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<td>Tentative Maps (CD Sch)</td>
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<td>4 lots or less</td>
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<td>each additional lot over 4</td>
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<td><strong>Variance/Commission Waiver</strong></td>
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<td><strong>Airport Land Use Commission Review</strong></td>
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<td><strong>Public Convenience and Necessity Letter</strong></td>
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<td><strong>Addendum to EIR or ND/EIS</strong></td>
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<td><strong>Environmental Impact Report</strong></td>
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<td><strong>Mit. Mon. / EIR</strong></td>
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<td><strong>Notice of Determination</strong></td>
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<td><strong>Code/Plan Adoption and Amendments</strong></td>
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<td><strong>Adopt Roadway Precise Plan</strong></td>
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<td><strong>Adopt Land Use Specific Plan</strong></td>
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<td><strong>Minor Amendment to Specific Plan</strong></td>
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<td><strong>Amend General Plan</strong></td>
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<td><strong>Adopt Master Development Plan (MX Zone)</strong></td>
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<td><strong>Major Amendment to Master Plan</strong></td>
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<td><strong>Minor Amendment to Master Plan</strong></td>
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<td><strong>Specif Plan/Master Plan Consultant Services</strong></td>
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<td><strong>Miscellaneous Fees</strong></td>
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<td><strong>Preprinted Documents</strong></td>
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<td><strong>Large Maps-General Plan, Zoning, etc. (each page)</strong></td>
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<td><strong>Audio Tapes (each tape)</strong></td>
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<td><strong>Street Number Change</strong></td>
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<td><strong>Notary Fee</strong></td>
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</table>

**DATE:**

**PROJECT DESCRIPTION:**

**PLANNER:**

**APPLICANT:**

**CHECK NUMBER:**

**PROJECT LOCATION:**

**PAYMENT:**

**PLEASE COMPLETE AND ROUTE TO CASHIER**
Regatta Bridge Design and Environmental Clearance
Tentative Map Condition No 19
December 4, 2006

The original conditions of approval for Westlake required the design of the Regatta Bridge and the construction of the Westlake side of the bridge approach to be completed with the first phase of development proximate to the bridge location. With the United States Army Corps of Engineers jurisdictional determination of the ditches within Westlake, the phasing of the project was changed in order to avoid the ditches until the 404 permit could be secured. With the phasing change, the conditions of approval were modified to require the bridge design and approach construction to be completed prior to the 200th building permit.

In order to ensure that the bridge design will be valid for future construction, the design must be approved by the Coast Guard for the clearances over Pixley Slough. The Coast Guard will not give formal approval without a permit application containing an environmental document for the bridge. It has been determined that the bridge was not covered in the Westlake environmental document and a stand alone document is required. The City of Stockton Community Development Department has indicated that an initial study is required to be completed as a separate project with the City as the lead agency. The ODS will prepare all of the documentation for City review and approval.

**Proposed Schedule**

<table>
<thead>
<tr>
<th>Task</th>
<th>Date</th>
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<tbody>
<tr>
<td>Complete Technical Studies*</td>
<td>Feb 5, 2007</td>
</tr>
<tr>
<td>Complete Draft Initial Study and 30% design plans</td>
<td>March 12, 2007</td>
</tr>
<tr>
<td>City Review of Initial Study and return comments</td>
<td>April 13, 2007</td>
</tr>
<tr>
<td>Resubmit final document for city approval</td>
<td>April 23, 2007</td>
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<tr>
<td>Prepare Coast Guard Application</td>
<td>April 30, 2007</td>
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<tr>
<td>City complete review and Post for 30 day comment period</td>
<td>April 30, 2007</td>
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<tr>
<td>Review period complete</td>
<td>May 30, 2007</td>
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<tr>
<td>Submit completed application to Coast Guard</td>
<td>June 4, 2007</td>
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<tr>
<td>Coast Guard review and approval (9 months typical)</td>
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<tr>
<td>Design, review and approval of design plans (4 months)</td>
<td>June 1, 2008</td>
</tr>
<tr>
<td>ODS bid and construct approach to meet conditions</td>
<td>Sep 1, 2008</td>
</tr>
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</table>

* There are four technical studies required to be completed. Biological and Archeology have been initiated and expected to be completed in early January. The Traffic analysis and Air Quality studies need to rely on information from either the new general Plan or the Shima Tract project by Grupe. If delays are encountered obtaining the necessary information, the schedule will need to be adjusted.
April 19, 2007

Mr. David Stagnaro  
City of Stockton  
Community Development Department  
425 N. El Dorado Street  
Stockton, CA 95202-1997

Subject: Westlake Villages Tentative Map 18-04(a) and (b), Tentative Map Amendment for Revision to Conditions of Approval

At a meeting held on March 29, 2007 at the Public Works Department regarding the Regatta Bridge design, we discussed the process for the amendment of the current conditions of approval for the Westlake Villages project. We are requesting a revision to condition 19 of the Westlake Village Tentative Map to adjust the required timing of the design and construction of a portion of the Regatta Bridge over Pixley Slough. A detailed description of the bridge issues and timing is attached to this letter.

Per your direction at that meeting, please find the completed tentative map amendment application along with an edited version of Condition 19 for your review and consideration as a minor amendment to the approved tentative map.

Thank you for your time and consideration of this matter.

Sincerely,

Toby E. Wells, P.E.  
Director of Land Entitlement

Cc: Tom Schulz (w/o attachment)  
Pete Gibson, FCB Homes (w/o attachment)  
Jim Panagopolous (w/o attachment)

Attachment
The conditions of approval for Tentative Map 18-04(a) and (b) currently contain the following condition number 19 regarding the design and construction of the Regatta Lane Bridge of Pixley Slough. The ODS hereby requests the amendment to this condition of approval as indicated below.

19 The ODS shall prepare a design for the construction of the six-lane Pixley Slough bridge crossing connection of Street "2" between the southern boundary of the subdivision and Shima Tract to the south. The ODS shall also design and construct within the Project Area the extension of utilities to Shima Tract as approved by the Municipal Utilities Director. The ODS shall, consistent with the design, dedicate to the City all real property within the Project Area required for the right-of-way to and construction of the bridge and attendant improvements. All associated bridge crossing improvements including but not limited to curb gutter, sidewalk, street lighting, pavement (six lanes), and underground utilities within the boundary of this tentative map shall be constructed. The ODS shall disclose to all future home buyers in this development that Street "2" will be extended with a bridge crossing over the Pixley Slough to the Shima Tract to the south. The ODS shall install and maintain a facilities sign at the Street "2"/Cosumnes Drive intersection. The size, text, and location of the sign shall be approved by the City Engineer and Community Development Director. The determination of the ODS proportionate share of the cost of design and construction of the bridge crossing shall be based on an ODS conducted traffic study following the City's adoption of a General Plan Amendment for urban uses incorporating Shima Tract. The ODS proportionate share shall be based on this development's share of the traffic using the bridge as it relates to the cumulative traffic using the bridge as determined by the traffic analysis associated with any adopted General Plan Amendment incorporating Shima Tract. All of the above said requirements shall be performed to the satisfaction of the Public Works Director and shall be completed in accordance with the following milestones.

1 Prior to the issuance of the 250th Building Permit, ODS shall dedicate the required right-of-way to the City. ODS shall submit to the City the 30% design plans for the Bridge, and place the approved facilities sign.

2 Prior to the issuance of the 1000th Building Permit, ODS shall submit 100% construction plans to the City for approval and shall excavate and place fill material as necessary to construct the earthwork for the project area bridge approach in accordance with the 30% plans.

3 Prior to the issuance of the 1300th Building Permit, ODS shall complete the construction of the project side improvements as specified above.
Type of Application: Tentative Map Amendment

CAMPAIGN CONTRIBUTION DISCLOSURE NOTICE

If the applicant and/or property owner of the subject site has made a financial contribution to a Planning Commissioner within the past twelve (12) months, a signed disclosure of that contribution may be required in compliance with California Government Code Section 84308.

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest (if different) agrees to defend, indemnify, hold harmless and release the City of Stockton, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of the above, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the City of Stockton, its agents, officers, attorneys, or employees.

Executed at: Ripon, CA

Applicant's Signature: G. B. Date: 4/17/07

Director of Land Entitlement: V. P. Date: 4/17/07

FORM REV 11-28-06
SEE ATTACHED LETTER AND PROPOSED CONDITION REVISION

LAND USE (LU), GENERAL PLAN (GP) and ZONING (Z) DESIGNATIONS

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<td>EAST LU</td>
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<td>WEST LU</td>
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July 30, 2007

Spanos Family Partnership
c/o Jim Panagopoulos
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

MODIFICATION CONDITIONS: WESTLAKE VILLAGES (TM18-04A & B)

The Community Development Director has approved your application dated April 17, 2007 for a Minor Amendment to the previously-approved and modified Westlake Villages Tentative Maps conditions, (TM18-04 A & B) consistent with the provisions of Section 16-630 100 (D) (1) (b), Post Approval Procedures - Amendments to Approved Maps Minor Amendments. In approving your request for a Minor Tentative Map Amendment, the Community Development Director has made the following findings: 1) The amendments are consistent with the intent of the original Tentative Map approval, and 2) There are no resulting violations of the Municipal Code. This approval is subject to the following conditions:

1. Comply with all applicable Federal, State, County and City codes, regulations, adopted standards, pay all applicable fees and Standard Specifications and Plans in effect at the time of submittal of the particular application under consideration.

2. Pursuant to Sections 15091 and 15093 of the State CEQA Guidelines, the project shall be subject to all applicable mitigation measures identified in the City-adopted “Findings of Fact and Mitigation Monitoring Program for the Westlake Village Project.”

3. The owners, developers and/or successors-in-interest (ODS) shall design, construct, own and operate a permanent dewatering and groundwater discharge system to mitigate the high groundwater levels on the project site. The ODS shall prepare Master Plans for the construction of a permanent dewatering system to mitigate the high groundwater levels on the project site. Said Master Plans shall be subject to the approval of the Municipal Utilities Director and the City Engineer. The ODS or an entity approved by the City, shall be responsible for establishing a funding mechanism for the design, permitting, construction, operation, maintenance...
and repair of the approved system, prior to the filing of the first small lot (TM18-04A) Final Map

4 The ODS shall prepare and submit a master water, storm, and sanitary sewer plan for this project subject to approval by the Municipal Utilities Director and City Engineer prior to the approval of any improvement plans or small lot (TM18-04A) final map. These master utility plans must identify future extensions to adjacent property. No Building Permit for construction of homes shall be issued until the required infrastructure and utility systems have been constructed and approved by the Municipal Utilities Director and the City Engineer.

5 Comply with all the requirements of the agency having jurisdiction over Pixley Slough and Bishop Cut, regarding dedication of right-of-way, easement, fencing, etc.

6 Dedicate lots used for private streets as a public utility easement for the proposed public sanitary sewer and waterlines. All gated access shall be identified. Also, all private streets shall be identified and delineated as separate lots.

7 The ODS shall demonstrate to the satisfaction of the Public Works Director and Municipal Utilities Director, in conjunction with the storm drain master plan and prior to filing of the first small lot (TM18-04A) Final Map that receiving waters have capacity to handle storm water discharge from the project.

8 All landscaping within medians and designated planting easements shall be approved by the City's Landscape Architect and shall be maintained by a mandatory homeowners' association. All landscaping within private areas or areas not accessible by the general public (e.g., PURDS) shall be approved by the Community Development Director and City's Landscape Architect and shall be maintained by a mandatory homeowners' association.

9 The ODS shall dedicate a 12-foot wide easement for a bicycle/pedestrian path along the north side of the Pixley/Disappointment Slough within the project site. The ODS shall prepare and submit plans and construct a Class I bike path and ADA compliant access as required and approved by the City Engineer. Said plans shall be subject to approval of Reclamation District 2042, City's Parks and Recreation Director and the City Engineer. The ODS shall complete said Class I bike path construction prior to or upon final inspection of the 2006 building permit. The ODS, or an entity approved by the City, shall be responsible for the operation, maintenance and repair of the approved Class I bike path and ADA compliant access.

10 Deed notifications shall be recorded against all properties adjoining the Pixley Slough/Disappointment Slough disclosing the potential for levee seepage and potential "standing groundwater" issues. Also, the ODS shall disclose to all future home buyers in this development that there will be a paved Class I
bicycle/pedestrian path on the crown of the Pixley Slough/Disappointment Slough levee

11 The ODS shall, consistent with the Eight Mile Road Specific Plan, dedicate the necessary right-of-way to provide a minimum half street section upon the recordation of the first final map and shall install all necessary frontage improvements, including but not limited to curb, gutter, sidewalk, pavement widening and street lighting. Said improvements shall be completed prior to taking any access to Eight Mile Road west of Regatta Drive or the issuance of the 1,000th production building permit, excluding model homes, for the project whichever occurs first.

12 The ODS shall conduct a queuing and traffic access analysis study to determine specific locations and distances for all proposed intersections and project accesses to public roadways.

13 The ODS shall, in conjunction with Lodi Unified School District, cause to be prepared a technical memorandum, to be approved by the City, analyzing the parking, the drop-off/pick-up and the on-site circulation for the proposed school site to ensure that the school site, once developed, can adequately accommodate school traffic.

14 The ODS shall be responsible for 100% of the design and construction costs of on-site roadway and intersection improvements and roadway extensions and public utilities identified on the tentative map and/or included in the project EIR, project description or as mitigation measures. Improvements include but are not limited to all sewer, water and storm drain lines, traffic signals, street lighting, street paving, curb, gutter, sidewalk and landscaping.

15 The ODS shall dedicate access rights to the City of Stockton along the following streets, except at public street intersections:

- Eight Mile Road, entire length
- Street “1”, entire length
- Street “2”, entire length
- Street “3”, entire length
- Scott Creek Drive, entire length

16 The ODS shall be responsible for design and construction costs and installation of off-site roadway and intersection improvements, including traffic signals, at the following locations as identified in the Existing Plus Approved Project (EPAP) plus Project section in the Environmental Impact Report (EIR1-04):

- Eight Mile Road/Trinity Parkway
- Eight Mile Road/Thornton Road
- Eight Mile Road/Interstate 5 Southbound Ramps
- Eight Mile Road/Davis Road
Eight Mile Road/Lower Sacramento Road  
Primary Entrance/Eight Mile Road  
Secondary Entrance/Eight Mile Road  
Mokelumne Circle/Scott Creek Drive (west intersection)

Improvements identified above that are included in the calculations for the current Public Facilities Fee (PFF) program may be eligible for reimbursement. The traffic signals shall be installed when warranted or at the discretion of the Public Works Director. The timing of the installation of all other improvements shall be at the discretion of the Public Works Director.

17 The ODS shall prepare a Project Study Report and Project Report, as required by CALTRANS, for the design and construction of the Eight Mile Road/Interstate 5 interchange to reduce the significance of the cumulative with project impacts as identified in the Environmental Impact Report (EIR 1-04) for this project. The ODS shall prepare an improvement/development phasing plan to determine the level of project development that can occur within established level of service. Said phasing plan shall be approved by the City Engineer and the identified improvements shall be constructed by the ODS consistent with the approved phasing. City shall reimburse the ODS for all costs of the design and construction of the improvements in excess of ODS' fair share, based on traffic loadings, though an area of benefit or modification of the City's public facility fee program or other funding mechanism to include reimbursement for additional surplus capacity constructed in the project that is/will be available for use by development outside the current (July, 2004) General Plan boundaries based on the request of the ODS.

18 The ODS shall pay their proportionate share or participate in any Public Facilities Fee Program or any funding mechanism enacted by the City to cover the costs for new Project Study Reports (PSRs) and new Project Reports (PRs) and necessary improvements described in the PSRs/PRs for the Interstate 5 mainline system, Eight Mile Road/Interstate 5 overcrossing-interchange, Otto Drive/Interstate 5 interchange, and Hammer Lane/Interstate 5 interchange to provide a level-of-service that conforms with State Urban Highway Standards.

19 The ODS shall prepare a design for the construction of the six-lane Pixley Slough bridge crossing connection of Street “2” between the southern boundary of the subdivision and Shima Tract to the south. The ODS shall also design and construct within the Project Area the extension of utilities to Shima Tract as approved by the Municipal Utilities Director. The ODS shall, consistent with the design, dedicate to the City all real property within the Project Area required for the right-of-way to and construction of the bridge and attendant improvements. All associated bridge crossing improvements, including but not limited to curb, gutter, sidewalk, street lighting, pavement (six lanes), and underground utilities within the boundary of this tentative map shall be constructed. The ODS shall disclose to all future home buyers in this development that Street “2” will be extended with a bridge crossing over the Pixley Slough to the Shima Tract to the south. The ODS shall install and
maintain a future facilities sign at the Street “2”/Cosumnes Drive intersection. The size, text and location of the sign shall be approved by the City Engineer and Community Development Director. The determination of the ODS proportionate share of the cost of design and construction of the bridge crossing shall be based on an ODS conducted traffic study following the City’s adoption of a General Plan Amendment for urban uses incorporating Shima Tract. The ODS proportionate share shall be based on this development’s share of the traffic using the bridge as it relates to the cumulative traffic using the bridge as determined by the traffic analysis associated with any adopted General Plan Amendment Incorporating Shima Tract. All of the above said requirements shall be performed to the satisfaction of the Public Works Director and shall be completed in accordance with the following milestones:

1. Prior to the issuance of the 250th Building Permit ODS shall dedicate the required right-of-way to the City, ODS shall submit to the City the 30% design plans for the Bridge, and place the approved facilities sign.

2. Prior to the issuance of the 1000th Building Permit ODS shall submit 100% construction plans to the City for approval and shall excavate and place fill material as necessary to construct the earthwork for the project area bridge approach in accordance with the 30% plans.

3. Prior to the issuance of the 1300th Building Permit ODS shall complete the construction of the project side improvements as specified above.

20 The ODS shall design and construct bus turnouts and shelters shall be installed along Eight Mile Road, Scott Creek Drive, Street “1” and Street “2” and any other location as required by the Public Works Director in consultation with the San Joaquin Regional Transit District.

21 A 10 foot easement shall be dedicated to Reclamation Distnct No 2042 at the existing toe of all levees to provide for maintenance of the levee slopes.

22 Scott Creek Drive at the west end of the project shall be terminated to the satisfaction of the City Engineer.

23 The ODS shall participate in any applicable Transportation Systems Management (TSM) programs established by the City of Stockton and contribute its proportionate share of the cost to provide an appropriate park and ride facility in the vicinity of Interstate 5 and Eight Mile Road.

24 The ODS shall prepare and submit a technical memorandum to be approved by the City identifying traffic calming measures required on-site and on Melones Way Right-of-ways and lot layouts within the tentative map area may need to be revised to accommodate traffic calming measures which may include roundabouts, traffic circles, etc.
25 The ODS shall submit detailed subdivision improvement plans. These plans shall show all on-site and off-site utilities necessary to provide water, storm, and sanitary sewer utility service. These plans shall be designed in accordance with the City's most recently adopted water, storm, and sanitary collection system master plans and the City's Public Works design standards. These plans shall be approved by the City Engineer prior to the approval of any small lot (TM18-04A) final map.

