price on the fourth side loader reflects a price increase on the New Way body since the initial quote for fewer vehicles.

Solid Waste maintains a master vehicle replacement schedule which includes a 3% annual escalation factor. This has historically been a reliable method of estimating cost increases. Budget adjustments were used to account for minor variations between Solid Waste estimates and actual pricing. In Fiscal Year 2021-22, the price for side loaders is 13% higher than last year and the price for front loaders is 16% higher than our last purchase in Fiscal Year 2019-2020. Due to the substantial increases, the amount budgeted for heavy duty collection vehicles is over \$200,000 short to purchase the seventh vehicle planned in the budget. Other vehicles and equipment have also experienced unanticipated increases. The decision not to purchase the seventh vehicle will ensure Solid Waste has the funding necessary to proceed with the remaining light duty vehicle and equipment purchases planned in the budget.

FINANCIAL IMPACT

A total of \$2,777,783 has been appropriated within the Fiscal Year 2021-22 Solid Waste Operating Budget to purchase vehicles. The Department is requesting that the new contract be authorized for a not to exceed amount of \$2,328,408.55. Sufficient funds to purchase the replacement vehicles are budgeted and available in the Fiscal Year 2021-22 Solid Waste Operating Fund (Fund 540).

ENVIRONMENTAL REVIEW

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

ATTACHMENT

1. Resolution No. 10725 – A Resolution Rescinding and Replacing Resolution No. 10671 and Authorizing the City Manager to Execute an Agreement with Western Truck Parts and Equipment Company, LLC. to Purchase Six Solid Waste Collection Vehicles
2. Resolution No. 10671 – A Resolution Authorizing the City Manager to Execute an Agreement with Western Truck Parts and Equipment Company, LLC to Purchase Five Solid Waste Collection Vehicles

Submitted,

Marcus Yasutake, ACTING PUBLIC WORKS DIRECTOR

Attachment 1
Resolution No. 10725

RESOLUTION NO. 10725**A RESOLUTION RESCINDING AND REPLACING RESOLUTION NO. 10671 AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH WESTERN TRUCK PARTS AND EQUIPMENT COMPANY, LLC TO PURCHASE SIX SOLID WASTE COLLECTION VEHICLES**

WHEREAS, on July 27, 2021, the City Council Approved Resolution No. 10671 authorizing the City Manager to execute and agreement with Western Truck Parts and Equipment Company, LLC to purchase five solid waste collection vehicles; and

WHEREAS, the vehicles approved for purchase by Resolution No. 10671 are no longer available at the previously quoted price; and

WHEREAS, the Public Works Department has validated its need to purchase four automated side loader and two front loader solid waste collection vehicles based on an approved replacement and expansion schedule; and

WHEREAS, this purchase will be made through Sourcewell, which used its recognized cooperative purchasing agreement to award a contract to Western Truck Parts and Equipment Company, LLC in an amount not to exceed \$2,328,408.55; and

WHEREAS, sufficient funds are available in the Fiscal Year 2021-22 Solid Waste Fund (Fund 540) Budget which included \$2,777,783 for the purchase of vehicles; and

WHEREAS, staff recommends the execution of a contract with Western Truck Parts and Equipment Company, LLC for the purchase of four automated side loader and two front loader solid waste collection vehicles; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom:

1. Hereby rescinds Resolution No. 10671 in its entirety; and
2. Hereby authorizes the City Manager to execute an agreement with Western Truck Parts and Equipment Company, LLC to purchase four New Way Automated Side Loader and two New Way Front Loader Solid Waste Collection Vehicles with Crane Carrier chassis for the Public Works Department at a not to exceed amount of \$2,328,408.55.

PASSED AND ADOPTED this 12th day of October 2021, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2
Resolution No. 10671

RESOLUTION NO. 10671

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH WESTERN TRUCK PARTS AND EQUIPMENT COMPANY, LLC. TO PURCHASE FIVE SOLID WASTE COLLECTION VEHICLES

WHEREAS, the Public Works Department has validated its need to purchase three automated side loader and two front loader solid waste collection vehicles based on an approved replacement and expansion schedule; and

WHEREAS, this purchase will be made through Sourcewell, which used its recognized cooperative purchasing agreement to award a contract to Western Truck Parts and Equipment Company, LLC in an amount not to exceed \$1,808,989.78; and

WHEREAS, sufficient funds are available in the Fiscal Year 2021-22 Solid Waste Fund (Fund 540) Budget which included \$2,777,783 for the purchase of vehicles; and

WHEREAS, staff recommends the execution of a contract with Western Truck Parts and Equipment Company, LLC. for the purchase of three automated side loader and two front loader solid waste collection vehicles; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Western Truck Parts and Equipment Company, LLC. to purchase three New Way Automated Side Loader and two New Way Front Loader Solid Waste Collection Vehicles with Peterbilt chassis for the Public Works Department at a not to exceed amount of \$1,808,989.78.