26 The property ODS shall provide permanent rights-of-way for and construct all on-site and off-site water, storm, and sanitary sewer facilities as designed and shown on the accepted improvement plans for the development. Any reimbursement for oversizing shall be determined in accordance with the Stockton Municipal Code and applicable law.

27 The ODS shall prepare a master plan for the non-potable irrigation system for the withdrawal and use of non-potable water from the project lake, Pixley Slough/Disappointment Slough, Bishop Cut, shallow wells, and/or other water sources. The system will consist of an intake structure, pump and mains, etc. that would distribute non-potable water to parks, open space, streetscape, landscaping within the project area. System operation will be coordinated by the City with financing provided by a maintenance district or other entity approved by the City. The master plan shall be subject to the approval of the Municipal Utilities Director. The ODS shall design and construct the approved system to the satisfaction of the Director of Public Works and the Director of Municipal Utilities. The non-potable irrigation system shall be constructed with each individual unit and the initial system shall be operational no more than one year after the recordation of the first small lot final map. Potable water shall only be used in the purple pipe system if it is demonstrated to the Director of Municipal Utilities that a non-potable water supply from the slough or other source cannot be reasonably brought in to the purple pipe system.

28 Provide appropriately sized utilities, including natural gas and three-phase electrical power (where necessary), to all City owned and maintained facilities.

29 Construct masonry walls to enclose the perimeter of the Municipal Utilities Department's pump station facilities.

30 Water valves, sanitary maintenance holes and storm drainage maintenance holes shall not be installed in traffic circles.

31 The ODS shall prepare an Update to the City of Stockton Water Master Plan, which shall include this project, and shall be subject to the review and approval by the Municipal Utilities Department Director. The ODS shall design and construct all on-site and off-site water facilities required by the water system analyses and by the Updated Water Master Plan, including but not limited to a 34-million gallon storage tank at the northwest reservoir site, in a manner as approved by the Director of Municipal Utilities.
32 The ODS shall conduct an engineering analysis, acceptable to the Director of Municipal Utilities, that demonstrates that the water system improvements to be constructed within the City of Stockton water service area are sufficient to meet the following conditions

For ultimate buildout of the subdivision

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 40 psi pressure at any location during the period of peak hour demand (peak hour demands shall be calculated at 175% of maximum daily demands)

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand (maximum day demands shall be calculated at 210% of the average day demands) combined with a fire flow of 2,000 gpm out of any fire hydrant in the residential subdivision

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand combined with a fire flow of 3,000 gpm out of any fire hydrant in the commercial area of the subdivision

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand combined with a fire flow of 4,000 gpm out of any fire hydrant at any school site

During interim development

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand combined with a fire flow of 1,500 gpm out of any fire hydrant in the subdivision

33 The lakes and storm water quality treatment systems shall be privately owned and maintained. Potable water shall not be used to fill the lakes

34 The ODS shall dedicate 11.2 net acres of land for future reimbursement by the City and for development of a community park site and shall stub utilities and 3-phase electrical service to the site subject to approval by the City Engineer and City Parks
Facility Planner/Landscape Architect The ODS shall construct the community park facility within 180 days of acceptance of improvements for the first phase of development. Such construction shall begin prior to completion of the first 634 homes to be built as part of Phase I. A park reimbursement agreement shall be entered into between the City and the ODS to reimburse the ODS for the park master plan, construction documents, parkland, 50% street frontage improvements and park construction. The value of the parkland shall be that amount per acre as used by the City when calculating the parkland public facility fee. All plans and improvements shall be subject to prior review and approval by the Parks and Recreation Director and the City Parks Facility Planner/LA and the City Permit Center. Park construction inspection will be provided by the City through private contract.

Prior to issuance of building permits, the applicant shall pay modified parkland fees as adopted by City Council. Such fees are used for acquisition and development of parkland within the particular fee zone.

The applicant shall be responsible for the development of all the parks, identified in the project master plan, to the satisfaction of the City Parks and Recreation Director or designated representative. Such parks shall be maintained by a mandatory homeowners’ association (HOA), with the exception of the large Community Park.

Prior to recordation of any Final Map, the ODS shall form a new zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2, and approve an assessment providing for the subdivision’s proportionate share of the costs to maintain any public parks within the service area for this subdivision or serving this subdivision (except the Village Parks). ODS may request to annex to an existing zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2 provided the subdivision is within the service area of a park for which a zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2 has already been formed.

Prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, the ODS shall establish an entity approved by the City to provide funding for the maintenance of, and, if necessary, replacement at the end of the useful life of, improvements including but not limited to common area landscaping, publicly accessible Village Parks, bicycle/pedestrian trail along Pixley Slough/Disappointment Slough and access lots, landscaping in the right-of-way, soundwalls and/or back-up walls, and all “Improvements” serving or for the special benefit of this subdivision. If the ODS elects to provide maintenance for some portion of the improvements through a maintenance assessment district, the ODS shall, prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, form a new zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2 that includes the entire subdivision. The entire subdivision may be considered for annexation to an existing zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2, provided the type, intensity and amount of the improvements to be...
maintained are similar to improvements in the zone to which annexation is proposed. Formation/annexation shall result in an assessment being approved that shall be levied on all properties in the subdivision to ensure that all property owners pay their proportionate share of the costs of maintaining, in perpetuity, the Improvements serving or for the special benefit of this subdivision. Village Parks shall not be maintained by the City Consolidated Landscape and Lighting Maintenance District unless accessible to the general public.

39 All walls shall be located on private property and a separate maintenance easement shall be recorded for such walls. Such easement shall be sufficient to allow for regular maintenance (e.g., graffiti removal) and shall include the width of the support footing as it extends from both sides of the wall.

40 ODS shall prepare an Update to the City of Stockton Sanitary Sewer Master Plan, which shall include this project, and shall be subject to review and approval by the Municipal Utilities Department Director. Prior to approval of improvement plans for any subdivision unit and/or approval of any final map, ODS shall contribute a fairshare contribution to upgrade 14-Mile Slough sanitary sewer pump station and associated improvements and pay all applicable connection fees as determined by a financial analysis.

41 Prior to the sale of any small lot from TM18-04A and the recordation of the final map containing the 323rd residential lot, the ODS shall establish an "Maintenance Entity" approved by the City to provide funding for the operation, maintenance, repair, and replacement of project's private drainage improvements, including but not limited to lakes, bulkheads, storm water quality control systems, dewatering systems, terminal discharge facilities, and any and all permits that are or might be required. Prior to the sale of any small lot from TM18-04A and the recordation of the final map containing the 323rd residential lot, the ODS shall form a Maintenance District, acceptable to the City of Stockton, including all necessary assessments to fund the operation, maintenance, repair, and replacement of the project's private drainage improvements, including but not limited to lakes, bulkheads, storm water quality control systems, dewatering systems, terminal discharge facilities, and any and all permits that are or might be required. District will not collect assessments unless "Maintenance Entity" dissolves and/or neglects to operate in a manner acceptable to the City of Stockton.

42 The property ODS shall comply with City's Storm Water Quality Control Criteria Plan approved and adopted by City Council on November 25, 2003. The proposed project comes under requirements of this Plan.

43 The use of cast-in-place pipe is prohibited.

44 The ODS shall maintain drainage patterns and facilities that serve adjoining properties. New and relocated facilities shall be appropriately sized and approved by the Municipal Utilities Department.
The following fire safety requirements shall be fulfilled:

a. The ODS shall dedicate a net 2.0 acre or larger fire station site as delineated on the tentative maps to the City of Stockton or in an acceptable location satisfactory to the Fire Chief.

b. Reimbursement for the fire station site shall be at the rate established for land cost by the Public Facilities Fee Program, based on net acreage.

c. The ODS shall be responsible for the construction of all frontage improvements for the fire station site and shall be reimbursed for said frontage improvements pursuant to the Public Facilities Fee Administrative Guidelines. The ODS shall provide water and sewer utility stubs for the fire station in Village D.

These tentative maps (TM18-04 A and B) shall not be effective until the execution of the Annexation Memorandum of Understanding (MOU) by the applicant and the City, the effective date of the General Plan amendment (GPA3-04), rezoning (Z-4-04) Specific Plan amendment (SPA3-04) and Development Agreement (DA1-04) for this site, and the recordation of the annexation (A-04-03) of this site to the City of Stockton. If annexation is not completed within two (2) years of the approval of the tentative map by the Planning Commission, this map shall be null and void.

The ODS shall be responsible for the establishment of Covenants, Conditions and Restrictions (CC&Rs) for the maintenance of landscaping, structures and fences on the private properties and review of architectural design for residential structures within the subdivision area. The CC&Rs shall be subject to review and approval by the City Attorney and the Community Development Director prior to the issuance of the first residential building permit. The owners, developers and/or successors-in-interest shall be responsible for recordation of the CC&Rs and payment of recording expenses. The City shall be declared to be a third-party beneficiary of the CC&Rs and shall be entitled, without obligation, to take appropriate legal action to enforce the CC&Rs.

Prior to the sale of any small lot from TM18-04A and the recordation of the final map containing the 323rd residential lot, the ODS shall establish a maintenance entity to provide funding for the maintenance of the private street system, the emergency vehicle access (EVA), bicycle/pedestrian paths, the permanent de-watering system, any on-site storm drainage system, the lake system, levee access areas, other common areas, and related outfall to receiving waters, private (pocket) parks/open space. If the ODS elects to provide maintenance for some portion of the improvements through a maintenance assessment district, the ODS shall, prior to
the sale of any small lot from TM18-04 A and the recordation of the final map
containing the 323rd residential lot, from said district

49 All development plans for the property adjoining the Manlio Silva Elementary School
shall include all requirements related to the completion of the site work relative to
the school, as agreed upon by Lodi Unified School District (per September 16, 2004
memorandum from Lodi Unified School District)

50 The ODS shall participate in an equitable program for the payment of agricultural
land conversion mitigation fees if such a fee is adopted by the City of Stockton

51 The ODS shall participate in an equitable program for the payment of a County
Public Facilities Fee when such fee is adopted by the City of Stockton

52 The ODS shall verify through the Municipal Utilities Department that a sufficient
water supply shall be available for this project as required by Government Code
Section 66473 7(b)(1)

Enclosed is a copy of the approved tentative maps, which will expire on October 14, 2006
Any request for an extension shall be made in writing, filed with this office and
accompanied by the appropriate fees prior to expiration of the tentative map and clearly
stating the reasons for requesting the extension. In granting an extension, new conditions
may be imposed and existing conditions may be revised

In addition, the following information is provided to the owners, developers and/or
successors-in-interest

1 The property owners, developers and/or successors in interest shall comply with
any and all requirements and pay all associated fees, as required by the City’s
Storm Water Pollution Prevention Program as set forth in its NPDES Storm Water
Permit

2 Any relocation or undergrounding of overhead utilities lines will be at the property
owner’s expense

3 The installation of any above ground utility structures, within the ultimate City right-
of-way, is subject to City approval

4 All existing on-site septic tanks shall be abandoned and destroyed as required by
the San Joaquin County Department of Environmental Health prior to the issuance
of any building permits

5 Comply with Stockton Municipal Code Section 16-171, regarding undergrounding of
existing overhead utility lines at the property owner’s expense

6 Dedicate all private streets as public utility easements for underground facilities and
appurtenances
A master street light plans showing locations of street lights and wattage shall be submitted to the City right-of-way.

Revocable Permits shall be obtained from the City to place and maintain the structures in the City right-of-way.

All utility lines shown on the tentative map or discussed in the master development plan shall be conceptual only and are subject to change pending review and approval of the master plans by the City Engineer and the Director of Municipal Utilities.

If you have any questions, please contact Senior Planner David Stagnaro, AICP at 937-8598.

MICHAEL M NIBLOCK, SECRETARY
CITY PLANNING COMMISSION

MN MM rw

cc A G Spanos Companies
c/o Steve Herum
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

Public Works
Building Division

NOTICE To protest the imposition of any development fee dedication, reservation or other exaction imposed on your project, you must file written notice with the City Clerks' office within 90 days after approval of the project or imposition of the fees, dedications, reservations or other exactions stating that the required payment is tendered or will be tendered when due, or that any conditions which have been imposed are provided for or satisfied under protest, along with a statement of the factual elements of the dispute and the legal theory forming the basis for the protest.
### A. APPLICANT

<table>
<thead>
<tr>
<th>Name</th>
<th>Pulte Home Corp.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>650 N. WILMA AVE. SUITE 100, RIPON, CA 95366</td>
</tr>
<tr>
<td>Phone</td>
<td>(209) 599-8118</td>
</tr>
<tr>
<td>Fax</td>
<td>(209) 599-8120</td>
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### B. PROPERTY OWNER (if different)

<table>
<thead>
<tr>
<th>Name</th>
<th>SPANOS FAMILY PARTNERSHIP</th>
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<tr>
<td>Address</td>
<td>10100 TRINITY PARKWAY, STE 200, STOCKTON, CA 95219</td>
</tr>
<tr>
<td>Phone</td>
<td>(209) 998-2200</td>
</tr>
<tr>
<td>Fax</td>
<td>(209) 995-2562</td>
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### C. PROJECT CONTACT PERSON

<table>
<thead>
<tr>
<th>Contact</th>
<th>Toby Wells</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>650 N. WILMA AVE. SUITE 100, RIPON, CA 95366</td>
</tr>
<tr>
<td>Phone</td>
<td>(209) 599-8118</td>
</tr>
<tr>
<td>Fax</td>
<td>(209) 599-8120</td>
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### D. PROPERTY DESCRIPTION

<table>
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<td>APN(s)</td>
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<td>Parcel Ac./Sq.ft.</td>
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**EXISTING** Land Use (LU), General Plan (GP), and Zoning (Z) Designations:

1. LU: AG  
   GP: MIXED USE  
   Z: MIXED USE
2. LU:       
   GP:       
   Z:       
3. LU:       
   GP:       
   Z:       

### E. PROJECT INFORMATION

**Please provide additional information on back if necessary**

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<th>Proposed No of lots:</th>
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<tr>
<td>Describe Request/Proposed Use</td>
<td>AMENDO TENTATIVE MAP CONDITIONS</td>
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<tr>
<td>If residential, number of units: 2622</td>
<td>Name of subdivision, if applicable: WESTLAKE AT SPANOS PARKWEST</td>
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</table>

**TENTATIVE MAP RESIDENTIAL PROJECTS ONLY**

Applies if the map is within a school district in which conditions of overcrowding have been designated by the City Council.

**School District:** LODI UNIFIED

In accordance with the provisions of the "Stockton Facilities Dedication Ordinance" as outlined in the Stockton Municipal Code, Chapter 8, Part VII, and in compliance with said ordinance, the undersigned prefers to:

- dedicate land for interim school facilities, or
- pay a fee in lieu of dedication as established by the City Council, or
- a combination of both.

### F. SIGNATURE(S):

The information provided in this application is true and accurate to the best of my knowledge.

**Signature:**

**Date:** 4/17/07

**Date:** 4/17/07

**OFFICE USE ONLY:**

<table>
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<tr>
<th>Date Filed:</th>
<th>Overlay/District:</th>
<th>Fees Collected:</th>
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MODIFICATION OF CONDITION #19 — WESTLAKE VILLAGES (TM18-04A & B)

The Community Development Director has approved your application dated April 17, 2007 for a Minor Amendment to the previously-approved and modified Westlake Villages Tentative Maps conditions, (TM18-04 A & B) consistent with the provisions of Section 16-630 100 (D) (1) (b), Post Approval Procedures - Amendments to Approved Maps. Minor Amendments. The original condition #19 required that construction of all associated (Regatta Lane) bridge crossing improvements, including but not limited to curb, gutter, sidewalk, street lighting, pavement (six lanes), and underground utilities within the boundary of this tentative map be constructed with the first phase of development proximate to the bridge crossing area. The first three villages to develop, Villages O, P and Q, are proximate to the bridge crossing area but were not expected to develop until Phase III (Village P) and Phase V (Villages O and Q). In fact, the original phasing of the project expected at least sixteen villages to be developed ahead of the Villages O, P & Q. To account for the change in planned phasing, the applicant has offered and the City has agreed to revised language for condition #19 that offers a flexible condition that triggers required improvements based on the number of building permits issued across the entire Westlake Villages Project. In approving your request for a Minor Tentative Map Amendment, the Community Development Director has made the following findings:

1) The amendment is consistent with the intent of the original Tentative Map approval, and 2) There are no resulting violations of the Municipal Code. This approval is subject to the following conditions:

1. Comply with all applicable Federal, State, County and City codes, regulations, adopted standards, pay all applicable fees and Standard Specifications and Plans in effect at the time of submittal of the particular application under consideration.

2. Pursuant to Sections 15091 and 15093 of the State CEQA Guidelines, the project shall be subject to all applicable mitigation measures identified in the City-adopted
"Findings of Fact and Mitigation Monitoring Program for the Westlake Village Project"

3 The owners, developers and/or successors-in-interest (ODS) shall design, construct, own and operate a permanent dewatering and groundwater discharge system to mitigate the high groundwater levels on the project site. The ODS shall prepare Master Plans for the construction of a permanent dewatering system to mitigate the high groundwater levels on the project site. Said Master Plans shall be subject to the approval of the Municipal Utilities Director and the City Engineer. The ODS or an entity approved by the City, shall be responsible for establishing a funding mechanism for the design, permitting, construction, operation, maintenance and repair of the approved system, prior to the filing of the first small lot (TM18-04A) Final Map.

4 The ODS shall prepare and submit a master water, storm, and sanitary sewer plan for this project subject to approval by the Municipal Utilities Director and City Engineer prior to the approval of any improvement plans or small lot (TM18-04A) final map. These master utility plans must identify future extensions to adjacent property. No Building Permit for construction of homes shall be issued until the required infrastructure and utility systems have been constructed and approved by the Municipal Utilities Director and the City Engineer.

5 Comply with all the requirements of the agency having jurisdiction over Pixley Slough and Bishop Cut, regarding dedication of right-of-way, easement, fencing, etc.

6 Dedicate lots used for private streets as a public utility easement for the proposed public sanitary sewer and waterlines. All gated access shall be identified. Also, all private streets shall be identified and delineated as separate lots.

7 The ODS shall demonstrate to the satisfaction of the Public Works Director and Municipal Utilities Director, in conjunction with the storm drain master plan and prior to filing of the first small lot (TM18-04A) Final Map that receiving waters have capacity to handle storm water discharge from the project.

8 All landscaping within medians and designated planting easements shall be approved by the City's Landscape Architect and shall be maintained by a mandatory homeowners' association. All landscaping within private areas or areas not accessible by the general public (e.g. PURDS) shall be approved by the Community Development Director and City's Landscape Architect and shall be maintained by a mandatory homeowners' association.

9 The ODS shall dedicate a 12-foot wide easement for a bicycle/pedestrian path along the north side of the Pixley/Disappointment Slough within the project site. The ODS shall prepare and submit plans and construct a Class I bike path and ADA compliant access as required and approved by the City Engineer. Said plans shall be subject to approval of Reclamation District 2042, City's Parks and Recreation.
Director and the City Engineer The ODS shall complete said Class I bike path construction prior to or upon final inspection of the 200th building permit. The ODS, or an entity approved by the City, shall be responsible for the operation, maintenance and repair of the approved Class I bike path and ADA compliant access.

10 Deed notifications shall be recorded against all properties adjoining the Pixley Slough/Disappointment Slough disclosing the potential for levee seepage and potential "standing groundwater" issues. Also, the ODS shall disclose to all future home buyers in this development that there will be a paved Class I bicycle/pedestrian path on the crown of the Pixley Slough/Disappointment Slough levee.

11 The ODS shall, consistent with the Eight Mile Road Specific Plan, dedicate the necessary right-of-way to provide a minimum half street section upon the recordation of the first final map and shall install all necessary frontage improvements, including but not limited to curb, gutter, sidewalk, pavement widening and street lighting. Said improvements shall be completed prior to taking any access to Eight Mile Road west of Regatta Drive or the issuance of the 1,000th production building permit, excluding model homes, for the project whichever occurs first.

12 The ODS shall conduct a queuing and traffic access analysis study to determine specific locations and distances for all proposed intersections and project accesses to public roadways.

13 The ODS shall, in conjunction with Lodi Unified School District, cause to be prepared a technical memorandum, to be approved by the City, analyzing the parking, the drop-off/pick-up and the on-site circulation for the proposed school site to ensure that the school site, once developed, can adequately accommodate school traffic.

14 The ODS shall be responsible for 100% of the design and construction costs of on-site roadway and intersection improvements and roadway extensions and public utilities identified on the tentative map and/or included in the project EIR, project description or as mitigation measures. Improvements include but are not limited to all sewer, water and storm drain lines, traffic signals, street lighting, street paving, curb, gutter, sidewalk and landscaping.

15 The ODS shall dedicate access rights to the City of Stockton along the following streets, except at public street intersections:

- Eight Mile Road, entire length
- Street "1", entire length
- Street "2", entire length
- Street "3", entire length
- Scott Creek Drive, entire length
16 The ODS shall be responsible for design and construction costs and installation of off-site roadway and intersection improvements, including traffic signals, at the following locations as identified in the Existing Plus Approved Project (EPAP) plus Project section in the Environmental Impact Report (EIR1-04):

- Eight Mile Road/Tenny Parkway
- Eight Mile Road/Thornton Road
- Eight Mile Road/Interstate 5 Southbound Ramps
- Eight Mile Road/Davis Road
- Eight Mile Road/Lower Sacramento Road
- Primary Entrance/Eight Mile Road
- Secondary Entrance/Eight Mile Road
- Mokelumne Circle/Scott Creek Drive (west intersection)

Improvements identified above that are included in the calculations for the current Public Facilities Fee (PFF) program may be eligible for reimbursement. The traffic signals shall be installed when warranted or at the discretion of the Public Works Director. The timing of the installation of all other improvements shall be at the discretion of the Public Works Director.

17 The ODS shall prepare a Project Study Report and Project Report, as required by CALTRANS, for the design and construction of the Eight Mile Road/Interstate 5 interchange to reduce the significance of the cumulative with project impacts as identified in the Environmental Impact Report (EIR 1-04) for this project. The ODS shall prepare an improvement/development phasing plan to determine the level of project development that can occur within established level of service. Said phasing plan shall be approved by the City Engineer and the identified improvements shall be constructed by the ODS consistent with the approved phasing. City shall reimburse the ODS for all costs of the design and construction of the improvements in excess of ODS' fair share, based on traffic loadings, though an area of benefit or modification of the City's public facility fee program or other funding mechanism to include reimbursement for additional surplus capacity constructed in the project that is/will be available for use by development outside the current (July, 2004) General Plan boundaries based on the request of the ODS.

18 The ODS shall pay their proportionate share or participate in any Public Facilities Fee Program or any funding mechanism enacted by the City to cover the costs for new Project Study Reports (PSRs) and new Project Reports (PRs) and necessary improvements described in the PSRs/PRs for the Interstate 5 mainline system, Eight Mile Road/Interstate 5 overcrossing-interchange, Otto Drive/Interstate 5 interchange, and Hammer Lane/Interstate 5 interchange to provide a level-of-service that conforms with State Urban Highway Standards.

19 The ODS shall prepare a design for the construction of the six-lane Pixley Slough bridge crossing connection of Street “2” between the southern boundary of the subdivision and Shima Tract to the south. The ODS shall also
design and construct within the Project Area the extension of utilities to Shims Tract as approved by the Municipal Utilities Director. The ODS shall, consistent with the design, dedicate to the City all real property within the Project Area required for the right-of-way to and construction of the bridge and attendant improvements. All associated bridge crossing improvements, including but not limited to curb, gutter, sidewalk, street lighting, pavement (six lanes), and underground utilities within the boundary of this tentative map, shall be constructed. The ODS shall disclose to all future home buyers in this development that Street “2” will be extended with a bridge crossing over the Pixley Slough to the Shims Tract to the south. The ODS shall install and maintain a future facilities sign at the Street “2”/Cosumnes Drive intersection. The size, text and location of the sign shall be approved by the City Engineer and Community Development Director. The determination of the ODS proportionate share of the cost of design and construction of the bridge crossing shall be based on an ODS conducted traffic study following the City’s adoption of a General Plan Amendment for urban uses incorporating Shims Tract. The ODS proportionate share shall be based on this development’s share of the traffic using the bridge as it relates to the cumulative traffic using the bridge as determined by the traffic analysis associated with any adopted General Plan Amendment incorporating Shims Tract. All of the above said requirements shall be performed to the satisfaction of the Public Works Director and shall be completed in accordance with the following milestones:

1. Prior to the issuance of the 250th Building Permit, ODS shall dedicate the required right-of-way to the City, ODS shall submit to the City the 30% design plans for the Bridge, and place the approved facilities sign.

2. Prior to the issuance of the 1000th Building Permit, ODS shall submit 100% construction plans to the City for approval and shall excavate and place fill material as necessary to construct the earthwork for the project area bridge approach in accordance with the 30% plans.

3. Prior to the issuance of the 1300th Building Permit, ODS shall complete the construction of the project side improvements as specified above.

20. The ODS shall design and construct bus turnouts and shelters shall be installed along Eight Mile Road, Scott Creek Drive, Street “1” and Street “2” and any other location as required by the Public Works Director in consultation with the San Joaquin Regional Transit District.

21. A 10 foot easement shall be dedicated to Reclamation District No. 2042 at the existing toe of all levees to provide for maintenance of the levee slopes.

22. Scott Creek Drive at the west end of the project shall be terminated to the satisfaction of the City Engineer.
23 The ODS shall participate in any applicable Transportation Systems Management (TSM) programs established by the City of Stockton and contribute its proportionate share of the cost to provide an appropriate park and ride facility in the vicinity of Interstate 5 and Eight Mile Road.

24 The ODS shall prepare and submit a technical memorandum to be approved by the City identifying traffic calming measures required on-site and on Melones Way Right-of-ways and lot layouts within the tentative map area may need to be revised to accommodate traffic calming measures which may include roundabouts, traffic circles, etc.

25 The ODS shall submit detailed subdivision improvement plans. These plans shall show all on-site and off-site utilities necessary to provide water, storm, and sanitary sewer utility service. These plans shall be designed in accordance with the City's most recently adopted water, storm, and sanitary collection system master plans and the City's Public Works design standards. These plans shall be approved by the City Engineer prior to the approval of any small lot (TM18-04A) final map.

26 The property ODS shall provide permanent rights-of-way for and construct all on-site and off-site water, storm, and sanitary sewer facilities as designed and shown on the accepted improvement plans for the development. Any reimbursement for oversizing shall be determined in accordance with the Stockton Municipal Code and applicable law.

27 The ODS shall prepare a master plan for the non-potable irrigation system for the withdrawal and use of non-potable water from the project lake, Pixley Slough/Disappointment Slough, Bishop Cut, shallow wells, and/or other water sources. The system will consist of an intake structure, pump and mains, etc. that would distribute non-potable water to parks, open space, streetscape, landscaping within the project area. System operation will be coordinated by the City with financing provided by a maintenance district or other entity approved by the City. The master plan shall be subject to the approval of the Municipal Utilities Director. The ODS shall design and construct the approved system to the satisfaction of the Director of Public Works and the Director of Municipal Utilities. The non-potable irrigation system shall be constructed with each individual unit and the initial system shall be operational no more than one year after the recordation of the first small lot final map. Potable water shall only be used in the purple pipe system if it is demonstrated to the Director of Municipal Utilities that a non-potable water supply from the slough or other source can not be reasonably brought in to the purple pipe system.

28 Provide appropriately sized utilities, including natural gas and three-phase electrical power (where necessary), to all City owned and maintained facilities.

29 Construct masonry walls to enclose the perimeter of the Municipal Utilities Department's pump station facilities.
30 Water valves, sanitary maintenance holes and storm drainage maintenance holes shall not be installed in traffic circles.

31 The ODS shall prepare an Update to the City of Stockton Water Master Plan, which shall include this project, and shall be subject to the review and approval by the Municipal Utilities Department Director. The ODS shall design and construct all on-site and off-site water facilities required by the water system analyses and by the Updated Water Master Plan, including but not limited to a 3 4-million gallon storage tank at the northwest reservoir site, in a manner as approved by the Director of Municipal Utilities.

32 The ODS shall conduct an engineering analysis, acceptable to the Director of Municipal Utilities, that demonstrates that the water system improvements to be constructed within the City of Stockton water service area are sufficient to meet the following conditions:

For ultimate buildout of the subdivision:

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 40 psi pressure at any location during the period of peak hour demand (peak hour demands shall be calculated at 175% of maximum daily demands).

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand (maximum day demands shall be calculated at 210% of the average day demands) combined with a fire flow of 2,000 gpm out of any fire hydrant in the residential subdivision.

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand combined with a fire flow of 3,000 gpm out of any fire hydrant in the commercial area of the subdivision.

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand combined with a fire flow of 4,000 gpm out of any fire hydrant at any school site.

During interim development...
Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand combined with a fire flow of 1,500 gpm out of any fire hydrant in the subdivision.

33. The lakes and storm water quality treatment systems shall be privately owned and maintained. Potable water shall not be used to fill the lakes.

34. The ODS shall dedicate 11.2 net acres of land for future reimbursement by the City and for development of a community park site and shall stub utilities and 3-phase electrical service to the site subject to approval by the City Engineer and City Parks Facility Planner/Landscape Architect. The ODS shall construct the community park facility within 180 days of acceptance of improvements for the first phase of development. Such construction shall begin prior to completion of the first 634 homes to be built as part of Phase I. A park reimbursement agreement shall be entered into between the City and the ODS to reimburse the ODS for the park master plan, construction documents, parkland, 50% street frontage improvements and park construction. The value of the parkland shall be that amount per acre as used by the City when calculating the parkland public facility fee. All plans and improvements shall be subject to prior review and approval by the Parks and Recreation Director and the City Parks Facility Planner/L.A. and the City Permit Center. Park construction inspection will be provided by the City through private contract.

35. Prior to issuance of building permits, the applicant shall pay modified parkland fees as adopted by City Council. Such fees are used for acquisition and development of parkland within the particular fee zone.

36. The applicant shall be responsible for the development of all the parks, identified in the project master plan, to the satisfaction of the City Parks and Recreation Director or designated representative. Such parks shall be maintained by a mandatory home owners' association (HOA), with the exception of the large Community Park.

37. Prior to recordation of any Final Map, the ODS shall form a new zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2, and approve an assessment providing for the subdivision's proportionate share of the costs to maintain any public parks within the service area for this subdivision or serving this subdivision (except the Village Parks). ODS may request to annex to an existing zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2 provided the subdivision is within the service area of a park for which a zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2 has already been formed.

38. Prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, the ODS shall establish an entity approved by the City to provide funding for the maintenance of, and, if necessary,
replacement at the end of the useful life of, improvements including but not limited to common area landscaping, publicly accessible Village Parks, bicycle/pedestrian trail along Pixley Slough/Disappointment Slough and access lots, landscaping in the right-of-way, soundwalls and/or back-up walls, and all "Improvements" serving or for the special benefit of this subdivision. If the ODS elects to provide maintenance for some portion of the improvements through a maintenance assessment district, the ODS shall, prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, form a new zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2 that includes the entire subdivision. The entire subdivision may be considered for annexation to an existing zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2, provided the type, intensity and amount of the Improvements to be maintained are similar to improvements in the zone to which annexation is proposed. Formation/annexation shall result in an assessment being approved that shall be levied on all properties in the subdivision to ensure that all property owners pay their proportionate share of the costs of maintaining, in perpetuity, the improvements serving or for the special benefit of this subdivision. Village Parks shall not be maintained by the City Consolidated Landscape and Lighting Maintenance District unless accessible to the general public.

39. All walls shall be located on private property and a separate maintenance easement shall be recorded for such walls. Such easement shall be sufficient to allow for regular maintenance (i.e., graffiti removal) and shall include the width of the support footing as it extends from both sides of the wall.

40. ODS shall prepare an Update to the City of Stockton Sanitary Sewer Master Plan, which shall include this project, and shall be subject to review and approval by the Municipal Utilities Department Director. Prior to approval of improvement plans for any subdivision unit and/or approval of any final map, ODS shall contribute a fairshare contribution to upgrade 14-Mile Slough sanitary sewer pump station and associated improvements and pay all applicable connection fees as determined by a financial analysis.

41. Prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, the ODS shall establish an "Maintenance Entity" approved by the City to provide funding for the operation, maintenance, repair, and replacement of project's private drainage improvements, including but not limited to lakes, bulkheads, storm water quality control systems, dewatering systems, terminal discharge facilities, and any and all permits that are or might be required. Prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, the ODS shall form a Maintenance District, acceptable to the City of Stockton, including all necessary assessments to fund the operation, maintenance, repair, and replacement of the project's private drainage improvements, including but not limited to lakes, bulkheads, storm water quality control systems, dewatering systems, terminal discharge facilities, and any and all permits that are or might be required. District will not collect assessments.
unless "Maintenance Entity" dissolves and/or neglects to operate in a manner acceptable to the City of Stockton

42 The property ODS shall comply with City’s Storm Water Quality Control Criteria Plan approved and adopted by City Council on November 25, 2003. The proposed project comes under requirements of this Plan.

43 The use of cast-in-place pipe is prohibited.

44 The ODS shall maintain drainage patterns and facilities that serve adjoining properties. New and relocated facilities shall be appropriately sized and approved by the Municipal Utilities Department.

45 The following fire safety requirements shall be fulfilled:

   a. The ODS shall dedicate a net 2.0 acre or larger fire station site as delineated on the tentative maps to the City of Stockton or in an acceptable location satisfactory to the Fire Chief.

   b. Reimbursement for the fire station site shall be at the rate established for land cost by the Public Facilities Fee Program, based on net acreage.

   c. The ODS shall be responsible for the construction of all frontage improvements for the fire station site and shall be reimbursed for said frontage improvements pursuant to the Public Facilities Fee Administrative Guidelines. The ODS shall provide water and sewer utility stubs for the fire station in Village D.

46 These tentative maps (TM18-04 A and B) shall not be effective until the execution of the Annexation Memorandum of Understanding (MOU) by the applicant and the City, the effective date of the General Plan amendment (GPA3-04), rezoning (Z-4-04) Specific Plan amendment (SPA3-04) and Development Agreement (DA1-04) for this site, and the recording of the annexation (A-04-03) of this site to the City of Stockton. If annexation is not completed within two (2) years of the approval of the tentative map by the Planning Commission, this map shall be null and void.

47 The ODS shall be responsible for the establishment of Covenants, Conditions and Restrictions (CC&Rs) for the maintenance of landscaping, structures and fences on the private properties and review of architectural design for residential structures within the subdivision area. The CC&Rs shall be subject to review and approval by the City Attorney and the Community Development Director prior to the issuance of the first residential building permit. The owners, developers and/or successors-in-interest shall be responsible for recordation of the CC&Rs and payment of recording.
expenses The City shall be declared to be a third-party beneficiary of the CC&Rs and shall be entitled, without obligation, to take appropriate legal action to enforce the CC&Rs

48 Prior to the sale of any small lot from TM18-04A and the recordation of the final map containing the 323rd residential lot, the ODS shall establish a maintenance entity to provide funding for the maintenance of the private street system, the emergency vehicle access (EVA), bicycle/pedestrian paths, the permanent de-watering system, any on-site storm drainage system, the lake system, levee access areas, other common areas, and related outfall to receiving waters, private (pocket) parks/open space. If the ODS elects to provide maintenance for some portion of the improvements through a maintenance assessment district, the ODS shall, prior to the sale of any small lot from TM18-04A and the recordation of the final map containing the 323rd residential lot, from said district.

49 All development plans for the property adjoining the Manlio Silva Elementary School shall include all requirements related to the completion of the site work relative to the school, as agreed upon by Lodi Unified School District (per September 16, 2004 memorandum from Lodi Unified School District).

50 The ODS shall participate in an equitable program for the payment of agricultural land conversion mitigation fees if such a fee is adopted by the City of Stockton.

51 The ODS shall participate in an equitable program for the payment of a County Public Facilities Fee when such fee is adopted by the City of Stockton.

52 The ODS shall verify through the Municipal Utilities Department that a sufficient water supply shall be available for this project as required by Government Code Section 66473.7(b)(1).

Enclosed is a copy of the approved tentative maps, which will expire on October 14, 2006.

Any request for an extension shall be made in writing, filed with this office and accompanied by the appropriate fees prior to expiration of the tentative map and clearly stating the reasons for requesting the extension. In granting an extension, new conditions may be imposed and existing conditions may be revised.

In addition, the following information is provided to the owners, developers and/or successors-in-interest:

1 The property owners, developers and/or successors in interest shall comply with any and all requirements and pay all associated fees, as required by the City's Storm Water Pollution Prevention Program as set forth in its NPDES Storm Water Permit.

2 Any relocation or undergrounding of overhead utilities lines will be at the property owner's expense.
3 The installation of any above ground utility structures, within the ultimate City right-of-way, is subject to City approval.

4 All existing on-site septic tanks shall be abandoned and destroyed as required by the San Joaquin County Department of Environmental Health prior to the issuance of any building permits.

5 Comply with Stockton Municipal Code Section 16-171, regarding undergrounding of existing overhead utility lines at the property owner's expense.

6 Dedicate all private streets as public utility easements for underground facilities and appurtenances.

7 A master street light plans showing locations of street lights and wattage shall be submitted to the City right-of-way.

8 Revocable Permits shall be obtained from the City to place and maintain the structures in the City right-of-way.

9 All utility lines shown on the tentative map or discussed in the master development plan shall be conceptual only and are subject to change pending review and approval of the master plans by the City Engineer and the Director of Municipal Utilities.

If you have any questions, please contact Senior Planner David Stagnaro, AICP at 937-8598.