PASSED AND ADOPTED this 27th day of July 2021 by the following roll-call vote:

AYES: Councilmembers: Howell, Rodriguez, Aquino, Chalamcherla, Kozlowski

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



Michael D. Kozlowski, MAYOR

ATTEST:


Lydia Konopka, DEPUTY CITY CLERK

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Folsom City Council Staff Report

MEETING DATE:	10/12/2021
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10726- A Resolution Amending the Change Order Amounts of Resolution No. 10679 and Resolution No. 10692 for the Neighborhood Sidewalk Replacement Fiscal Year 2020-21 Project No. PW1801
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 10726– A Resolution Amending the Change Order Amounts of Resolution No. 10679 and Resolution No. 10692 for the Neighborhood Sidewalk Replacement Fiscal Year 2020-21 Project No. PW1801.

BACKGROUND / ISSUE

In April 2021, City Council approved a contract (Contract No. 174-21 21-028) with Sierra National Construction, Inc. to perform the Neighborhood Sidewalk Replacement Fiscal Year 2020-21 Project. The project began in May 2021, and the project was completed and accepted on September 7, 2021.

In August 2021, City Council approved a Contract Change Order with Sierra National Construction, Inc. for \$103,940, per Resolution No. 10679.

In September 2021, City Council approved a Contract Change Order with Sierra National Construction, Inc. for \$22,600, per Resolution No. 10692.

The change order amounts authorized in the above resolutions did not match the final change order amounts exactly. This amendment will ensure that the authorized change order amounts match the final reconciled project costs. No additional funding is being requested.

POLICY / RULE

Section 2.36.080, Award of Contracts of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services and construction with an estimated value of \$62,657 or greater shall be awarded by City Council.

ANALYSIS

The project has been completed and all costs are known and final. The amendment of the previously approved change order amounts will be consistent with the final project accounting.

FINANCIAL IMPACT

The City Council's approval of Resolution No. 10610 authorized the execution of the original contract with Sierra National Construction, Inc. for \$669,269, with the project budgeted for a total of \$736,196, which included a ten percent contingency in the amount of \$66,927 for potential change orders.

The City Council's approval of Resolution No. 10679 authorized a Contract Change Order for \$103,940. This resolution will amend the authorized change order amount to \$140,666.81, increasing the contract amount including on Change Order No. 1 to \$809,935.81.

The City Council's approval of Resolution No. 10692 authorized a Contract Change Order for \$22,600. This resolution will amend the authorized change order amount to \$48,900, increasing the total contract amount, including both change orders, to \$858,835.81.

Resolution No. 10679 and Resolution No. 10692 authorized a total not-to-exceed contract amount of \$862,736. No additional funding is being requested.

ENVIRONMENTAL REVIEW

This project has been deemed categorically exempt from environmental review.

ATTACHMENT

1. Resolution No. 10726 – A Resolution Amending the Change Order Amounts of Resolution No. 10679 and Resolution No. 10692 for the Neighborhood Sidewalk Replacement Fiscal Year 2020-21 Project No. PW1801

Submitted,

Marcus Yasutake, ACTING PUBLIC WORKS DIRECTOR

RESOLUTION NO. 10726

A RESOLUTION AMENDING THE CHANGE ORDER AMOUNTS OF RESOLUTION NO. 10679 AND RESOLUTION NO. 10692 FOR THE NEIGHBORHOOD SIDEWALK REPLACEMENT FISCAL YEAR 2020-21 PROJECT, PROJECT NO. PW1801

WHEREAS, the City Council approved a contract with Sierra National Construction, Inc. in April 2021 to perform the Neighborhood Sidewalk Replacement Fiscal Year 2020-21 Project; and

WHEREAS, the City Council adopted Resolution No. 10679 in August 2021, approving a contract change order with Sierra National Construction, Inc. for \$103,940, which increased the total project budget to \$840,136; and

WHEREAS, the City Council adopted Resolution No. 10692 in September 2021, approving a contract change order with Sierra National Construction, Inc. for \$22,600, which increased the total project budget to \$862,736; and

WHEREAS, the change order amounts authorized in Resolution No.10679 and Resolution No. 10692 are not consistent with the final project costs; and

WHEREAS, no additional funding is being requested; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute a contract change order with Sierra National Construction, Inc. for the Neighborhood Sidewalk Replacement Fiscal Year 2020-21 Project in the amount of \$140,666.81.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute a contract change order with Sierra National Construction, Inc. for the Neighborhood Sidewalk Replacement Fiscal Year 2020-21 Project in the amount of \$48,900 for a not-to-exceed total contract amount of \$858,835.81

PASSED AND ADOPTED this 12th day of October, 2021, by the following roll-call vote:

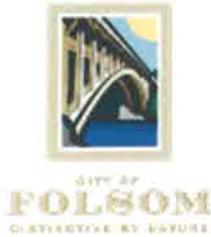
AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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Folsom City Council Staff Report

MEETING DATE:	10/12/2021
AGENDA SECTION:	Public Hearing
SUBJECT:	Public Hearing No. 2 Under the California Voting Rights Act Regarding the Composition of the City’s Voting Districts Pursuant to Elections Code Section 10010
FROM:	City Attorney's Office

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council hold the **second** of five public hearings to introduce the public to the districting process, welcome and encourage public participation, and receive public input on the composition of future City Council districts in preparation for the 2022 General Municipal Election.