MICHAEL M NIBLOCK, SECRETARY
CITY PLANNING COMMISSION

MN MM rw

cc A G Spanos Companies
c/o Steve Herum
10100 Trinity Parkway, 5th Floor
Stockton, CA  95219

Toby Wells, P.E.
Director of Land Entitlement
Pulte Homes, Central Valley Division
650 N Wilma, Suite 100
Ripon, CA  95366

Public Works
Building Division
NOTICE To protest the imposition of any development fee, dedication, reservation or other exaction imposed on your project, you must file written notice with the City Clerks' office within 90 days after approval of the project or imposition of the fees, dedications, reservations or other exactions stating that the required payment is tendered or will be tendered when due or that any conditions which have been imposed are provided for or satisfied, under protest, along with a statement of the factual elements of the dispute and the legal theory forming the basis for the protest.
November 2, 2004

Spanos Family Partnership
c/o Jim Panagopoulos
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

Westlake (TM18-04A & B)

At its regular meeting of October 14, 2004, the City Planning Commission approved your two tentative maps A) to subdivide a 681±-acre site into approximately 2,600 single-family homes, commercial and accessory use lots for school/park and fire station sites, lake lots, a private recreation center, landscaping lots and slope easement lots and B) to subdivide the project site of 681± acres into 30 "large lots" to facilitate the Final map process and the ultimate sale of larger blocks of land within the project boundaries for property located south of Eight Mile Road, west of I-5, north of Pixley Slough and Disappointment Slough and east of Bishop Cut. This approval is subject to the following conditions:

1. Comply with all applicable Federal, State, County and City codes, regulations, adopted standards, pay all applicable fees and Standard Specifications and Plans in effect at the time of submittal of the particular application under consideration.

2. Pursuant to Sections 15091 and 15093 of the State CEQA Guidelines, the project shall be subject to all applicable mitigation measures identified in the City-adopted "Findings of Fact and Mitigation Monitoring Program for the Westlake Village Project."

3. The owners, developers and/or successors-in-interest (ODS) shall design, construct, own and operate a permanent dewatering and groundwater discharge system to mitigate the high groundwater levels on the project site. The ODS shall prepare Master Plans for the construction of a permanent dewatering system to mitigate the high ground water levels on the project site. Said Master Plans shall be subject to the approval of the Municipal Utilities Director and the City Engineer. The ODS or an entity approved by the City, shall be responsible for establishing a funding mechanism for the design, permitting, construction, operation, maintenance
and repair of the approved system, prior to the filing of the first small lot (TM18-04A) Final Map

4 The ODS shall prepare and submit a master water, storm, and sanitary sewer plan for this project subject to approval by the Municipal Utilities Director and City Engineer prior to the approval of any improvement plans or small lot (TM18-04A) final map. These master utility plans must identify future extensions to adjacent property. No Building Permit for construction of homes shall be issued until the required infrastructure and utility systems have been constructed and approved by the Municipal Utilities Director and the City Engineer.

5 Comply with all the requirements of the agency having jurisdiction over Pixley Slough and Bishop Cut, regarding dedication of right-of-way, easement, fencing, etc.

6 Dedicate lots used for private streets as a public utility easement for the proposed public sanitary sewer and waterlines. All gated access shall be identified. Also, all private streets shall be identified and delineated as separate lots.

7 The ODS shall demonstrate to the satisfaction of the Public Works Director and Municipal Utilities Director, in conjunction with the storm drain master plan and prior to filing of the first small lot (TM18-04A) Final Map that receiving waters have capacity to handle storm water discharge from the project.

8 All landscaping within medians and designated planting easements shall be approved by the City's Landscape Architect and shall be maintained by a mandatory homeowners' association. All landscaping within private areas or areas not accessible by the general public (e.g., PURDS) shall be approved by the Community Development Director and City's Landscape Architect and shall be maintained by a mandatory homeowners' association.

9 The ODS shall dedicate a 12-foot wide easement for a bicycle/pedestrian path along the north side of the Pixley/Disappointment Slough within the project site. The ODS shall prepare and submit plans and construct a Class I bike path and ADA compliant access as required and approved by the City Engineer. Said plans shall be subject to approval of Reclamation District 2042, City's Parks and Recreation Director and the City Engineer. The ODS shall complete said Class I bike path construction prior to or upon final inspection of the 200th building permit. The ODS, or an entity approved by the City, shall be responsible for the operation, maintenance and repair of the approved Class I bike path and ADA compliant access.

10 Deed notifications shall be recorded against all properties adjoining the Pixley Slough/Disappointment Slough disclosing the potential for levee seepage and potential "standing groundwater" issues. Also, the ODS shall disclose to all future...
home buyers in this development that there will be a paved Class I bicycle/pedestrian path on the crown of the Pixley Slough/Disappointment Slough levee.

11 The ODS shall, consistent with the Eight Mile Road Specific Plan, dedicate the necessary right-of-way to provide a minimum half street section upon the recordation of the first final map and shall install all necessary frontage improvements, including but not limited to curb, gutter, sidewalk, pavement widening and street lighting. Said improvements shall be completed prior to issuance of the 200th building permit for the project.

12 The ODS shall conduct a queuing and traffic access analysis study to determine specific locations and distances for all proposed intersections and project accesses to public roadways.

13 The ODS shall, in conjunction with Lodi Unified School District, cause to be prepared a technical memorandum, to be approved by the City, analyzing the parking, the drop-off/pick-up and the on-site circulation for the proposed school site to ensure that the school site, once developed, can adequately accommodate school traffic.

14 The ODS shall be responsible for 100% of the design and construction costs of on-site roadway and intersection improvements and roadway extensions and public utilities identified on the tentative map and/or included in the project EIR, project description or as mitigation measures. Improvements include but are not limited to all sewer, water and storm drain lines, traffic signals, street lighting, street paving, curb, gutter, sidewalk and landscaping.

15 The ODS shall dedicate access rights to the City of Stockton along the following streets, except at public street intersections:

   Eight Mile Road, entire length
   Street "1", entire length
   Street "2", entire length
   Street "3", entire length
   Scott Creek Drive, entire length

16 The ODS shall be responsible for design and construction costs and installation of off-site roadway and Intersection improvements, including traffic signals, at the following locations as identified in the Existing Plus Approved Project (EPAP) plus Project section in the Environmental Impact Report (EIR1-04):

   Eight Mile Road/Trinity Parkway
   Eight Mile Road/Thornton Road
   Eight Mile Road/Interstate 5 Southbound Ramps
Improvements identified above that are included in the calculations for the current Public Facilities Fee (PFF) program may be eligible for reimbursement.

The traffic signals shall be installed when warranted or at the discretion of the Public Works Director. All other improvements shall be installed prior to the filing of the first small lot (TM18-04A) Final Map.

17 The ODS shall prepare a Project Study Report and Project Report, as required by CALTRANS, for the design and construction of the Eight Mile Road/Interstate 5 interchange to reduce the significance of the cumulative with project impacts as identified in the Environmental Impact Report (EIR 1-04) for this project. The ODS shall prepare an improvement/development phasing plan to determine the level of project development that can occur within established level of service. Said phasing plan shall be approved by the City Engineer and the identified improvements shall be constructed by the ODS consistent with the approved phasing. City shall reimburse the ODS for all costs of the design and construction of the improvements in excess of ODS' fair share, based on traffic loadings, though an area of benefit or modification of the City's public facilities fee program or other funding mechanism to include reimbursement for additional surplus capacity constructed in the project that is/will be available for use by development outside the current (July, 2004) General Plan boundaries based on the request of the ODS.

18 The ODS shall pay their proportionate share or participate in any Public Facilities Fee Program or any funding mechanism enacted by the City to cover the costs for new Project Study Reports (PSRs) and new Project Reports (PRs) and necessary improvements described in the PSRs/PRs for the Interstate 5 mainline system, Eight Mile Road/Interstate 5 overcrossing-interchange, Otto Drive/Interstate 5 Interchange, and Hammer Lane/Interstate 5 interchange to provide a level-of-service that conforms with State Urban Highway Standards.

19 The ODS shall prepare a design for the construction of the six-lane Pixley Slough bridge crossing connection of Street “2” between the southern boundary of the subdivision and Shima Tract to the south. The ODS shall also design and construct within the Project Area the extension of utilities to Shima Tract as approved by the Municipal Utilities Director. The ODS shall, consistent with the design, dedicate to the City all real property within the Project Area required for the right-of-way to and construction of the bridge and attendant improvements. All associated bridge crossing improvements, including but not limited to curb, gutter, sidewalk, street lighting, pavement (six lanes), and underground utilities within the boundary of this tentative map shall be constructed with the first phase of
development proximate to the bridge crossing area. The ODS shall disclose to all future home buyers in this development that Street "2" will be extended with a bridge crossing over the Pixley Slough to the Shima Tract to the south. The ODS shall install and maintain a future facilities sign at the Street "2"/Cosumnes Drive intersection. The size, text, and location of the sign shall be approved by the City Engineer and Community Development Director. The determination of the ODS proportionate share of the cost of design and construction of the bridge crossing shall be based on an ODS conducted traffic study following the City's adoption of a General Plan Amendment for urban uses incorporating Shima Tract. The ODS proportionate share shall be based on this development's share of the traffic using the bridge as it relates to the cumulative traffic using the bridge as determined by the traffic analysis associated with any adopted General Plan Amendment incorporating Shima Tract. All of the above said requirements shall be performed to the satisfaction of the Public Works Director.

20. The ODS shall design and construct bus turnouts and shelters shall be installed along Eight Mile Road, Scott Creek Drive, Street "1" and Street "2" and any other location as required by the Public Works Director in consultation with the San Joaquin Regional Transit District.

21. A 10 foot easement shall be dedicated to Reclamation District No 2042 at the existing toe of all levees to provide for maintenance of the levee slopes.

22. Scott Creek Drive at the west end of the project shall be terminated to the satisfaction of the City Engineer.

23. The ODS shall participate in any applicable Transportation Systems Management (TSM) programs established by the City of Stockton and contribute its proportionate share of the cost to provide an appropriate park and trail facility in the vicinity of Interstate 5 and Eight Mile Road.

24. The ODS shall prepare and submit a technical memorandum to be approved by the City identifying traffic calming measures required on-site and on Melones Way Right-of-ways and lot layouts within the tentative map area may need to be revised to accommodate traffic calming measures which may include roundabouts, traffic circles, etc.

25. The ODS shall submit detailed subdivision improvement plans. These plans shall show all on-site and off-site utilities necessary to provide water, storm, and sanitary sewer utility service. These plans shall be designed in accordance with the City's most recently adopted water, storm, and sanitary collection system master plans and the City's Public Works design standards. These plans shall be approved by the City Engineer prior to the approval of any small lot (TM18-04A) final map.

26. The property ODS shall provide permanent rights-of-way for and construct all on-site and off-site water, storm, and sanitary sewer facilities as designed and shown.
on the accepted improvement plans for the development. Any reimbursement for oversizing shall be determined in accordance with the Stockton Municipal Code and applicable law.

27 The ODS shall prepare a master plan for the non-potable irrigation system for the withdrawal and use of non-potable water from the project lake, Pixley Slough/Disappointment Slough, Bishop Cut, shallow wells, and/or other water sources. The system will consist of an intake structure, pump and mains, etc., that would distribute non-potable water to parks, open space, streetscape, landscaping within the project area. System operation will be coordinated by the City with financing provided by a maintenance district or other entity approved by the City. The master plan shall be subject to the approval of the Municipal Utilities Director. The ODS shall design and construct the approved system to the satisfaction of the Director of Public Works and the Director of Municipal Utilities.

28 Provide appropriately sized utilities, including natural gas and three-phase electrical power (where necessary), to all City owned and maintained facilities.

29 Construct masonry walls to enclose the perimeter of the Municipal Utilities Department's pump station facilities.

30 Water valves, sanitary maintenance holes and storm drainage maintenance holes shall not be installed in traffic circles.

31 The ODS shall prepare an Update to the City of Stockton Water Master Plan, which shall include this project, and shall be subject to the review and approval by the Municipal Utilities Department Director. The ODS shall design and construct all on-site and off-site water facilities required by the water system analyses and by the Updated Water Master Plan, including but not limited to a 34-million gallon storage tank at the northwest reservoir site, in a manner as approved by the Director of Municipal Utilities.

32 The ODS shall conduct an engineering analysis, acceptable to the Director of Municipal Utilities, that demonstrates that the water system improvements to be constructed within the City of Stockton water service area are sufficient to meet the following conditions:

For ultimate buildout of the subdivision.

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 40 psi pressure at any location during the period of peak hour demand (peak hour demands shall be calculated at 175% of maximum daily demands).
Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand (maximum day demands shall be calculated at 210% of the average day demands) combined with a fire flow of 2,000 gpm out of any fire hydrant in the residential subdivision.

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand combined with a fire flow of 3,000 gpm out of any fire hydrant in the commercial area of the subdivision.

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand combined with a fire flow of 4,000 gpm out of any fire hydrant at any school site.

During interim development:

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand combined with a fire flow of 1,500 gpm out of any fire hydrant in the subdivision.

33 The lakes and storm water quality treatment systems shall be privately owned and maintained. Potable water shall not be used to fill the lakes.

34 The ODS shall dedicate 11.2 net acres of land for future reimbursement by the City and for development of a community park site and shall stub utilities and 3-phase electrical service to the site subject to approval by the City Engineer and City Parks Facility Planner/Landscape Architect. The ODS shall construct the community park facility within 180 days of acceptance of improvements for the first phase of development. Such construction should begin prior to completion of the first 50% of the homes to be built as part of Phase I. A park reimbursement agreement shall be entered into between the City and the ODS to reimburse the ODS for the park master plan construction documents, parkland, 50% street frontage improvements and park construction. The value of the parkland shall be that amount per acre as used by the City when calculating the parkland public facility fee. All plans and improvements shall be subject to prior review and approval by the Parks and Recreation Director and the City Parks Facility Planner/LA and the City Permit Center. Park construction inspection will be provided by the City through private contract.
Prior to issuance of building permits, the applicant shall pay modified parkland fees as adopted by City Council. Such fees are used for acquisition and development of parkland within the particular fee zone.

The applicant shall be responsible for the development of all the parks, identified in the project master plan, to the satisfaction of the City Parks and Recreation Director or designated representative. Such parks shall be maintained by a mandatory home owners' association (HOA), with the exception of the large Community Park.

Prior to recordation of any Final Map, the ODS shall form a new zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2, and approve an assessment providing for the subdivision’s proportionate share of the costs to maintain any public parks within the service area for this subdivision or serving this subdivision (except the Village Parks). ODS may request to annex to an existing zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2 provided the subdivision is within the service area of a park for which a zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2 has already been formed.

Prior to recordation of any small lot (TM18-04A) Final Map, the ODS shall establish an entity approved by the City to provide funding for the maintenance of, and, if necessary, replacement at the end of the useful life of, improvements including but not limited to common area landscaping, publicly accessible Village Parks, bicycle/pedestrian trail along Pixley Slough/Disappointment Slough and access lots, landscaping in the right-of-way, soundwalls and/or back-up walls, and all “Improvements” serving or for the special benefit of this subdivision. If the ODS elects to provide maintenance for the Improvements through a maintenance assessment district, the ODS shall form a new zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2 that includes the entire subdivision. The entire subdivision may be considered for annexation to an existing zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2, provided the type, intensity and amount of the Improvements to be maintained are similar to improvements in the zone to which annexation is proposed. Formation/annexation shall result in an assessment being approved that shall be levied on all properties in the subdivision to ensure that all property owners pay their proportionate share of the costs of maintaining, in perpetuity, the Improvements serving or for the special benefit of this subdivision. Village Parks shall not be maintained by the City Consolidated Landscape and Lighting Maintenance District unless accessible to the general public.

All walls shall be located on private property and a separate maintenance easement shall be recorded for such walls. Such easement shall be sufficient to allow for regular maintenance (e.g., graffiti removal) and shall include the width of the support footing as it extends from both sides of the wall.
40 ODS shall prepare an Update to the City of Stockton Sanitary Sewer Master Plan, which shall include this project, and shall be subject to review and approval by the Municipal Utilities Department Director. Prior to approval of improvement plans for any subdivision unit and/or approval of any final map, ODS shall contribute a fairshare contribution to upgrade 14-Mile Slough sanitary sewer pump station and associated improvements and pay all applicable connection fees as determined by a financial analysis.

41 Prior to recordation of any small lot (TM18-04A) final map, the ODS shall establish an "Maintenance Entity" approved by the City to provide funding for the operation, maintenance, repair, and replacement of project’s private drainage improvements, including but not limited to lakes, bulkheads, storm water quality control systems, dewatering systems, terminal discharge facilities, and any and all permits that are or might be required. Prior to filing of the first final map, the ODS shall form a Maintenance District, acceptable to the City of Stockton, including all necessary assessments to fund the operation, maintenance, repair, and replacement of the project’s private drainage improvements, including but not limited to lakes, bulkheads, storm water quality control systems, dewatering systems, terminal discharge facilities, and any and all permits that are or might be required. District will not collect assessments unless "Maintenance Entity" dissolves and/or neglects to operate in a manner acceptable to the City of Stockton.

42 The property ODS shall comply with City’s Storm Water Quality Control Criteria Plan approved and adopted by City Council on November 25, 2003. The proposed project comes under requirements of this Plan.

43 The use of cast-in-place pipe is prohibited.

44 The ODS shall maintain drainage patterns and facilities that serve adjoining properties. New and relocated facilities shall be appropriately sized and approved by the Municipal Utilities Department.

45 The following fire safety requirements shall be fulfilled:

   a The ODS shall dedicate a net 2.0 acre or larger fire station site as delineated on the tentative maps to the City of Stockton or in an acceptable location satisfactory to the Fire Chief.

   b Reimbursement for the fire station site shall be at the rate established for land cost by the Public Facilities Fee Program, based on net acreage.

   c The ODS shall be responsible for the construction of all frontage improvements for the fire station site and shall be reimbursed for said frontage improvements pursuant to the Public Facilities Fee.
Administrative Guidelines  The ODS shall provide water and sewer utility stubs for the fire station in Village D

d  A Community Facilities District (CFD) or other financing mechanism for the appropriate reimbursement of costs associated with the operation of the fire station shall be created by the ODS. Said creation of a CFD or other financial mechanism, shall be established at the discretion of the City Manager.

46  These tentative maps (TM18-04 A and B) shall not be effective until the execution of the Annexation Memorandum of Understanding (MOU) by the applicant and the City, the effective date of the General Plan amendment (GPA3-04), prezoning (Z-4-04) Specific Plan amendment (SPA3-04) and Development Agreement (DA1-04) for this site, and the recordation of the annexation (A-04-03) of this site to the City of Stockton. If annexation is not completed within two (2) years of the approval of the tentative map by the Planning Commission, this map shall be null and void.

47  The ODS shall be responsible for the establishment of Covenants, Conditions and Restrictions (CC&Rs) for the maintenance of landscaping, structures and fences on the private properties and review of architectural design for residential structures within the subdivision area. The CC&Rs shall be subject to review and approval by the City Attorney and the Community Development Director prior to the issuance of the first residential building permit. The owners, developers and/or successors-in-interest shall be responsible for recordation of the CC&Rs and payment of recording expenses. The City shall be declared to be a third-party beneficiary of the CC&Rs and shall be entitled, without obligation, to take appropriate legal action to enforce the CC&Rs.

48  Prior to recordation of any final map, the ODS shall establish a maintenance entity to provide funding for the maintenance of the private street system, the emergency vehicle access (EVA), bicycle/pedestrian paths, the permanent de-watering system, any on-site storm drainage system, the lake system, levee access areas, other common areas, and related outfall to receiving waters, private (pocket) parks/open space.

49  All development plans for the property adjoining the Manlio Silva Elementary School shall include all requirements related to the completion of the site work relative to the school as agreed upon by Lodi Unified School District (per September 18, 2004 memorandum from Lodi Unified School District).

50  The ODS shall participate in an equitable program for the payment of agricultural land conversion mitigation fees if such a fee is adopted by the City of Stockton.

51  The ODS shall participate in an equitable program for the payment of a County Public Facilities Fee when such fee is adopted by the City of Stockton.
The ODS shall verify through the Municipal Utilities Department that a sufficient water supply shall be available for this project as required by Government Code Section 664737(b)(1)

Enclosed is a copy of the approved tentative maps, which will expire on October 14, 2006. Any request for an extension shall be made in writing, filed with this office and accompanied by the appropriate fees prior to expiration of the tentative map and clearly stating the reasons for requesting the extension. In granting an extension, new conditions may be imposed and existing conditions may be revised.

In addition, the following information is provided to the owners, developers and/or successors-in-interest:

1. The property owners, developers and/or successors in interest shall comply with any and all requirements and pay all associated fees, as required by the City's Storm Water Pollution Prevention Program as set forth in its NPDES Storm Water Permit.

2. Any relocation or undergrounding of overhead utility lines will be at the property owner's expense.

3. The installation of any above ground utility structures, within the ultimate City right-of-way, is subject to City approval.

4. All existing on-site septic tanks shall be abandoned and destroyed as required by the San Joaquin County Department of Environmental Health prior to the issuance of any building permits.

5. Comply with Stockton Municipal Code Section 16-171, regarding undergrounding of existing overhead utility lines at the property owner's expense.

6. Dedicate all private streets as public utility easements for underground facilities and appurtenances.

7. A master street light plans showing locations of street lights and wattage shall be submitted to the City right-of-way.

8. Revocable Permits shall be obtained from the city to place and maintain the structures in the City right-of-way.

9. All utility lines shown on the tentative map or discussed in the master development plan shall be conceptual only and are subject to change pending review and approval of the master plans by the City Engineer and the Director of Municipal Utilities.
If you have any questions, please contact Senior Planner David Stagnaro, AICP at (209) 937-8598.

Enclosure

cc A G Spanos Companies
c/o Gerald A Sperry
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

Public Works w/sepia
Building Division

NOTICE To protest the imposition of any development fee, dedication, reservation or other exaction imposed on your project, you must file written notice with the City Clerks' office within 90 days after approval of the project or imposition of the fees, dedications, reservations or other exactions stating that the required payment is tendered or will be tendered when due, or that any conditions which have been imposed are provided for or satisfied, under protest along with a statement of the factual elements of the dispute and the legal theory forming the basis for the protest.
August 6, 2007

Spanos Family Partnership
c/o Jim Panagopoulos
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

MODIFICATION OF CONDITION NO. 19 – WESTLAKE VILLAGES (TM18-04A & B)

I have approved your application dated April 17, 2007 for a Minor Amendment to the previously-approved and modified Westlake Villages Tentative Maps conditions, (TM18-04 A & B) consistent with the provisions of Section 16-630.100 (D) (1) (b), Post Approval Procedures - Amendments to Approved Maps: Minor Amendments. The original condition No. 19 required that construction of all associated (Regatta Lane) bridge crossing improvements, including but not limited to: curb, gutter, sidewalk, street lighting, pavement (six lanes), and underground utilities within the boundary of this tentative map be constructed with the first phase of development proximate to the bridge crossing area. The first three villages to develop, Villages O, P and Q, are proximate to the bridge crossing area but were not expected to develop until Phase III (Village P) and Phase V (Villages O and Q). In fact, the original phasing of the project expected at least sixteen villages to be developed ahead of the Villages O, P & Q. To account for the change in planned phasing, the applicant has offered and the City has agreed to revised language for condition No. 19 that offers a flexible condition that triggers required improvements based on the number of building permits issued across the entire Westlake Villages Project. In approving your request for a Minor Tentative Map Amendment, I have made the following findings: 1) The amendment is consistent with the intent of the original Tentative Map approval; and 2) There are no resulting violations of the Municipal Code. With this revision, the map conditions are as follows:

1. Comply with all applicable Federal, State, County and City codes, regulations, adopted standards, pay all applicable fees and Standard Specifications and Plans in effect at the time of submittal of the particular application under consideration.
2 Pursuant to Sections 15091 and 15093 of the State CEQA Guidelines, the project shall be subject to all applicable mitigation measures identified in the City-adopted "Findings of Fact and Mitigation Monitoring Program for the Westlake Village Project."

3 The owners, developers and/or successors-in-interest (ODS) shall design, construct, own and operate a permanent dewatering and groundwater discharge system to mitigate the high groundwater levels on the project site. The ODS shall prepare Master Plans for the construction of a permanent dewatering system to mitigate the high groundwater levels on the project site. Said Master Plans shall be subject to the approval of the Municipal Utilities Director and the City Engineer. The ODS or an entity approved by the City, shall be responsible for establishing a funding mechanism for the design, permitting, construction, operation, maintenance and repair of the approved system, prior to the filing of the first small lot (TM18-04A) Final Map.

4 The ODS shall prepare and submit a master water, storm, and sanitary sewer plan for this project subject to approval by the Municipal Utilities Director and City Engineer prior to the approval of any improvement plans of small lot (TM18-04A) final map. These master utility plans must identify future extensions to adjacent property. No building permit for construction of homes shall be issued until the required infrastructure and utility systems have been constructed and approved by the Municipal Utilities Director and the City Engineer.

5 Comply with all the requirements of the agency having jurisdiction over Pixley Slough and Bishop Cut, regarding dedication of right-of-way, easement, fencing, etc.

6 Dedicate lots used for private streets as a public utility easement for the proposed public sanitary sewer and waterlines. All gated access shall be identified. Also, all private streets shall be identified and delineated as separate lots.

7 The ODS shall demonstrate to the satisfaction of the Public Works Director and Municipal Utilities Director, in conjunction with the storm drain master plan and prior to filing of the first small lot (TM18-04A) Final Map that receiving waters have capacity to handle storm water discharge from the project.

8 All landscaping within medians and designated planting easements shall be approved by the City's Landscape Architect and shall be maintained by a mandatory homeowners' association. All landscaping within private areas or areas not accessible by the general public (e.g., PURDS) shall be approved by the Community Development Director and City's Landscape Architect and shall be maintained by a mandatory homeowners' association.

9 The ODS shall dedicate a 12-foot wide easement for a bicycle/pedestrian path along the north side of the Pixley Slough/Disappointment Slough within the project site. The ODS shall prepare and submit plans and construct a Class I bike path and ADA compliant access as required and approved by the City Engineer. Said plans shall be subject to approval of Reclamation District 2042, City's Parks and Recreation Director.
and the City Engineer. The ODS shall complete said Class I bike path construction prior to or upon final inspection of the 200-th building permit. The ODS, or an entity approved by the City, shall be responsible for the operation, maintenance and repair of the approved Class I bike path and ADA compliant access.

10 Deed notifications shall be recorded against all properties adjoining the Pixley Slough/Disappointment Slough disclosing the potential for levee seepage and potential "standing groundwater" issues. Also, the ODS shall disclose to all future home buyers in this development that there will be a paved Class I bicycle/pedestrian path on the crown of the Pixley Slough/Disappointment Slough levee.

11 The ODS shall, consistent with the Eight Mile Road Specific Plan, dedicate the necessary right-of-way to provide a minimum half street section upon the recordation of the first final map and shall install all necessary frontage improvements, including but not limited to curb, gutter, sidewalk, pavement widening and street lighting. Said improvements shall be completed prior to taking any access to Eight Mile Road west of Regatta Drive or the Issuance of the 1,000-th production building permit, excluding model homes, for the project whichever occurs first.

12 The ODS shall conduct a queuing and traffic access analysis study to determine specific locations and distances for all proposed intersections and project accesses to public roadways.

13 The ODS shall, in conjunction with Lodi Unified School District, cause to be prepared a technical memorandum, to be approved by the City, analyzing the parking, the drop-off/pick-up and the on-site circulation for the proposed school site to ensure that the school site, once developed, can adequately accommodate school traffic.

14 The ODS shall be responsible for 100% of the design and construction costs of on-site roadway and intersection improvements, roadway extensions and public utilities identified on the tentative map and/or included in the project EIR project description or as mitigation measures. Improvements include but are not limited to all sewer, water and storm drain lines, traffic signals, street lighting, street paving, curb, gutter, sidewalk and landscaping.

15 The ODS shall dedicate access rights to the City of Stockton along the following streets, except at public street intersections:

- Eight Mile Road, entire length
- Street "1", entire length
- Street "2", entire length
- Street "3", entire length
- Scott Creek Drive, entire length

16 The ODS shall be responsible for design and construction costs and installation of off-site roadway and intersection improvements, including traffic signals, at the following...
locations as identified in the Existing Plus Approved Project (EPAP) plus Project section in the Environmental Impact Report (EIR1-04)

Eight Mile Road/Trinity Parkway  
Eight Mile Road/Thornton Road  
Eight Mile Road/Interstate 5 Southbound Ramps  
Eight Mile Road/Davis Road  
Eight Mile Road/Lower Sacramento Road  
Primary entrance/Eight Mile Road  
Secondary entrance/Eight Mile Road  
Mokelumne Circle/Scott Creek Drive (west intersection)

Improvements identified above that are included in the calculations for the current Public Facilities Fee (PFF) program may be eligible for reimbursement. The traffic signals shall be installed when warranted or at the discretion of the Public Works Director. The timing of the installation of all other improvements shall be at the discretion of the Public Works Director.

The ODS shall prepare a Project Study Report and Project Report, as required by CalTrans, for the design and construction of the Eight Mile Road/Interstate 5 interchange to reduce the significance of the cumulative traffic with project impacts as identified in the Environmental Impact Report (EIR1-04) for this project. The ODS shall prepare an improvement/development phasing plan to determine the level of project development that can occur within established level of service. Said phasing plan shall be approved by the City Engineer and the identified improvements shall be constructed by the ODS consistent with the approved phasing. City shall reimburse the ODS for all costs of the design and construction of the improvements in excess of the ODS fair share, based on traffic loadings, through an area of benefit or modification of the City’s public facilities fee program or other funding mechanism to include reimbursement for additional surplus capacity constructed in the project that is/will be available for use by development outside the current (July, 2004) General Plan boundaries based on the request of the ODS.

The ODS shall pay their proportionate share or participate in any Public Facilities Fee Program or any funding mechanism enacted by the City to cover the costs for new Project Study Reports (PSRs) and new Project Reports (PRs) and necessary improvements described in the PSRs/PRs for the Interstate 5 mainline system, Eight Mile Road/Interstate 5 overcrossing-interchange, Otto Drive/Interstate 5 interchange, and Hammer Lane/Interstate 5 interchange to provide a level-of-service that conforms with State Urban Highway Standards.

The ODS shall prepare a design for the construction of the six-lane Pixley Slough bridge crossing connection of Street "2" between the southern boundary of the subdivision and Shima Tract to the south. The ODS shall also design and construct within the Project Area the extension of utilities to Shima Tract as approved by the Municipal Utilities Director. The ODS shall, consistent with the design, dedicate to the
City all real property within the Project Area required for the right-of-way to and construction of the bridge and attendant improvements. All associated bridge crossing improvements, including but not limited to curb, gutter, sidewalk, street lighting, pavement (six lanes), and underground utilities within the boundary of this tentative map shall be constructed. The ODS shall disclose to all future home buyers in this development that Street “2” will be extended with a bridge crossing over Pixley Slough to the Shima Tract to the south. The ODS shall install and maintain a future facilities sign at the Street “2”/Cosumnes Drive intersection. The size, text and location of the sign shall be approved by the City Engineer and Community Development Director. The determination of the ODS proportionate share of the cost of design and construction of the bridge crossing shall be based on an ODS conducted traffic study following the City’s adoption of a General Plan Amendment for urban uses incorporating Shima Tract. The ODS proportionate share shall be based on this development’s share of the traffic using the bridge as it relates to the cumulative traffic using the bridge as determined by the traffic analysis associated with any adopted General Plan Amendment incorporating Shima Tract. All of the above said requirements shall be performed to the satisfaction of the Public Works Director and shall be completed in accordance with the following milestones:

1. Prior to the issuance of the 250th Building Permit, ODS shall dedicate the required right-of-way to the City, ODS shall submit to the City the 30% design plans for the Bridge, and place the approved facilities sign.

2. Prior to the issuance of the 1000th Building Permit, ODS shall submit 100% construction plans to the City for approval and shall excavate and place fill material as necessary to construct the earthwork for the project area bridge approach in accordance with the 30% plans, and

3. Prior to the issuance of the 1300th Building Permit, ODS shall complete the construction of the project side improvements as specified above.

20. The ODS shall design and construct bus turnouts and shelters shall be installed along Eight Mile Road, Scott Creek Drive, Street “1” and Street “2” and any other location as required by the Public Works Director in consultation with the San Joaquin Regional Transit District.

21. A ten-foot easement shall be dedicated to Reclamation District No. 2042 at the existing toe of all levees to provide for maintenance of the levee slopes.

22. Scott Creek Drive at the west end of the project shall be terminated to the satisfaction of the City Engineer.

23. The ODS shall participate in any applicable Transportation Systems Management (TSM) programs established by the City of Stockton and contribute its proportionate share of the cost to provide an appropriate park and ride facility in the vicinity of Interstate 5 and Eight Mile Road.
24 The ODS shall prepare and submit a technical memorandum to be approved by the City, identifying traffic calming measures required on-site and on Melones Way. Right-of-ways and lot layouts within the tentative map area may need to be revised to accommodate traffic calming measures which may include roundabouts, traffic circles, etc.

25 The ODS shall submit detailed subdivision improvement plans. These plans shall show all on-site and off-site utilities necessary to provide water, storm, and sanitary sewer utility service. These plans shall be designed in accordance with the City's most recently adopted water, storm, and sanitary collection system master plans and the City's Public Works design standards. These plans shall be approved by the City Engineer prior to the approval of any small lot (TM18-04A) final map.

26 The property ODS shall provide permanent rights-of-way for and construct all on-site and off-site water, storm, and sanitary sewer facilities as designed and shown on the accepted improvement plans for the development. Any reimbursement for oversizing shall be determined in accordance with the Stockton Municipal Code and applicable law.

27 The ODS shall prepare a master plan for the non-potable irrigation system for the withdrawal and use of non-potable water from the project lake, Pixley Slough/Disappointment Slough, Bishop Cut, shallow wells, and/or other water sources. The system will consist of an intake structure, pump and mains, etc. that would distribute non-potable water to parks, open space, streetscape, landscaping within the project area. System operation will be coordinated by the City with financing provided by a maintenance district or other entity approved by the City. The master plan shall be subject to the approval of the Municipal Utilities Director. The ODS shall design and construct the approved system to the satisfaction of the Director of Public Works and the Director of Municipal Utilities. The non-potable irrigation system shall be constructed with each individual unit and the initial system shall be operational no more than one year after the recordation of the first small lot final map. Potable water shall only be used in the purple pipe system if it is demonstrated to the Director of Municipal Utilities that a non-potable water supply from the slough or other source can not be reasonably brought in to the purple pipe system.

28 Provide appropriately sized utilities, including natural gas and three-phase electrical power (where necessary), to all City owned and maintained facilities.

29 Construct masonry walls to enclose the perimeter of the Municipal Utilities Department's pump station facilities.

30 Water valves, sanitary maintenance holes and storm drainage maintenance holes shall not be installed in traffic circles.

31 The ODS shall prepare an Update to the City of Stockton Water Master Plan, which shall include this project, and shall be subject to the review and approval by the
Municipal Utilities Department Director The ODS shall design and construct all on-site and off-site water facilities required by the water system analyses and by the Updated Water Master Plan, including but not limited to a 3.4-million gallon storage tank at the northwest reservoir site, in a manner as approved by the Director of Municipal Utilities.

The ODS shall conduct an engineering analysis, acceptable to the Director of Municipal Utilities, that demonstrates that the water system improvements to be constructed within the City of Stockton water service area are sufficient to meet the following conditions:

For ultimate buildout of the subdivision:

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 40 psi pressure at any location during the period of peak hour demand (peak hour demands shall be calculated at 175% of maximum daily demands).

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand (maximum day demands shall be calculated at 210% of the average day demands) combined with a fire flow of 2,000 gpm out of any fire hydrant in the residential subdivision.

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand combined with a fire flow of 3,000 gpm out of any fire hydrant in the commercial area of the subdivision.

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand combined with a fire flow of 4,000 gpm out of any fire hydrant at any school site.

During interim development:

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand combined with a fire flow of 1,500 gpm out of any fire hydrant in the subdivision.

The lakes and storm water quality treatment systems shall be privately owned and maintained. Potable water shall not be used to fill the lakes.
34 The ODS shall dedicate 11.2 net acres of land for future reimbursement by the City and for development of a community park site and shall stub utilities and 3-phase electrical service to the site subject to approval by the City Engineer and City Parks Facility Planner/Landscape Architect. The ODS shall construct the community park facility within 180 days of acceptance of improvements for the first phase of development. Such construction shall begin prior to completion of the first 634 homes to be built as part of Phase I. A park reimbursement agreement shall be entered into between the City and the ODS to reimburse the ODS for the park master plan, construction documents, parkland, 50% street frontage improvements and park construction. The value of the parkland shall be that amount per acre as used by the City when calculating the parkland public facility fee. All plans and improvements shall be subject to prior review and approval by the Parks and Recreation Director and the City Parks Facility Planner/L A and the City Permit Center. Park construction inspection will be provided by the City through private contract.

35 Prior to issuance of building permits, the applicant shall pay modified parkland fees as adopted by City Council. Such fees are used for acquisition and development of parkland within the particular fee zone.

36 The applicant shall be responsible for the development of all the parks, identified in the project master plan, to the satisfaction of the City Parks and Recreation Director or designated representative. Such parks shall be maintained by a mandatory home owners' association (HOA), with the exception of the large Community Park.

37 Prior to recordation of any Final Map, the ODS shall form a new zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2, and approve an assessment providing for the subdivision's proportionate share of the costs to maintain any public parks within the service area for this subdivision or serving this subdivision (except the Village Parks). ODS may request to annex to an existing zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2 provided the subdivision is within the service area of a park for which a zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2 has already been formed.

38 Prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, the ODS shall establish an entity approved by the City to provide funding for the maintenance of, and, if necessary, replacement at the end of the useful life of, improvements including but not limited to common area landscaping, publicly accessible Village Parks, bicycle/pedestrian trail along Pixley Slough/Disappointment Slough and access lots, landscaping in the right-of-way, soundwalls and/or back-up walls, and all “Improvements” serving or for the special benefit of this subdivision. If the ODS elects to provide maintenance for some portion of the improvements through a maintenance assessment district, the ODS shall, prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, form a new zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2 that includes the entire subdivision.
The entire subdivision may be considered for annexation to an existing zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2, provided the type, intensity and amount of the Improvements to be maintained are similar to improvements in the zone to which annexation is proposed. Formation/annexation shall result in an assessment being approved that shall be levied on all properties in the subdivision to ensure that all property owners pay their proportionate share of the costs of maintaining, in perpetuity, the improvements serving or for the special benefit of this subdivision. Village Parks shall not be maintained by the City Consolidated Landscape and Lighting Maintenance District unless accessible to the general public.