BACKGROUND / ISSUE

On July 27, 2021, the City Council adopted a Resolution of Intention to transition from at-large to by-district elections. This is the first of five required public hearings to start the transition process.

POLICY / RULE

California Government Code Section 34886 authorizes the legislative body of a city to adopt an ordinance that requires the members of the legislative body to be elected “by district”. The change must be made in furtherance of the purposes of the California Voting Rights Act.

ANALYSIS

The process to transition to by-district election requires five public hearings where the community is invited to provide input regarding the composition of future City Council

districts. Pursuant to California Elections Code Section 10010, the first two public hearings are to inform the public about the districting process, present options, and receive community input on the criteria for drawing the boundaries of the voting districts. These two initial public hearings (Public Hearing Nos. 1 and 2) must be held over a period of no more than 30 days before any map of district boundaries for the proposed voting districts can be drawn. Based on public input, the City Council will outline the criteria used to create one or more proposed district maps in accordance with legal requirements and present the draft map or maps for public comment and review in two subsequent public hearings (Public Hearing Nos. 3 and 4).

At the fifth public hearing, the City Council will introduce and conduct first reading of an Ordinance and adopt a district map to complete the transition process. The City Council is the final decision-making body on adopting district boundaries.

The City has scheduled the required public hearings as follows:

Date	Meeting Type	Public Hearing	Item Topic at Meeting
9/14/2021	Public Hearing	1	Completed. Public input on composition of districts (before maps are drawn, hold 2 public hearings on composition of districts over period of no more than 30 days)
10/12/2021	Public Hearing	2	Continue to receive public input on composition of districts (must be held within 30 days of Public Hearing No. 1)
11/9/2021	Public Hearing	3	Discussion of proposed district maps and sequence of elections. First draft of map must be published 7 days before Public Hearing No. 3
12/14/2021	Public Hearing	4	Public input and possible revisions to proposed District Map (hold 2 public hearings within 45 days of Public Hearing No. 3)
1/11/2022	Public Hearing	5	Adoption of District Map, transition to district elections Ordinance introduced
1/25/2022	Regular Meeting		Second reading of Ordinance (effective 30 days after)

Cities must comply with the following legally required criteria under federal and state law:

1. Each district must have substantially equal population as determined by the census.
2. Race cannot be the predominant factor or criteria when drawing districts.
3. Council districts shall not be adopted for the purpose of favoring or discriminating against a political party.
4. Incarcerated persons may not be counted toward a city's population, except if their last known place of residence is assigned to a census block in the city.
5. The districting plan must comply with the Federal Voting Rights Act, which prohibits districts from diluting minority voting rights and encourages a majority-minority district if the minority group is sufficiently large and such a district can be drawn without race being the predominant factor.
6. The City Council shall adopt district boundaries using the following criteria as set forth in the following order of priority:
 - A. To the extent practicable, council districts shall be geographically contiguous. Areas that meet only at the points of adjoining corners are not contiguous. Areas that are separated by water and not connected by a bridge, tunnel, or regular ferry service are not contiguous.
 - B. To the extent practicable, the geographic integrity of any local neighborhood or local community of interest shall be respected in a manner that minimizes its division. A "community of interest" is a population that shares common social or economic interests that should be included within a single district for purposes of its effective and fair representation (e.g., school district boundaries, neighborhood boundaries, homeowners' associations, retail/commercial districts, etc.). Communities of interest do not include relationships with political parties, incumbents, or political candidates.
 - C. Council district boundaries should be easily identifiable and understandable by residents. To the extent practicable, council districts shall be bounded by natural and artificial barriers, by streets, or by the boundaries of the city.
 - D. To the extent practicable, and where it does not conflict with the preceding criteria, council districts shall be drawn to encourage geographical compactness in a manner that nearby areas of population are not bypassed in favor of more distant populations.

To increase public awareness of the transition to district elections, the City has activated a variety of public communication channels to engage the Folsom community. Districting information is featured on the City's website and City newsletters. Numerous frequently asked questions have been posted on the dedicated districting webpages on the City's website.