All walls shall be located on private property and a separate maintenance easement shall be recorded for such walls. Such easement shall be sufficient to allow for regular maintenance (i.e., graffiti removal) and shall include the width of the support footing as it extends from both sides of the wall.

ODS shall prepare an Update to the City of Stockton Sanitary Sewer Master Plan, which shall include this project, and shall be subject to review and approval by the Municipal Utilities Department Director. Prior to approval of improvement plans for any subdivision unit and/or approval of any final map, ODS shall contribute a fair share contribution to upgrade 14-Mile Slough sanitary sewer pump station and associated improvements and pay all applicable connection fees as determined by a financial analysis.

Prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, the ODS shall establish an "Maintenance Entity" approved by the City to provide funding for the operation, maintenance, repair, and replacement of project's private drainage improvements, including but not limited to lakes, bulkheads, storm water quality control systems, dewatering systems, terminal discharge facilities, and any and all permits that are or might be required. Prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, the ODS shall form a Maintenance District, acceptable to the City of Stockton, including all necessary assessments to fund the operation, maintenance, repair, and replacement of the project's private drainage improvements, including but not limited to lakes, bulkheads, storm water quality control systems, dewatering systems, terminal discharge facilities, and any and all permits that are or might be required. District will not collect assessments unless "Maintenance Entity" dissolves and/or neglects to operate in a manner acceptable to the City of Stockton.

The property ODS shall comply with City's Storm Water Quality Control Criteria Plan approved and adopted by City Council on November 25, 2003. The proposed project comes under requirements of this Plan.

The use of cast-in-place pipe is prohibited.
44  The ODS shall maintain drainage patterns and facilities that serve adjoining properties. New and relocated facilities shall be appropriately sized and approved by the Municipal Utilities Department.

45  The following fire safety requirements shall be fulfilled:
   a. The ODS shall dedicate a net 2.0 acre or larger fire station site as delineated on the tentative maps to the City of Stockton or in an acceptable location satisfactory to the Fire Chief.
   b. Reimbursement for the fire station site shall be at the rate established for land cost by the Public Facilities Fee Program, based on net acreage.
   c. The ODS shall be responsible for the construction of all frontage improvements for the fire station site and shall be reimbursed for said frontage improvements pursuant to the Public Facilities Fee Administrative Guidelines. The ODS shall provide water and sewer utility stubs for the fire station in Village D.

46  These tentative maps (TM18-04 A and B) shall not be effective until the execution of the Annexation Memorandum of Understanding (MOU) by the applicant and the City, the effective date of the General Plan amendment (GPA3-04), prezoning (Z-4-04), Specific Plan amendment (SPA3-04) and Development Agreement (DA1-04) for this site, and the recordation of the annexation (A-04-03) of this site to the City of Stockton. If annexation is not completed within two (2) years of the approval of the tentative map by the Planning Commission, this map shall be null and void.

47  The ODS shall be responsible for the establishment of Covenants, Conditions and Restrictions (CC&Rs) for the maintenance of landscaping, structures and fences on the private properties and review of architectural design for residential structures within the subdivision area. The CC&Rs shall be subject to review and approval by the City Attorney and the Community Development Director prior to the issuance of the first residential building permit. The ODS shall be responsible for recordation of the CC&Rs and payment of recording expenses. The City shall be declared to be a third-party beneficiary of the CC&Rs and shall be entitled, without obligation, to take appropriate legal action to enforce the CC&Rs.

48  Prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, the ODS shall establish a maintenance entity to provide funding for the maintenance of the private street system, the emergency vehicle access (EVA), bicycle/pedestrian paths, the permanent dewatering system, any on-site storm drainage system, the lake system, levee access areas, other common areas, and related outfall to receiving waters, private (pocket) parks/open space. If the ODS elects to provide maintenance for some portion of the improvements through a maintenance assessment district, the ODS shall, prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, from said district.
All development plans for the property adjoining the Manlio Silva Elementary School shall include all requirements related to the completion of the site work relative to the school, as agreed upon by Lodi Unified School District (per September 16, 2004 memorandum from Lodi Unified School District)

The ODS shall participate in an equitable program for the payment of agricultural land conversion mitigation fees if such a fee is adopted by the City of Stockton

The ODS shall participate in an equitable program for the payment of a County Public Facilities Fee when such fee is adopted by the City of Stockton

The ODS shall verify through the Municipal Utilities Department that a sufficient water supply shall be available for this project as required by Government Code Section 66473 7(b)(1)

Any request for an extension of the tentative maps shall be made in writing, filed with this office and accompanied by the appropriate fees prior to expiration of the tentative map and clearly stating the reasons for requesting the extension. In granting an extension, new conditions may be imposed and existing conditions may be revised

In addition, the following information is provided to the owners, developers and/or successors-in-interest

1. The property owners, developers and/or successors in interest (ODS), shall comply with any and all requirements and pay all associated fees, as required by the City's Storm Water Pollution Prevention Program as set forth in its NPDES Storm Water Permit

2. Any relocation or undergrounding of overhead utility lines will be at the property owner's expense

3. The installation of any above ground utility structures, within the ultimate City right-of-way, is subject to City approval

4. All existing on-site septic tanks shall be abandoned and destroyed as required by the San Joaquin County Department of Environmental Health prior to the issuance of any building permits

5. Comply with Stockton Municipal Code Section 16-171, regarding undergrounding of existing overhead utility lines at the property owner's expense

6. Dedicate all private streets as public utility easements for underground facilities and appurtenances

7. A master street light plan showing locations of street lights and wattage shall be submitted to the City right-of-way
8 Revocable Permits shall be obtained from the City to place and maintain the structures in the City right-of-way.

9 All utility lines shown on the tentative map or discussed in the master development plan shall be conceptual only and are subject to change pending review and approval of the master plans by the City Engineer and the Director of Municipal Utilities.

If you have any questions, please contact Planning Manager David Stagnaro, AICP at 937-8598.

MICHAEL M NIBLOCK, SECRETARY
CITY PLANNING COMMISSION

Enclosures

cc  A G Spanos Companies
    c/o Steve Herum
    10100 Trinity Parkway, 5th Floor
    Stockton, CA  95219

    Toby Wells, P E
    Director of Land Entitlement
    Pulte Homes, Central Valley Division
    650 N Wilma, Suite 100
    Ripon, CA  95366

    Public Works
    Building Division

NOTICE To protest the imposition of any development fee, dedication, reservation or other exaction imposed on your project, you must file written notice with the City Clerks' office within 90 days after approval of the project or imposition of the fees, dedications, reservations or other exactions stating that the required payment is tendered or will be tendered when due, or that any conditions which have been imposed are provided for or satisfied, under protest, along with a statement of the factual elements of the dispute and the legal theory forming the basis for the protest.
Transmittal

Stantec Consulting Inc.
1016 - 12th Street
Modesto CA 95354-0812
Tel: (209) 521-8986 Fax: (209) 521-9045

To: Dave Stagnaro
Company: City of Stockton, Planning Division
Address: 425 North El Dorado Street
Stockton, CA 95202
Phone: 209-937-8598
Date: July 25, 2006
File: 2005304103
Delivery: Hand Delivery

From: Pamela Hurban

Reference: Westlake

Dave, attached are copies of the revised map of Westlake addressing the City's comments.

<table>
<thead>
<tr>
<th>COPIES</th>
<th>DATE</th>
<th>NO.</th>
<th>DESCRIPTION</th>
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<td>7-10-06</td>
<td>3</td>
<td>Revised Subdivision Tentative Map</td>
</tr>
<tr>
<td>1</td>
<td>7-10-06</td>
<td>3</td>
<td>Reduced Revised Subdivision Tentative Map</td>
</tr>
</tbody>
</table>

STANTEC CONSULTING INC.

Pamela Hurban
Planner
Tel: (209) 521-8986
Fax: (209) 521-9045
phurban@stantec.com
Reference: Westlake

Dave, below is an itemized list of the comments addressed on the revised tentative map of Westlake per the comments received on June 13th, 2008 per your request.

Parks and Recreation Department Comments

A. All pocket parks have been labeled "private park" with the acreages shown in each.

B. A typical bikeway cross section has been added to sheet 3, and masonry walls added between residential lots and existing slough.

C. Utility stub outs have been added to all parks.

D. Walls are more clearly shown.

E. A connection to the bike path has been added to Lot “O”.

F. Masonry walls have been added between private parks and residential lots.

Public Work Department Comments

A. The map has been revised to 24”x36” in size, and at 1”=100’ scale. The map is now three sheets in total.

B. An engineer’s stamp has been added to the title block on all sheets.

C. The storm drainage infrastructure note (note 3) has been changed to a private system.

D. A note has been added to each sheet’s title block under the revisions block with the date the city comments were addressed.
Reference Westlake

E  The 3' bike lane is shown within the pavement section of the right of way

F  The private streets have been designated as “Lot Q”

G  The water system has been updated to include all upsizing and connection point comments

Pamela Hurban
Planner
phurban@stantec.com

cc  Toby Wells- Pulte Home
Memo

To: Dave Stagnaro
City of Stockton, Planning Department

From: Pamela Hurban
Stantec

File: 2005304103
Date: July 31, 2006

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Pamela Hurban
Planner
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Pamela Hurban
Planner
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Pamela Hurban
Planner
phurban@stantec.com

c c  Toby Wells- Pulte Home
The Planning Division has reviewed the Final Map for the Westlake Villages, Unit No. 12 (Village F) Project and found it is in substantial conformance with the approved Tentative Parcel Map application (TM18-04) for the project. There are no comments regarding street names. Because there is no structure on the subject site, a review of the survey by the Building Division is not required. DJG 3/20/07
From: Gregg Meissner
To: Brucker, Adam, Larrouy, Richard
Date: 10/5/2009 10:37 AM
Subject: Fwd RE Westlake TM

CC: Chang, John, Wong, Willie
FYI

Gregg S Meissner
City of Stockton Community Development Department
Deputy Director-Planning and Engineering Services

www.stocktongov.com
gregg.meissner@ci.stockton.ca.us
(209) 937 8270

>>> Gregg Messner 10/5/2009 10:32 AM >>>
Karen

Based on your final map filings, I would say your tentative map will expire 6-19-10. Based on AB 333, I would read that expiration date to be 6-19-12.

Hope this helps.

Gregg S Meissner
City of Stockton Community Development Department
Deputy Director Planning and Engineering Services

www.stocktongov.com
gregg.meissner@ci.stockton.ca.us
(209) 937 8270

>>> "Karen Garrett" <kgarrett@spanos.com> 10/1/2009 8:23 AM >>>
Thank you

Karen Garrett
Director of Land Entitlements
AG Spanos Companies
(209) 955 2574 (direct)
(209) 993 2745 (cell)

-----Original Message-----
From: Gregg Meissner [mailto:Gregg.Meissner@ci.stockton.ca.us]
Sent: Thursday, October 01, 2009 8:23 AM
To: Karen Garrett
Subject: Re Westlake TM

Karen

I believe that the Westlake map was subject to the automatic 1 year extension granted by State law for which we do not send out an extension letter. We will check in to it and confirm your status in an email.

Gregg S Meissner
City of Stockton Community Development Department
Deputy Director Planning and Engineering Services
Gregg I mentioned the last Friday that we were trying to get the extension for the Westlake TM. Stantec has been working with your staff for a while and we still do not have a letter. The TM would be up for extension this October 6th and we are running out of time. Can you help to see what the problem is, I would appreciate it. Thank you.

Karen Garrett  
Director of Land Entitlements  
AG Spanos Companies  
(209) 955 2574 (direct)  
(209) 993 2745 (cell)
MODIFIED CONDITIONS — WESTLAKE VILLAGES (TM18-04A & B)

The Community Development Director has approved your application dated May 3, 2006 for a Minor Amendment to the previously-approved Westlake Villages Tentative Maps, (TM18-04 A & B) consistent with the provisions of Section 16-630.100 (D) (1) (b), Post Approval Procedures - Amendments to Approved Maps: Minor Amendments. In approving your request for a Minor Tentative Map Amendment, the Community Development Director has made the following findings: 1) The amendments are consistent with the intent of the original Tentative Map approval; and 2) There are no resulting violations of the Municipal Code. This approval is subject to the following conditions:

1. Comply with all applicable Federal, State, County and City codes, regulations, adopted standards, pay all applicable fees and Standard Specifications and Plans in effect at the time of submittal of the particular application under consideration.

2. Pursuant to Sections 15091 and 15093 of the State CEQA Guidelines, the project shall be subject to all applicable mitigation measures identified in the City-adopted "Findings of Fact and Mitigation Monitoring Program for the Westlake Village Project."

3. The owners, developers and/or successors-in-interest (ODS) shall design, construct, own and operate a permanent dewatering and groundwater discharge system to mitigate the high groundwater levels on the project site. The ODS shall prepare Master Plans for the construction of a permanent dewatering system to mitigate the high groundwater levels on the project site. Said Master Plans shall be subject to the approval of the Municipal Utilities Director and the City Engineer. The ODS or an entity approved by the City, shall be responsible for establishing a funding mechanism for the design, permitting, construction, operation, maintenance
and repair of the approved system, prior to the filing of the first small lot (TM18-04A) Final Map

4 The ODS shall prepare and submit a master water, storm, and sanitary sewer plan for this project subject to approval by the Municipal Utilities Director and City Engineer prior to the approval of any Improvement plans or small lot (TM18-04A) final map. These master utility plans must identify future extensions to adjacent property. No Building Permit for construction of homes shall be issued until the required infrastructure and utility systems have been constructed and approved by the Municipal Utilities Director and the City Engineer.

5 Comply with all the requirements of the agency having jurisdiction over Pixley Slough and Bishop Cut, regarding dedication of right-of-way, easement, fencing, etc.

6 Dedicate lots used for private streets as a public utility easement for the proposed public sanitary sewer and waterlines. All gated access shall be identified. Also, all private streets shall be identified and delineated as separate lots.

7 The ODS shall demonstrate to the satisfaction of the Public Works Director and Municipal Utilities Director, in conjunction with the storm drain master plan and prior to filing of the first small lot (TM18-04A) Final Map that receiving waters have capacity to handle storm water discharge from the project.

8 All landscaping within medians and designated planting easements shall be approved by the City’s Landscape Architect and shall be maintained by a mandatory homeowners’ association. All landscaping within private areas or areas not accessible by the general public (e.g., PURDS) shall be approved by the Community Development Director and City’s Landscape Architect and shall be maintained by a mandatory homeowners’ association.

9 The ODS shall dedicate a 12-foot wide easement for a bicycle/pedestrian path along the north side of the Pixley/Disappointment Slough within the project site. The ODS shall prepare and submit plans and construct a Class I bike path and ADA compliant access as required and approved by the City Engineer. Said plans shall be subject to approval of Reclamation District 2042, City’s Parks and Recreation Director and the City Engineer. The ODS shall complete said Class I bike path construction prior to or upon final inspection of the 200th building permit. The ODS, or an entity approved by the City, shall be responsible for the operation, maintenance and repair of the approved Class I bike path and ADA compliant access.

10 Deed notifications shall be recorded against all properties adjoining the Pixley Slough/Disappointment Slough disclosing the potential for levee seepage and potential “standing groundwater” issues. Also, the ODS shall disclose to all future home buyers in this development that there will be a paved Class I
bicycle/pedestrian path on the crown of the Pixley Slough/Disappointment Slough levee

11 The ODS shall, consistent with the Eight Mile Road Specific Plan, dedicate the necessary right-of-way to provide a minimum half street section upon the recordation of the first final map and shall install all necessary frontage improvements, including but not limited to curb, gutter, sidewalk, pavement widening and street lighting. Said improvements shall be completed prior to taking any access to Eight Mile Road west of Regatta Drive or the issuance of the 1,000th production building permit, excluding model homes, for the project whichever occurs first.

12 The ODS shall conduct a queuing and traffic access analysis study to determine specific locations and distances for all proposed intersections and project accesses to public roadways.

13 The ODS shall, in conjunction with Lodi Unified School District, cause to be prepared a technical memorandum, to be approved by the City, analyzing the parking, the drop-off/pick-up and the on-site circulation for the proposed school site to ensure that the school site, once developed, can adequately accommodate school traffic.

14 The ODS shall be responsible for 100% of the design and construction costs of on-site roadway and intersection improvements and roadway extensions and public utilities identified on the tentative map and/or included in the project EIR, project description or as mitigation measures. Improvements include but are not limited to all sewer, water and storm drain lines, traffic signals, street lighting, street paving, curb, gutter, sidewalk and landscaping.

15 The ODS shall dedicate access rights to the City of Stockton along the following streets, except at public street intersections:

   Eight Mile Road, entire length
   Street "1", entire length
   Street "2", entire length
   Street "3", entire length
   Scott Creek Drive, entire length

16 The ODS shall be responsible for design and construction costs and installation of off-site roadway and intersection improvements, including traffic signals, at the following locations as identified in the Existing Plus Approved Project (EPAP) plus Project section in the Environmental Impact Report (EIR1-04):

   Eight Mile Road/Trinity Parkway
   Eight Mile Road/Thornton Road
   Eight Mile Road/Interstate 5 Southbound Ramps
Eight Mile Road/Davis Road
Eight Mile Road/Lower Sacramento Road
Primary Entrance/Eight Mile Road
Secondary Entrance/Eight Mile Road
Mokelumne Circle/Scott Creek Drive (west intersection)

Improvements identified above that are included in the calculations for the current Public Facilities Fee (PFF) program may be eligible for reimbursement.

The traffic signals shall be installed when warranted or at the discretion of the Public Works Director. The timing of the installation of all other improvements shall be at the discretion of the Public Works Director.

17 The ODS shall prepare a Project Study Report and Project Report, as required by CALTRANS, for the design and construction of the Eight Mile Road/Interstate 5 interchange to reduce the significance of the cumulative with project impacts as identified in the Environmental Impact Report (EIR 1-04) for this project. The ODS shall prepare an improvement/development phasing plan to determine the level of project development that can occur within established level of service. Said phasing plan shall be approved by the City Engineer and the identified improvements shall be constructed by the ODS consistent with the approved phasing. City shall reimburse the ODS for all costs of the design and construction of the improvements in excess of ODS' fair share, based on traffic loadings, though an area of benefit or modification of the City's public facility fee program or other funding mechanism to include reimbursement for additional surplus capacity constructed in the project that is/will be available for use by development outside the current (July, 2004) General Plan boundaries based on the request of the ODS.

18 The ODS shall pay their proportionate share or participate in any Public Facilities Fee Program or any funding mechanism enacted by the City to cover the costs for new Project Study Reports (PSRs) and new Project Reports (PRs) and necessary improvements described in the PSRs/PRs for the Interstate 5 mainline system, Eight Mile Road/Interstate 5 overcrossing-interchange, Otto Drive/Interstate 5 interchange, and Hammer Lane/Interstate 5 interchange to provide a level-of-service that conforms with State Urban Highway Standards.

19 The ODS shall prepare a design for the construction of the six-lane Pixley Slough bridge crossing connection of Street “2” between the southern boundary of the subdivision and Shima Tract to the south. The ODS shall also design and construct within the Project Area the extension of utilities to Shima Tract as approved by the Municipal Utilities Director. The ODS shall, consistent with the design, dedicate to the City all real property within the Project Area required for the right-of-way to and construction of the bridge and attendant improvements. All associated bridge crossing improvements, including but not limited to curb, gutter, sidewalk, street lighting, pavement (six lanes), and underground utilities within the boundary of this tentative map shall be constructed with the first phase of development proximate to the
bridge crossing area or the issuance of the 200th building permit whichever is
the latter The ODS shall disclose to all future home buyers in this
development that Street “2” will be extended with a bridge crossing over the
Pixley Slough to the Shima Tract to the south The ODS shall install and
maintain a future facilities sign at the Street “2”/Cosumnes Drive intersection
The size, text and location of the sign shall be approved by the City Engineer
and Community Development Director The determination of the ODS
proportionate share of the cost of design and construction of the bridge
crossing shall be based on an ODS conducted traffic study following the
City’s adoption of a General Plan Amendment for urban uses incorporating
Shima Tract. The ODS proportionate share shall be based on this
development’s share of the traffic using the bridge as it relates to the
cumulative traffic using the bridge as determined by the traffic analysis
associated with any adopted General Plan Amendment incorporating Shima
Tract. All of the above said requirements shall be performed to the
satisfaction of the Public Works Director

20 The ODS shall design and construct bus turnouts and shelters shall be installed
along Eight Mile Road, Scott Creek Drive, Street “1” and Street “2” and any other
location as required by the Public Works Director in consultation with the San
Joaquin Regional Transit District

21 A 10 foot easement shall be dedicated to Reclamation District No 2042 at the
existing toe of all levees to provide for maintenance of the levee slopes

22 Scott Creek Drive at the west end of the project shall be terminated to the
satisfaction of the City Engineer

23 The ODS shall participate in any applicable Transportation Systems Management
(TSM) programs established by the City of Stockton and contribute its proportionate
share of the cost to provide an appropriate park and ride facility in the vicinity of
Interstate 5 and Eight Mile Road

24 The ODS shall prepare and submit a technical memorandum to be approved by the
City identifying traffic calming measures required on-site and on Melones Way
Right-of-ways and lot layouts within the tentative map area may need to be revised
to accommodate traffic calming measures which may include roundabouts, traffic
circles, etc

25 The ODS shall submit detailed subdivision improvement plans These plans shall
show all on-site and off-site utilities necessary to provide water, storm, and sanitary
sewer utility service These plans shall be designed in accordance with the City’s
most recently adopted water, storm, and sanitary collection system master plans
and the City’s Public Works design standards These plans shall be approved by the
City Engineer prior to the approval of any small lot (TM18-04A) final map
The property ODS shall provide permanent rights-of-way for and construct all on-site and off-site water, storm, and sanitary sewer facilities as designed and shown on the accepted improvement plans for the development. Any reimbursement for oversizing shall be determined in accordance with the Stockton Municipal Code and applicable law.

The ODS shall prepare a master plan for the non-potable irrigation system for the withdrawal and use of non-potable water from the project lake, Pixley Slough/Disappointment Slough, Bishop Cut, shallow wells, and/or other water sources. The system will consist of an intake structure, pump and mains, etc. that would distribute non-potable water to parks, open space, streetscape, landscaping within the project area. System operation will be coordinated by the City with financing provided by a maintenance district or other entity approved by the City. The master plan shall be subject to the approval of the Municipal Utilities Director. The ODS shall design and construct the approved system to the satisfaction of the Director of Public Works and the Director of Municipal Utilities. The non-potable irrigation system shall be constructed with each individual unit and the initial system shall be operational no more than one year after the recordation of the first small lot final map. Potable water shall only be used in the purple pipe system if it is demonstrated to the Director of Municipal Utilities that a non-potable water supply from the slough or other source cannot be reasonably brought in to the purple pipe system.

Provide appropriately sized utilities, including natural gas and three-phase electrical power (where necessary), to all City owned and maintained facilities.

Construct masonry walls to enclose the perimeter of the Municipal Utilities Department’s pump station facilities.

Water valves, sanitary maintenance holes and storm drainage maintenance holes shall not be installed in traffic circles.

The ODS shall prepare an Update to the City of Stockton Water Master Plan, which shall include this project, and shall be subject to the review and approval by the Municipal Utilities Department Director. The ODS shall design and construct all on-site and off-site water facilities required by the water system analyses and by the Updated Water Master Plan, including but not limited to a 3 4-million gallon storage tank at the northwest reservoir site, in a manner as approved by the Director of Municipal Utilities.

The ODS shall conduct an engineering analysis, acceptable to the Director of Municipal Utilities, that demonstrates that the water system improvements to be constructed within the City of Stockton water service area are sufficient to meet the following conditions:

For ultimate buildout of the subdivision.
Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 40 psi pressure at any location during the period of peak hour demand (peak hour demands shall be calculated at 175% of maximum daily demands)

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand (maximum day demands shall be calculated at 210% of the average day demands) combined with a fire flow of 2,000 gpm out of any fire hydrant in the residential subdivision

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand combined with a fire flow of 3,000 gpm out of any fire hydrant in the commercial area of the subdivision

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand combined with a fire flow of 4,000 gpm out of any fire hydrant at any school site

During interim development

Using existing system pressures, but no more than 45 psi at all points of connection to the City water system, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand combined with a fire flow of 1,500 gpm out of any fire hydrant in the subdivision

33 The lakes and storm water quality treatment systems shall be privately owned and maintained. Potable water shall not be used to fill the lakes

34 The ODS shall dedicate 11.2 net acres of land for future reimbursement by the City and for development of a community park site and shall stub utilities and 3-phase electrical service to the site subject to approval by the City Engineer and City Parks Facility Planner/Landscape Architect. The ODS shall construct the community park facility within 180 days of acceptance of improvements for the first phase of development. Such construction shall begin prior to completion of the first 634 homes to be built as part of Phase I. A park reimbursement agreement shall be entered into between the City and the ODS to reimburse the ODS for the park master plan, construction documents, parkland, 50% street frontage improvements and park construction. The value of the parkland shall be that amount per acre as used by the City when
calculating the parkland public facility fee. All plans and improvements shall be subject to prior review and approval by the Parks and Recreation Director and the City Parks Facility Planner/L.A. and the City Permit Center. Park construction inspection will be provided by the City through private contract.

35 Prior to issuance of building permits, the applicant shall pay modified parkland fees as adopted by City Council. Such fees are used for acquisition and development of parkland within the particular fee zone.

36 The applicant shall be responsible for the development of all the parks, identified in the project master plan, to the satisfaction of the City Parks and Recreation Director or designated representative. Such parks shall be maintained by a mandatory home owners' association (HOA), with the exception of the large Community Park.

37 Prior to recordation of any Final Map, the ODS shall form a new zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2, and approve an assessment providing for the subdivision's proportionate share of the costs to maintain any public parks within the service area for this subdivision or serving this subdivision (except the Village Parks). ODS may request to annex to an existing zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2 provided the subdivision is within the service area of a park for which a zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2 has already been formed.

38 Prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, the ODS shall establish an entity approved by the City to provide funding for the maintenance of, and, if necessary, replacement at the end of the useful life of, improvements including but not limited to common area landscaping, publicly accessible Village Parks, bicycle/pedestrian trail along Pixley Slough/Disappointment Slough and access lots, landscaping in the right-of-way, soundwalls and/or back-up walls, and all "Improvements" serving or for the special benefit of this subdivision. If the ODS elects to provide maintenance for some portion of the improvements through a maintenance assessment district, the ODS shall, prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, form a new zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2 that includes the entire subdivision. The entire subdivision may be considered for annexation to an existing zone of the Stockton Consolidated Landscape and Lighting Maintenance District 96-2, provided the type, intensity and amount of the improvements to be maintained are similar to improvements in the zone to which annexation is proposed. Formation/annexation shall result in an assessment being approved that shall be levied on all properties in the subdivision to ensure that all property owners pay their proportionate share of the costs of maintaining, in perpetuity, the improvements serving or for the special benefit of this subdivision. Village Parks shall not be maintained by
the City Consolidated Landscape and Lighting Maintenance District unless accessible to the general public

39. All walls shall be located on private property and a separate maintenance easement shall be recorded for such walls. Such easement shall be sufficient to allow for regular maintenance (e.g., graffiti removal) and shall include the width of the support footing as it extends from both sides of the wall.

40. ODS shall prepare an Update to the City of Stockton Sanitary Sewer Master Plan, which shall include this project, and shall be subject to review and approval by the Municipal Utilities Department Director. Prior to approval of improvement plans for any subdivision unit and/or approval of any final map, ODS shall contribute a fairshare contribution to upgrade 14-Mile Slough sanitary sewer pump station and associated improvements and pay all applicable connection fees as determined by a financial analysis.

41. Prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, the ODS shall establish an "Maintenance Entity" approved by the City to provide funding for the operation, maintenance, repair, and replacement of project's private drainage improvements, including but not limited to lakes, bulkheads, storm water quality control systems, dewatering systems, terminal discharge facilities, and any and all permits that are or might be required. Prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, the ODS shall form a Maintenance District, acceptable to the City of Stockton, including all necessary assessments to fund the operation, maintenance, repair, and replacement of the project's private drainage improvements, including but not limited to lakes, bulkheads, storm water quality control systems, dewatering systems, terminal discharge facilities, and any and all permits that are or might be required. District will not collect assessments unless "Maintenance Entity" dissolves and/or neglects to operate in a manner acceptable to the City of Stockton.

42. The property ODS shall comply with City's Storm Water Quality Control Criteria Plan approved and adopted by City Council on November 25, 2003. The proposed project comes under requirements of this Plan.

43. The use of cast-in-place pipe is prohibited.

44. The ODS shall maintain drainage patterns and facilities that serve adjoining properties. New and relocated facilities shall be appropriately sized and approved by the Municipal Utilities Department.
The following fire safety requirements shall be fulfilled:

a. The ODS shall dedicate a net 2.0 acre or larger fire station site as delineated on the tentative maps to the City of Stockton or in an acceptable location satisfactory to the Fire Chief.

b. Reimbursement for the fire station site shall be at the rate established for land cost by the Public Facilities Fee Program, based on net acreage.

c. The ODS shall be responsible for the construction of all frontage improvements for the fire station site and shall be reimbursed for said frontage improvements pursuant to the Public Facilities Fee Administrative Guidelines. The ODS shall provide water and sewer utility stubs for the fire station in Village D.

These tentative maps (TM18-04 A and B) shall not be effective until the execution of the Annexation Memorandum of Understanding (MOU) by the applicant and the City, the effective date of the General Plan amendment (GPA3-04), rezoning (Z-4-04) Specific Plan amendment (SPA3-04) and Development Agreement (DA1-04) for this site, and the recordation of the annexation (A-04-03) of this site to the City of Stockton. If annexation is not completed within two (2) years of the approval of the tentative map by the Planning Commission, this map shall be null and void.

The ODS shall be responsible for the establishment of Covenants, Conditions and Restrictions (CC&Rs) for the maintenance of landscaping, structures and fences on the private properties and review of architectural design for residential structures within the subdivision area. The CC&Rs shall be subject to review and approval by the City Attorney and the Community Development Director prior to the issuance of the first residential building permit. The owners, developers and/or successors-in-interest shall be responsible for recordation of the CC&Rs and payment of recording expenses. The City shall be declared to be a third-party beneficiary of the CC&Rs and shall be entitled, without obligation, to take appropriate legal action to enforce the CC&Rs.

Prior to the sale of any small lot from TM18-04A and the recordation of the final map containing the 323rd residential lot, the ODS shall establish a maintenance entity to provide funding for the maintenance of the private street system, the emergency vehicle access (EVA), bicycle/pedestrian paths, the permanent de-watering system, any on-site storm drainage system, the lake system, levee access areas, other common areas, and related outfall to receiving waters, private (pocket) parks/open space. If the ODS elects to provide maintenance for some portion of the improvements through a maintenance assessment district, the ODS shall, prior to the sale of any small lot from TM18-04 A and the recordation of the final map containing the 323rd residential lot, from said district.
49 All development plans for the property adjoining the Manilo Silva Elementary School shall include all requirements related to the completion of the site work relative to the school, as agreed upon by Lodi Unified School District (per September 16, 2004 memorandum from Lodi Unified School District)

50 The ODS shall participate in an equitable program for the payment of agricultural land conversion mitigation fees if such a fee is adopted by the City of Stockton

51 The ODS shall participate in an equitable program for the payment of a County Public Facilities Fee when such fee is adopted by the City of Stockton

52 The ODS shall verify through the Municipal Utilities Department that a sufficient water supply shall be available for this project as required by Government Code Section 66473 7(b)(1)

Enclosed is a copy of the approved tentative maps, which will expire on October 14, 2006. Any request for an extension shall be made in writing, filed with this office and accompanied by the appropriate fees prior to expiration of the tentative map and clearly stating the reasons for requesting the extension. In granting an extension, new conditions may be imposed and existing conditions may be revised.

In addition, the following information is provided to the owners, developers and/or successors-in-interest:

1 The property owners, developers and/or successors in interest shall comply with any and all requirements and pay all associated fees, as required by the City's Storm Water Pollution Prevention Program as set forth in its NPDES Storm Water Permit.

2 Any relocation or undergrounding of overhead utilities lines will be at the property owner's expense.

3 The installation of any above ground utility structures, within the ultimate City right-of-way, is subject to City approval.

4 All existing on-site septic tanks shall be abandoned and destroyed as required by the San Joaquin County Department of Environmental Health prior to the issuance of any building permits.

5 Comply with Stockton Municipal Code Section 16-171, regarding undergrounding of existing overhead utility lines at the property owner's expense.

6 Dedicate all private streets as public utility easements for underground facilities and appurtenances.

7 A master street light plans showing locations of street lights and wattage shall be submitted to the City right-of-way.
Revolvable Permits shall be obtained from the City to place and maintain the structures in the City right-of-way.

All utility lines shown on the tentative map or discussed in the master development plan shall be conceptual only and are subject to change pending review and approval of the master plans by the City Engineer and the Director of Municipal Utilities.

If you have any questions, please contact Senior Planner David Stagnaro, AICP at 937-8598.

(Original signed by)

JAMES E. GLASER, SECRETARY
CITY PLANNING COMMISSION

A G Spanos Companies
c/o Gerald A. Sperry
10100 Trinity Parkway, 5th Floor
Stockton, CA 95219

Public Works w/sepla
Building Division

NOTICE To protest the imposition of any development fee, dedication, reservation or other exaction imposed on your project, you must file written notice with the City Clerk's office within 90 days after approval of the project or imposition of the fees, dedications, reservations or other exactions stating that the required payment is tendered or will be tendered when due or that any conditions which have been imposed are provided for or satisfied, under protest, along with a statement of the factual elements of the dispute and the legal theory forming the basis for the protest.
MEMORANDUM

TO: Mike Niblock
FROM: Rosa Alvarez

DATE: 02/14/07

DEPT COMM DEV  DEPT PUBLIC WORKS

RECEIVED

FOR YOUR INFORMATION ACTION COMMENT APPROVAL RECOMMENDATION

SUBJECT: Westlake Villages, Unit No 11 (Village E)  FEB 22 2007

ATTACHED IS A PROPOSED SUBDIVISION MAP

WITH YOUR CONCURRENCE WE WILL APPROVE

Please review for street names and substantial conformance to the tentative map

If you have any questions, please give me a call at x8134

Due Date: 03/01/07

ATTACHMENT

SIGNED: Rosa Alvarez

The Planning Division has reviewed the Final Map for the Westlake Villages, Unit No 11 (Village E) Project and found it is in substantial conformance with the approved Tentative Parcel Map application (TM18-04) for the project. In regards to street names, Kedge Way and Davit Way both need to be referred to as “Courts” and Batten Road needs to be recognized on both page 3 and 4. Because there is no structure on the subject site, a review of the survey by the Building Division is not required. DJS 3/20/07

MMN cmf
**PROJECT REFERRAL**

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<tr>
<th>CITY AGENCIES</th>
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Referral sent 1-23-06
Comments due 2-15-06
Prepared by DMM
ENVIRONMENTAL COMPLIANCE

ALL APPROPRIATE AREAS OF THIS FORM SHOULD BE COMPLETED BY THE PLANNER

Environmental Information Form Completed ________ (Y/N)

CEQA Exemption Section No ____________ Previous IS/ND or EIR No
New IS/EIR No

Preliminary Environmental Determination (√)

☐ Neg Dec ☐ Mitigated Neg Dec ☐ Addendum to IS/ND or EIR ☐ Project EIR
☐ Program EIR ☐ Supplemental EIR ☐ Mitigation Agreement ☐ NEPA Dec

DFG Fees ☐ Collected ☐ Exempt ☐ Previously Paid

Wildlife/Habitat Mitigation ☐ Exempt ☐ City H/OS Fee ☐ SJMC Fee

☐ Other

COMMENTS

CDMA|GRPWISE|COS CDD CDD_Library:29722 1
Rev 10/28/03
ACCESS DATA ENTRY FORM

Planner D STRE Review (initial) DSS Sen Planner MN Deputy G Director

(For office use only)

Date Filed 1/10/06 Fee $1,590-

ALUC Fee Use Code(s)

Overlay District(s) (see reverse side for code list)

PROPERTY OWNER - SPANOS FAMILY PARTNERSHIP
APPLICANT - PULTE HOME CORPORATION
PROJECT ADDRESS: 9150

APN 07-120-11 07-120-15 CT TZ. BL. PA

ENVIRONMENTAL CLEARANCE (Complete attached Environmental Compliance Form)

IB/ND or EIR No. or previously cleared by

Categorical Exemption

Check One

No Project

PUBLIC HEARING

14-DAY NOTIFICATION

TEMPORARY USE PERMIT

PH Date

DRC Date 2-28-06

Comments and/or Special Instructions

Design Review Date

PART B—PROJECT DESCRIPTION (Please print, type or attach computer copy—do not use pencil)

MINOR T. M. AMENDMENT FOR WESTLAKE PROJECT

VILLAGES R - X

PARTS C AND D—TECH/CLERICAL - GRAPHICS AND NOTIFICATION INFORMATION

TECH SECTION

☐ Zoning Map ○ Vicinity Map ○ Land Use Map ○ Site Plan ○ Floor Plan ○ Elevation/Rendering ○ Gen Plan Map

Other Maps/Exhibits

Notices (PH notices other than what appears on Assessor’s roll) ACCESSED 6/5/06

CLERICAL SECTION

Notice prepared Notice to Techs Prepared by

Date Notice Mailed Appeal Period Ends Date Appealed (if applicable)

Notes/comments
From  "Toby Wells" <Toby.Wells@Pulte.com>
To  <david.stagnaro@ci.stockton.ca.us>
Date  6/8/2006 11:38:08 AM
Subject  Westlake Active Adult tentative map changes

David-

Last week when I stopped by your office, you indicated that you had sent pdf comments to Pam at Stantec dated April 4, 2006 on the comments from various departments for the active adult tentative map changes and that is the last communication that you have on this item. We are unable to locate those comments, so I was hoping you could resend them to all of us so that we can respond and wrap up this item. Please contact me if you have any questions.

thanks,
Toby Wells, P.E.
Director of Land Entitlement
Pulte Homes, Central Valley Division
650 N Wilma, Suite 100
Ripon, CA 95366
(209) 599-8118 office (209) 535-2299 cell
(209) 599-8120 fax
toby.wells@pulte.com

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CC  "Chns Vierra" <CVierra@stantec.com> "Pamela Hurban" <PHurban@stantec.com>, "Mark Pekarek" <MPekarek@stantec.com>
MEMORANDUM

SUBJECT REVIEW OF TM18-04 REVISED, WESTLAKE AT SPANOS PARK WEST

Thank you for the opportunity to review the above mentioned document. We offer the following comments:

TM conditions should reflect comments submitted during review of EIR1-04.