Soon Folsom residents will be able to submit draft maps by either drawing on a paper map or through an electronic mapping software that will be made available to the public. Draft maps must be submitted to the City **no later than October 28, 2021** in order for the City's demographer to compile population data for each map prior to Public Hearing No. 3 scheduled for November 9, 2021. The public is encouraged to provide input via emails to attydept@folsom.ca.us. Input may also be dropped off at City Hall.

FINANCIAL IMPACT

The services of a demographer are required to assist the City transition to a by-district election system under specific aggressive timelines as required by the California Elections Code. Staff anticipates the cost to be approximately \$40,000.

ENVIRONMENTAL REVIEW

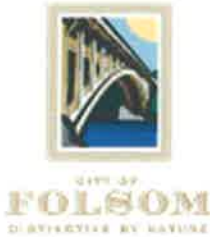
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(c)(3)), or is otherwise not considered a project as defined by Public Resources Code §21065 and CEQA Guidelines §15060(c)(3) and §15378. The Council's decision regarding by-district elections meets the above criteria and is not subject to CEQA. No environmental review is required.

ATTACHMENT

None.

Respectfully submitted,

Steven Wang, City Attorney



Folsom City Council Staff Report

MEETING DATE:	10/12/2021
AGENDA SECTION:	Old Business
SUBJECT:	Resolution No. 10719 – A Resolution Approving Parks and Recreation Commission’s Recommendation with respect to the Design, Engineering and Phased Construction of Benevento Family Park
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council approve Resolution No. 10719 – A Resolution Approving Parks and Recreation Commission’s Recommendation with respect to Design, Engineering and Phased Construction of Benevento Family Park.

BACKGROUND / ISSUE

The City of Folsom Parks and Recreation Master Plan (PRMP), approved by the City Council in 2015, identifies a future 19.0-acre park site, of which approximately 9.0-acres are to be developed, referred to as Park Site #51 and now known as Benevento Family Park. Resolution No. 10133, approved by City Council on June 12, 2018, established the new name. The park site is located on Broadstone Parkway and Carpenter Hill Drive. It has several elevations with a large stock pond in the middle that terraces toward Vista dal Lago High School which is adjacent to the site.

At the May 26, 2020 City Council meeting during the annual city budget discussion for the upcoming fiscal year, partial funding for the park in the amount of \$3,000,000 was approved from impact fees for the design, engineering and construction of Benevento. In addition, staff was directed to discuss options for completing Benevento Family Park with the Parks and Recreation Commission in order to determine if the funding appropriated for the design and construction of Benevento funding was the best use of this funding.

At the June 24, 2020 Parks and Recreation Commission meeting, the Commission formed the Benevento Ad-Hoc Subcommittee to evaluate funding previously appropriated for Benevento

Family Park. The Ad-Hoc Subcommittee first met on July 28, 2020, and again on May 25, 2021, to review relevant planning documents.

One critical piece of information in the evaluation process was to have enough details about a proposed park at the site to better understand how development of the site would either be beneficial or not to the residents of the City of Folsom. Having conceptual design ideas and cost estimates would then be the next step.

At the August 25, 2020 City Council meeting, a design contract was approved with Wilson Design Studios Landscape Architects (WDSL A) for the planning and design of Benevento Family Park as well as Neighborhood Park #3 in the Folsom Plan Area. The focus of the design consultant was to begin with Neighborhood Park #3, but to also to initiate some work on Benevento Family Park in order to develop conceptual design ideas and cost estimates for the Ad-Hoc Subcommittee to work with. The entire planning process includes development of concept ideas, a Rough Order of Magnitude (ROM) Cost Estimate, community outreach, Master Development Plan, preparation of construction documents and specifications, bidding assistance and construction administration assistance. As mentioned above, the process has begun for Benevento but only far enough to have information to evaluate.

POLICY / RULE

No specific policy or rule applies to the approval of recommendations of the Parks and Recreation Commission; however, because of the interest by the City Council at the May 26, 2020 City Council Meeting, staff believes the City Council Approval is warranted.

ANALYSIS

The Ad-Hoc Subcommittee met on May 25, 2021, to review the concept ideas and rough order of magnitude cost completed by WDSL A. The Subcommittee arrived at the conclusion that completion of the park would be consistent with the 2015 approved PRMP; FMC Section 16.32.040 requiring 5 acres/1,000 population of developed parkland; Folsom 2035 General Plan Goal 1/Policy 1.3 that each residential neighborhood shall be planned with at least one park/recreational/school area within one-half mile; and Folsom 2035 General Plan Goal 36/Policy 36.6 stating that the City shall improve undeveloped and developed parkland as financially feasible. In addition, the Subcommittee agreed that completion of the park provided the following:

- Development of this park brings **equity** to the City where there are existing gaps in parks.
- Development of this park would likely be the last active park developed north of Hwy 50 and thus provide the remaining **needed amenities** in the city's park system.
- Development of this park has **revenue generating** opportunities to offset maintenance costs.
- Development of this park provides **additional opportunities** for programming and joint-use services with the School-District along with the adjacency to Vista del Lago High School

It was noted too at this meeting, that depending upon the final design of the park and funding available, that the ultimate build-out of the park would likely occur in phases.

The Ad-Hoc Subcommittee met again on July 19, 2021 to review the Needs Assessment prepared by Godbe Research. The Needs Assessment was finalized in June and results of the survey completed. There were 10 questions and 787 Folsom residents responded. The results of the survey concluded that there is a high satisfaction with the City's park system and facilities along with the variety of programs we offer. The final question in the survey asked if the respondents preferred an active or passive park, should a new park be developed and the reply was to complete an active park. As such, the Subcommittee felt that this information further supported their recommendation to proceed with the Master Development Plan Process, public outreach, and preparation of construction bid documents and specifications.

Part of the initial park planning work included in the 2015 PRMP is still valid. (See Attachment 2) The PRMP, which was last updated in 2015 and approved by both the Parks and Recreation Commission and the City Council, identifies the following programmed elements and facilities in Benevento.

- Youth Ball Field (lighted)
- Soccer (lighted)
- Pond improvements (potential fishing dock)
- Children's Play area
- Group Picnic Areas (two)
- Restroom Building
- Parking Lot

As stated in the PRMP these programmed elements and facilities are opportunities and suggestions for future parks and not intended to be absolute directives. Part of the planning process for parks includes an assessment of historic use, current and future trends, and an evaluation of past field usage throughout the city. Staff also looks for trends in the recreation industry as a design factor as well. All of this contributes to the determination of what facilities to provide in each park. We also just recently completed a needs assessment survey which provides data regarding current needs.

Research and analysis has determined that the inclusion of 8 sand volleyball courts at Benevento would meet the increased demand for sand volleyball in Folsom as well as provide for growth opportunities within the sport. While the entire park design has not been fully planned or vetted with the nearby community yet, the inclusion of an 8 lighted sand volleyball complex would allow additional rental, clinic, camp and tournament opportunities for the City. Rentals for tournaments alone could offset the yearly maintenance costs of the entire park site. Staff determined that potential annual revenue from the 8-court complex could be approximately \$42,000. This would go towards offsetting the overall Benevento Park maintenance cost of \$43,200 per year. (This maintenance cost is based on recent actual maintenance costs from Econome Family Park at \$3,600/month.)

Based on preliminary site analysis and updated schematic drawing (Attachment 3), an 8-court sand volleyball complex can be accommodated at the Benevento Family Park site and would address the demand for volleyball as well as help to offset some of the annual park maintenance costs.

In summary, the following represents the reasons why the Parks and Recreation Commission has determined that the design, engineering, and phased construction of Benevento Family Park should continue.

1. Aims to meet the requirements of the Folsom Municipal Code toward providing 5.0 acres of parkland per 1,000 population.
2. Meets the spirit of the General Plan by providing parks in all neighborhoods
3. Supports the National Recreation and Park Association's (NRPA) campaign to provide parks within a 10-minute walk of homes.
4. Provides equitable park development in Empire Ranch.
5. Is consistent with the results of the Needs Assessment.
6. Through the inclusion of an 8-court sand volleyball complex, there are recurring revenue generating opportunities available at the park.

FINANCIAL IMPACT

As part of the approved budget for FY 2021/22, \$3,000,000 was appropriated for Benevento Family Park. The remaining funds to complete either a phased park (which would be an additional approximate \$2,400,000) or buildout of the park, would come from a combination of impact fees or other sources (i.e. general fund or grants).

ENVIRONMENTAL REVIEW

Upon approval of moving forward, and with the development of the site-specific Master Plan, staff will prepare environmental documentation in compliance with the California Environmental Quality Act (CEQA).

ATTACHMENTS

1. Resolution No. 10719 - A Resolution Approving Parks and Recreation Commission's Recommendation with respect to the Design, Engineering and Phased Construction of Benevento Family Park
2. Benevento Schematic Design from Parks and Recreation Master Plan 2015 Update
3. Benevento Schematic Design - 2021

Submitted,

Lorraine Poggione, Parks and Recreation Director

ATTACHMENT NO. 1

RESOLUTION NO. 10719

**A RESOLUTION APPROVING PARKS AND RECREATION COMMISSION'S
RECOMMENDATION WITH RESPECT TO THE DESIGN, ENGINEERING
AND PHASED CONSTRUCTION OF BENEVENTO FAMILY PARK**

WHEREAS, the Benevento Family Park project (the "Project") is consistent with the Folsom 2035 General Plan; and

WHEREAS, the Project is consistent with the adopted Parks and Recreation Master Plan – 2015 Update; and

WHEREAS, the Parks and Recreation Commission has reviewed the merits of the project and has recommended to proceed with a phased Project; and

WHEREAS, the recently completed Needs Assessment supports the development of an active park; and

WHEREAS, partial funding in the amount of \$3,000,000 was appropriated in the FY 2021-22 Capital Improvement Plan (CIP) budget; and

WHEREAS, additional funding for the phased project in the amount of \$2,400,000 will need to be appropriated from a combination of impact fees and other funding sources in future approved CIP budgets;

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Folsom approves that the Benevento Family Park Project continues with the design, engineering and phased construction.

PASSED AND ADOPTED this 12th day of October 2021 by the following roll call vote:

- AYES:** Councilmember(s)
- NOES:** Councilmember(s)
- ABSENT:** Councilmember(s)
- ABSTAIN:** Councilmember(s)

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT NO. 2



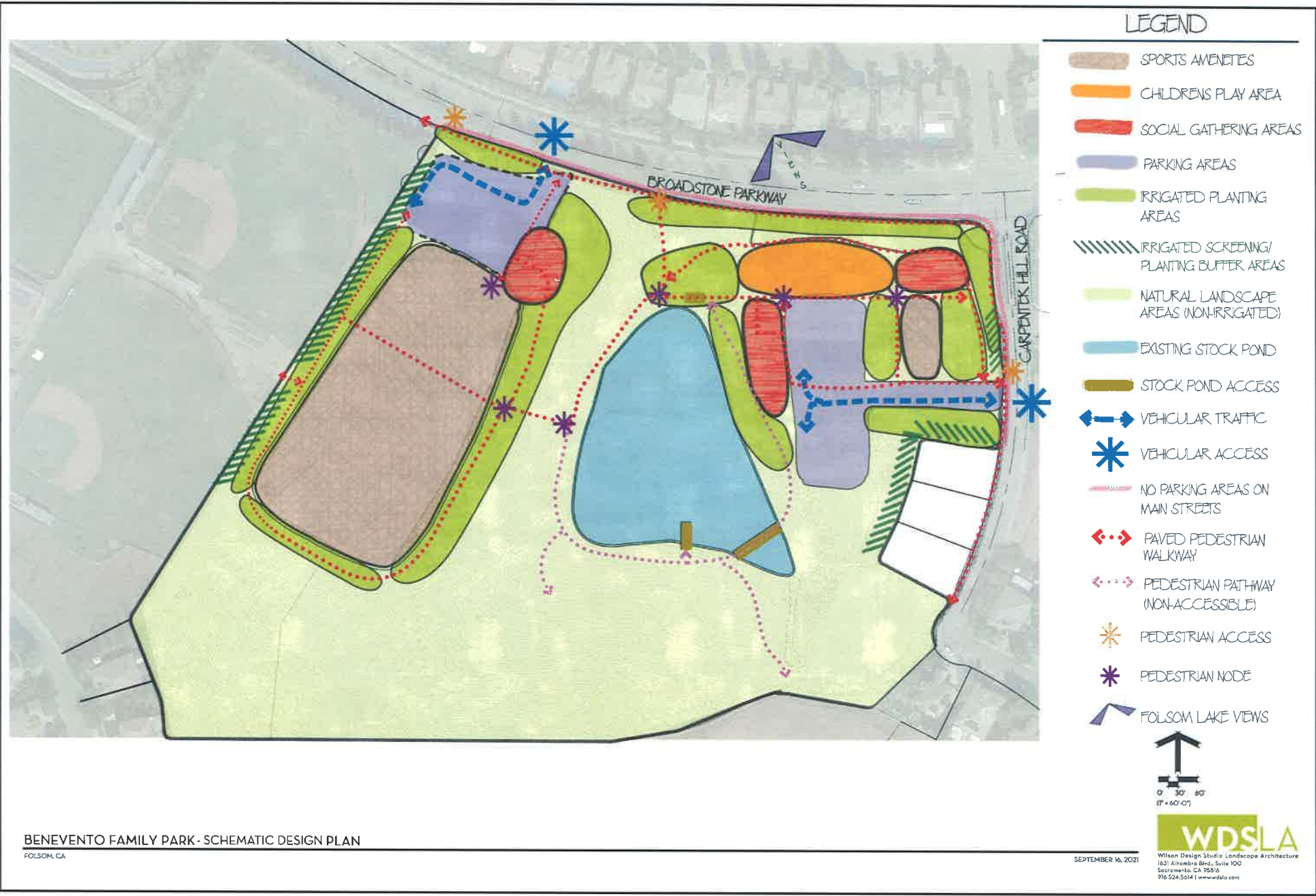
Park Site #51

Programmed Facilities from the 2002 Master Plan Implementation Plan Update	Developed Facilities 2003 - 2013	2014 Master Plan Recommendation	Cost
Acres (10 Ac.)	-	9 Ac.	\$1,818,000
Youth Baseball (2)	-	Yes (1)	\$ 145,000
Soccer Field (1)	-	Yes	\$ 46,000
Pond Enhancements		Yes	\$ 250,000
Group Picnic Area (1)	-	Yes (2)	\$ 230,000
Play Equipment	-	Yes	\$ 160,000
Restroom	-	Yes	\$ 215,000
Parking (60 Spaces)	-	Yes (60 Spaces)	\$ 210,000
Site Furnishings	-		\$ 30,000
		Sub Total	\$3,104,000
Design, PM & Contingency			\$ 884,640
		Total	\$3,988,640

1. Additional overlook picnic shelter recommended for additional rental revenue. This would be an architecturally enhanced venue to accommodate weddings, or other unique events.

Note: Where programming is listed but no cost is shown, indicates prior Commission direction to eliminate the program element to reduce the scope and total cost of the park.

ATTACHMENT NO. 3



LEGEND

- SPORTS AMENITIES
- CHILDRENS PLAY AREA
- SOCIAL GATHERING AREAS
- PARKING AREAS
- IRRIGATED PLANTING AREAS
- IRRIGATED SCREENING/ PLANTING BUFFER AREAS
- NATURAL LANDSCAPE AREAS (NON-IRRIGATED)
- EXISTING STOCK POND
- STOCK POND ACCESS
- VEHICULAR TRAFFIC
- VEHICULAR ACCESS
- NO PARKING AREAS ON MAIN STREETS
- PAVED PEDESTRIAN WALKWAY
- PEDESTRIAN PATHWAY (NON-ACCESSIBLE)
- PEDESTRIAN ACCESS
- PEDESTRIAN NODE
- FOLSOM LAKE VIEWS

BENEVENTO FAMILY PARK - SCHEMATIC DESIGN PLAN
FOLSOM, CA



WDSL A
Wilson Design Studio Landscape Architecture
1631 Alhambra Blvd., Suite 100
Sacramento, CA 95816
916.526.5044 | www.wdsl.com

SEPTEMBER 16, 2021



Folsom City Council Staff Report

MEETING DATE:	10/12/2021
AGENDA SECTION:	New Business
SUBJECT:	Resolution No. 10722 - A Resolution Approving the Preferred Master Plan for Neighborhood Park #3 in the Folsom Plan Area
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council approve Resolution No. 10722 - A Resolution Approving the Preferred Master Plan for Neighborhood Park #3 in the Folsom Plan Area.

BACKGROUND / ISSUE

Neighborhood Park #3 (NP3) is in the Folsom Plan Area (FPA) south of Hwy 50 on Mangini Parkway. It is located adjacent to Mangini Ranch Elementary School, which was recently completed. There are 741 homes occupied as of June 2021 in the Folsom Plan Area. NP3 will be the first park designed and built in the FPA. The *Parks and Recreation Master Plan – 2015 Update* (PRMP), proposes the following programmed elements for the 11.8 acre site.

- Youth Ball Field (lighted)
- Soccer Field (lighted)
- Basketball Court (lighted)
- Children’s Play area
- Group Picnic Areas
- Restroom Building
- Parking Lot

As stated in the PRMP these programmed elements and facilities are opportunities and suggestions for future parks and not intended to be absolute directives. The Specific Plan also allows for changes to the original programmed facilities to accommodate changes in the needs of the City. Part of the planning process for parks includes an assessment of historic use, current and future trends, and an evaluation of past field usage throughout the city. We also look for trends in the recreation industry as a whole. All of this contributes to the

determination of what facilities to provide in each park. We also just recently completed a needs assessment survey which provides data regarding current needs.

At the August 25, 2020 City Council meeting, a design contract was approved with Wilson Design Studios Landscape Architects (WDSLAs) for the planning and design of Neighborhood Park #3. The planning process includes an updated Rough Order of Magnitude (ROM) Cost Estimate, community outreach, Master Development Plan, preparation of construction documents and specifications, bidding assistance and construction administration assistance.

At the September 22, 2021 Parks and Recreation Commission meeting, the Commission forwarded a recommendation to the City Council to approve the Neighborhood Park #3 Preferred Master Plan.

POLICY / RULE

The development of recreation facilities is identified in the adopted Parks and Recreation Master Plan – 2015 Update, which is a companion document to the Parks and Recreation Element of the City’s General Plan. The project specific Neighborhood Park #3 Preferred Master Plan requires approval by the City Council in order to be in compliance with the adopted Folsom 2035 General Plan, including Goal PR1.1, which states, “Develop and maintain quality parks that support the diverse needs of the community” and Goal PR 3.1, which states “Encourage community members and organizations to participate in the planning, development, and maintenance of recreation facilities and programs”.

ANALYSIS

In conjunction with WDSLAs, staff prepared two schematic plans which were presented to the community at a virtual community meeting held June 9, 2021. While including a Cricket Field was considered to be a viable option to include in the park design, the community did not feel a Cricket Field was appropriate at NP3, but perhaps more suitable for another larger park site. As such, a second community meeting was held at the future NP3 park site on July 14, 2021 and a schematic design plan that did not include a Cricket Field was selected by the community as the preferred plan. This preferred plan also incorporated amenities identified at the first community meeting, including nature areas, tennis courts, and sand volleyball.

Staff met with the Planning and Development Subcommittee of the Parks and Recreation Commission, on February 17, May 17, June 29 and August 17, to review development of the design plan. During this timeframe, the results of the 2021 Needs Assessment were determined to be consistent with the Preferred Master Plan for NP3. The Subcommittee was supportive of the final concept plan and as such, Staff presented the plan to the full Commission on September 22, 2021. At this meeting, the Commission supported the plan and the forwarding of a recommendation to the City Council to approve the Neighborhood Park #3 Preferred Master Plan (See Attachment 2).

FINANCIAL IMPACT

Funding for the design and engineering of NP3 was approved in the budget for FY 2021/22. Funding for construction will be considered during the FY 2022/23 budget process.

ENVIRONMENTAL REVIEW

Neighborhood Park #3 was included in the FPA Environmental Impact Report in compliance with the California Environmental Quality Act (CEQA).

ATTACHMENTS

1. Resolution No. 10722 - A Resolution Approving the Preferred Master Plan for Neighborhood Park #3 in the Folsom Plan Area
2. Neighborhood Park #3 – Preferred Master Plan

Submitted,

Lorraine Poggione, Parks and Recreation Director

ATTACHMENT NO. 1

RESOLUTION NO. 10722

A RESOLUTION APPROVING THE PREFERRED MASTER PLAN FOR NEIGHBORHOOD PARK #3 IN THE FOLSOM PLAN AREA

WHEREAS, the Neighborhood Park #3 project (the “Project”) is consistent with the Folsom 2035 General Plan; and

WHEREAS, the Project is consistent with the adopted Parks and Recreation Master Plan – 2015 Update; and

WHEREAS, an Environmental Impact Report for the Folsom Plan Area, inclusive of the Project, has been prepared to fulfill the requirements of the California Environmental Quality Act; and

WHEREAS, this Project was determined not to require mitigation measures and to have a less than significant impact on the environment; and

WHEREAS, adequate funds are available in the Fiscal Year 2021-22 Capital Improvement Plan (CIP) budget for the design and engineering of the project;

WHEREAS, funds for construction of the Project will be proposed in the FY 2022-23 CIP budget;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the Neighborhood Park #3 Preferred Master Plan is hereby approved.

PASSED AND ADOPTED this 12th day of October 2021 by the following roll call vote:

- AYES:** Councilmember(s)
- NOES:** Councilmember(s)
- ABSENT:** Councilmember(s)
- ABSTAIN:** Councilmember(s)

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT NO. 2



- ⑦ LAYOUT KEYNOTES
1. PARKING LOT WITH 118 PARKING SPACES
 2. OPEN SPACE CONSERVATION AREA
 3. BIKE PATH
 4. CONCRETE PATHWAY WITH EXTERIOR LOOP DISTANCE OF +/- .41 MILES
 5. EXTENDED OPEN SPACE AREA WITH BIO-RETENTION, MEANDERING WALKWAYS, PASSIVE SEATING AND BRIDGE CROSSINGS
 6. CHILDREN'S PLAY AREA, 2-5 YEARS
 7. CHILDREN'S PLAY AREA WITH ZIP LINE, 5-12 YEARS
 8. SINGLE-USER, ALL GENDER RESTROOM
 9. LARGE 25' X 40' SHADE STRUCTURE
 10. BIKE PARKING
 11. SMALL 10' X 10' SHADE STRUCTURE
 12. MULTI-USE FIELD FOR SOCCER, ULTIMATE FRISBEE, RUGBY, FESTIVALS, FAIRS AND FARMERS MARKET
 13. LIGHTED BALL FIELD WITH SPECTATOR SEATING, DUGOUTS, BULLPENS, STORAGE AND FENCING
 14. DOG PARK FOR LARGE AND SMALL DOGS
 15. LIGHTED SPORTS COURT WITH (2) TENNIS COURTS
 16. LIGHTED FULL-COURT BASKETBALL
 17. (2) LIGHTED SAND VOLLEYBALL COURTS
 18. INFORMAL HILLSIDE SEATING
 19. ACCESS TO MANGINI RANCH ELEMENTARY SCHOOL
 20. LOW WATER USE SHRUB & GROUND COVER PLANTING
 21. PLANTING BUFFER ALONG BIKE PATH

NEIGHBORHOOD PARK #3
FOLSOM, CA

PREFERRED MASTER PLAN



SEPTEMBER 16, 2021

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