All pocket parks need to be labeled “Private park” rather than “Park.” The size (net acres) of the lot shall also be shown.

Provide typical cross-sections for each levee bike/pedestrian access lot and list the minimum amenities to be installed. Show concrete section for paved path and show 6’ tall masonry walls at adjoining single family homes.

Show utility stub-outs to all of the Village Park sites and the Community Park.

All sheets shall clearly identify the location of masonry walls/back-up walls by symbol as well as call-out. The symbol shown on this map is difficult to differentiate from lot lines.

Water stub-outs to the park sites should be shown on the map.

CONDITIONS

1. The applicant shall be responsible for the reservation and development of the proposed private parks to the satisfaction of the City Parks and Recreation Director or designated representative.

2. Lot 0 shall be connected to the Bear Creek levee bike path with a class I paved path meeting ADA standards. At the option of the applicant, access to the public levee bike path may be restricted for use only by those residents of Westlake, Tract 3357.
3 All lots which are adjacent to the private parks shall be separated from the parks by masonry walls (6’ ht minimum)

4 Prior to recordation of any Final Map, the Owner, Developer, successor-in-interest (ODS) shall form a new zone of the Stockton Consolidated Landscape Maintenance District 96-2, and approve an assessment providing for the subdivision’s proportionate share of the costs to maintain any public parks within the service area for this subdivision or serving this subdivision (except the Village Parks) ODS may request to annex to an existing zone of the Stockton Consolidated Landscape Maintenance District 96-2 provided the subdivision is within the service area of a park for which a zone of the Stockton Consolidated Landscape Maintenance District 96-2 has already been formed

5 Prior to recordation of any Final Map, the Owner, Developer, successor-in-interest (ODS) shall establish a maintenance entity acceptable to the Community Development Director, the Parks and Recreation Director and the Public Works Director to provide funding for the maintenance of, and if necessary replacement at the end of the useful life of, improvements including but not limited to common area landscaping, Village/private Parks, bicycle/pedestrian trail along Bear Creek and access lots, landscaping in the right-of-way, soundwalls and/or back-up walls, and all “Improvements” serving or for the special benefit of this subdivision

6 If the ODS elects to provide maintenance for the Improvements through a maintenance assessment district, the ODS shall form a new zone of the Stockton Consolidated Landscape Maintenance District 96-2 that includes the entire subdivision The entire subdivision may be considered for annexation to an existing zone of the Stockton Consolidated Landscape Maintenance District 96-2, provided the type, intensity and amount of the Improvements to be maintained are similar to Improvements in the zone to which annexation is proposed Formation/annexation shall result in an assessment being approved that shall be levied on all properties in the subdivision to ensure that all property owners pay their proportionate share of the costs of maintaining, in perpetuity, the Improvements serving or for the special benefit of this subdivision Village Parks shall not be maintained by the City Consolidated Landscape Maintenance District

7 All walls shall be located on private property and a separate maintenance easement shall be recorded for such walls Such easement shall be sufficient to allow for regular maintenance (i.e., graffiti removal) and shall include the width of the support footing as it extends from both sides of the wall

Page 3 of 3

8. The project applicant shall be responsible for construction of the multi-use trail along Bear Creek Construction shall include, but not be limited to asphalt or
Concrete paving to a minimum 12' width, proper striping, ADA compliant trail access, signage, trash containers, and devices to restrict motor vehicle access, all to the satisfaction of the City Public Works Department and City Parks and Recreation Department

PAMELA SLOAN, DIRECTOR
PARKS AND RECREATION DEPARTMENT

VICTOR MACHADO, PARKS FACILITY PLANNER/L A PARKS AND RECREATION DEPARTMENT

VPM

SUBJECT REQUEST FOR COMMENTS ON A REVISED TENTATIVE MAP FOR A PORTION OF WESTLAKE VILLAGES (TM18-04 - Revision)

Public Works engineering staff reviewed the subject tentative map. Based on their review, standard Public Works’ conditions and conformance to the adopted Standard Specifications and Plans are recommended and offers the following comments:

1. Comply with all map conditions from the original tentative map (TM 18-04).

It is also recommended that the following information be forwarded to the owners/developers:

1. Map shall contain all items referenced in the Stockton Municipal Code, Chapter 16, Development Code, Section 16-630 030, “Preparation and Contents”
   a. Sheet size shall be a maximum of 24” by 36”. Minimum border shall be 1”. Map scale shall not be less than 1” = 100’
   b. Include the name of the person preparing the map, including registration or license number
   c. Identify which utilities are public and private. Check and verify note #3 under the “Statement of Subdivide”. The storm drainage infrastructure is not owned and maintained by the City of Stockton
   d. Map should identify in the title bar the date of map revision and description of revisions

2. It is not understood how the bike lane is included within the “60’ Revised Loop Street (Private)” cross-section. Based on the drawing, the bike lane is behind the...
curb in the landscape area which does not seem appropriate Clean up section

Page 2

3 Add "REVISED TM 18-04" to bottom right corner of map

JAMES B GIOTTONINI
PUBLIC WORKS DIRECTOR

G~ G S MEISSNER
DEVELOPMENT SERVICES MANAGER
SUBJECT: Westlake Villages TMI8-04 Revised

We have reviewed the subject tentative map per your request. In acceptable, subject to the following conditions:

1. Provide appropriately sized utilities, including natural gas and power, to all City owned and maintained facilities.

   Summary: This map is three-phase electrical.

2. Construct masonry walls to enclose the perimeter of the Municipal Utilities Department's pump station facilities.

3. Water valves, sanitary maintenance holes and storm drainage maintenance holes shall not be installed in traffic circles.

4. Dedicate lots used for private streets as a public utility easement for the proposed public sanitary sewer and waterlines. All gated access shall be identified. Also, all private streets shall be identified and delineated as separate lots.

5. Sanitary sewer pump station location(s) are subject to review and approval by the Municipal Utilities Department.

Water System

6. Make the following revisions to the water system:
   a. Extend the 8" water line at the eastern end of Court "C" east and connect to the 8" water line, located in the adjacent court in Village K, and
   b. Revise water line sizes on Street "T" and Court "L" to 12". Extend the 12" waterline at the eastern end of Court "L" east to connect to the water line, located in the adjacent court in Village L, and
   c. Extend a 12" water line stub on Court "D" to the northern boundary of subject project to provide future service to the adjacent parcel, and
   d. Water line on Street "Z", shall be sized 12", as opposed to 8"

7. The owners, developers and/or successors-in-interest (ODS) shall design and
construct all on-site and off-site water facilities required by the water system analyses and by the Updated Water Master Plan, including but not limited to a 3.4-million gallon storage

Westlake Villages TMI8-04 Revised

tank at the Northwest Reservoir Site, in a manner as approved by the Municipal Utilities Director. Any reimbursement for oversizing shall be determined in accordance with the Stockton Municipal Code.

8 The owners, developers and/or successors-in-interest (ODS) shall prepare a master plan for a non-potable irrigation system for the withdrawal and use of non-potable water from the project lakes, Pixley Slough/Disappointment Slough, Bishop Cut, shallow wells, and/or other water sources. The system will consist of an intake structure, pump and mains, etc. that would distribute non-potable water to parks, open space, streetscape, and landscaping within the project area. System operation will be coordinated by the City with financing provided by the maintenance district or other entity approved by the City. The Master Plan shall be subject to approval of the Municipal Utilities Director. The ODS shall design and construct the approved system to the satisfaction of the Director of Public Works and the Director of Municipal Utilities.

Sanitary Sewer

9 ODS shall contribute a fair share contribution to upgrade the 14-Mile Slough Sanitary Sewer Pump Station and associated improvements and pay all applicable connection fees. Project site must annex into the Sanitary Connection Fee Zone Westside Project A.

Storm Drainage

10 The owners, developers and/or successors-in-interest (ODS) shall design, construct, own, and operate a permanent dewatering system and groundwater discharge system to mitigate the high groundwater levels on the project site. The ODS shall prepare Master Plans for the construction of a permanent dewatering system to mitigate the high groundwater levels on the project site. Said Master Plans shall be subject to the approval of the Municipal Utilities Director and the City Engineer. Prior to the recordation of any Final Map, the ODS shall establish a maintenance entity to provide funding for the maintenance of the permanent de-watering system, on-site storm drainage system, and lake system. ODS or an entity approved by the City shall be responsible for establishing a funding mechanism for the design, permitting, construction, operation, maintenance, and repair of the approved system, prior to the filing on of the first small lot (TM18-04A) Final Map. The dewatering system shall not utilize the storm drainage system as part of the permanent dewatering system, and
shall have a separate terminal discharge from the storm drainage pump station

11 The ODS shall prepare submit a revised Master Storm Plan for this project, subject to approval by the Municipal Utilities Director and City Engineer, prior to the approval of any improvement plans or small lot (TM18-04A) Final Map. Building permits shall not

Page -3-

Westlake Villages TM 18-04 Revised
be issued for construction of homes until the required infrastructure and utility systems have been constructed and approved by the Municipal Utilities Director and the City Engineer

12 The ODS shall comply with all the requirements of the agency having jurisdiction over Pixley Slough and Bishop Cut, regarding dedication of right-of-way, easement(s), fencing, discharge limitations, etc

13 The ODS shall demonstrate to the satisfaction of the Public Works Director and Municipal Utilities Director, in conjunction with the Master Storm Plan and prior to filing of the first small lot (TM18-04A) Final Map, that receiving waters have capacity to handle storm water discharges from the subject project

14 The lakes and storm water quality treatment systems shall be privately owned and maintained. Potable water shall not be used to fill the lakes

15 The ODS shall provide a permanent funding source to adequately maintain the storm water quality treatment systems

16 The use of cast-in-place pipe is prohibited

17 The ODS shall maintain drainage patterns and facilities that serve adjoining properties. New and relocated facilities shall be appropriately sized and approved by the Municipal Utilities Department

18 Prior to the recordation of any small lot (TM18-04A) Final Map, the ODS shall establish a “Maintenance Entity, approved by the City to provide funding for the operation, maintenance, repair, and replacement of the project’s private drainage improvements, including but not limited to lakes, bulkheads, storm water quality control systems, dewatering systems, terminal discharge facilities, and any and all permits that are or might be required. Prior to the filing of the first Final Map, the ODS shall form a Maintenance District, acceptable to the City of Stockton, including all necessary assessments to fund the operation, maintenance, repair, and replacement of the project’s private drainage improvements, including but not limited to lakes, bulkheads, storm water quality control systems, dewatering systems, terminal discharge facilities, and any and all permits that are or might be required. District will
not collect assessments unless the “Maintenance District” dissolves and/or neglects to operate in a manner acceptable to the City of Stockton.

Also, please forward the following as notes to the Developer

1. This project comes under the requirements of the City of Stockton’s Stormwater

Westlake Villages TMI 8-04 Revised
Quality Control Criteria Plan (SWQCCP), as outlined in the City’s Phase 1 Stormwater
NPDES permit issued by the California Water Quality Control Board, Central Valley Region (Order No. R5-2002-0181) The implementation of SWQCCP became effective on November 25, 2003

2. Any on-site wells and septic tanks shall be abandoned and destroyed as required by the San Joaquin County Department of Environmental Health prior to the issuance of building permits.

3. The property owners, developers, and/or successors-in-interest shall comply with any and all requirements, and pay all associated fees, as required by the City’s Storm Water Pollution Prevention Program as set forth in its NPDES Storm Water Permit.

4. The property owners, developers, and/or successors-in-interest shall dedicate all private streets as public utility easements for underground facilities and appurtenances.

5. All utility lines shown on the tentative map or discussed in the Master Development Plan shall be conceptual only and are subject to change pending review and approval of master plans by the City Engineer and Municipal Utilities Director.

Please incorporate the above tentative map conditions and notes. If you have any questions, please call me at x-8790

ANTONIO S TOVAR
ASSOCIATE CIVIL ENGINEER

ODMA\GRPWISE\COS CDD CDD_Library 53125 1
MEMORANDUM

February 2, 2006

TO         David Stagnaro, Senior Planner
FROM       Antonio S Tovar, Associate Civil Engineer

SUBJECT   Westlake Villages TM18-04 Revised

We have reviewed the subject tentative map per your request. In summary, this map is acceptable, subject to the following conditions:

1. Provide appropriately sized utilities, including natural gas and three-phase electrical power, to all City owned and maintained facilities.
2. Construct masonry walls to enclose the perimeter of the Municipal Utilities Department’s pump station facilities.
3. Water valves, sanitary maintenance holes and storm drainage maintenance holes shall not be installed in traffic circles.
4. Dedicate lots used for private streets as a public utility easement for the proposed public sanitary sewer and waterlines. All gated access shall be identified. Also, all private streets shall be identified and delineated as separate lots.
5. Sanitary sewer pump station location(s) are subject to review and approval by the Municipal Utilities Department.

Water System

6. Make the following revisions to the water system:
   a. Extend the 8" water line at the eastern end of Court "C" east and connect to the 8" water line, located in the adjacent court in Village K, and
   b. Revise water line sizes on Street "T" and Court "L" to 12". Extend the 12" waterline at the eastern end of Court "L" east to connect to the water line, located in the adjacent court in Village "L", and
   c. Extend a 12" water line stub on Court "D" to the northern boundary of subject project to provide future service to the adjacent parcel, and
   d. Water line on Street "Z" shall be sized 12", as opposed to 8".

7. The owners, developers and/or successors-in-interest (ODS) shall design and construct all on-site and off-site water facilities required by the water system analyses and by the Updated Water Master Plan, including but not limited to a 3.4-million gallon storage tank.

ODMA\GRPWISE\COS MUD MUD_Library112483 1
tank at the Northwest Reservoir Site, in a manner as approved by the Municipal Utilities Director. Any reimbursement for oversizing shall be determined in accordance with the Stockton Municipal Code.

8. The owners, developers and/or successors-in-interest (ODS) shall prepare a master plan for a non-potable irrigation system for the withdrawal and use of non-potable water from the project lakes, Pixley Slough/Disappointment Slough, Bishop Cut, shallow wells, and/or other water sources. The system will consist of an intake structure, pump and mains, etc., that would distribute non-potable water to parks, open space, streetscape, and landscaping within the project area. System operation will be coordinated by the City with financing provided by the maintenance district or other entity approved by the City. The Master Plan shall be subject to approval of the Municipal Utilities Director. The ODS shall design and construct the approved system to the satisfaction of the Director of Public Works and the Director of Municipal Utilities.

Sanitary Sewer

9. ODS shall contribute a fairshare contribution to upgrade the 14-Mile Slough Sanitary Sewer Pump Station and associated improvements and pay all applicable connection fees. Project site must annex into the Sanitary Connection Fee Zone - Westside Project A.

Storm Drainage

10. The owners, developers and/or successors-in-interest (ODS) shall design, construct, own, and operate a permanent de-watering system and groundwater discharge system to mitigate the high groundwater levels on the project site. The ODS shall prepare Master Plans for the construction of a permanent de-watering system to mitigate the high groundwater levels on the project site. Said Master Plans shall be subject to the approval of the Municipal Utilities Director and the City Engineer. Prior to the recordation of any Final Map, the ODS shall establish a maintenance entity to provide funding for the maintenance of the permanent de-watering system, on-site storm drainage system, and lake system. ODS or an entity approved by the City shall be responsible for establishing a funding mechanism for the design, permitting, construction, operation, maintenance, and repair of the approved system prior to the filing on of the first small lot (TM18-04A) Final Map. The de-watering system shall not utilize the storm drainage system as part of the permanent de-watering system, and shall have a separate terminal discharge from the storm drainage pump station.

11. The ODS shall prepare and submit a revised Master Storm Plan for this project, subject to approval by the Municipal Utilities Director and City Engineer, prior to the approval of any improvement plans or small lot (TM18-04A) Final Map. Building permits shall not
Westlake Villages TM18-04 Revised

be issued for construction of homes until the required infrastructure and utility systems have been constructed and approved by the Municipal Utilities Director and the City Engineer.

12 The ODS shall comply with all the requirements of the agency having jurisdiction over Pixley Slough and Bishop Cut, regarding dedication of right-of-way, easement(s), fencing, discharge limitations, etc.

13 The ODS shall demonstrate to the satisfaction of the Public Works Director and Municipal Utilities Director, in conjunction with the Master Storm Plan and prior to filing of the first small lot (TM18-04A) Final Map, that receiving waters have capacity to handle storm water discharges from the subject project.

14 The lakes and storm water quality treatment systems shall be privately owned and maintained. Potable water shall not be used to fill the lakes.

15 The ODS shall provide a permanent funding source to adequately maintain the storm water quality treatment systems.

16 The use of cast-in-place pipe is prohibited.

17 The ODS shall maintain drainage patterns and facilities that serve adjoining properties. New and relocated facilities shall be appropriately sized and approved by the Municipal Utilities Department.

18 Prior to the recordation of any small lot (TM18-04A) Final Map, the ODS shall establish a "Maintenance Entity" approved by the City to provide funding for the operation, maintenance, repair, and replacement of the project’s private drainage improvements, including but not limited to lakes, bulkheads, storm water quality control systems, dewatering systems, terminal discharge facilities, and any and all permits that are or might be required. Prior to the filing of the first Final Map, the ODS shall form a Maintenance District, acceptable to the City of Stockton, including all necessary assessments to fund the operation, maintenance, repair, and replacement of the project’s private drainage improvements, including but not limited to lakes, bulkheads, storm water quality control systems, dewatering systems, terminal discharge facilities, and any and all permits that are or might be required. District will not collect assessments unless the "Maintenance District" dissolves and/or neglects to operate in a manner acceptable to the City of Stockton.

Also, please forward the following as notes to the Developer:

1 This project comes under the requirements of the City of Stockton’s Stormwater...
Westlake Villages TM15-04 Revised

Quality Control Criteria Plan (SWQCCP), as outlined in the City’s Phase 1 Stormwater NPDES permit issued by the California Water Quality Control Board, Central Valley Region (Order No R5-2002-0181). The implementation of SWQCCP became effective on November 25, 2003.

2. Any on-site wells and septic tanks shall be abandoned and destroyed as required by the San Joaquin County Department of Environmental Health prior to the issuance of building permits.

3. The property owners, developers, and/or successors-in-interest shall comply with any and all requirements, and pay all associated fees, as required by the City’s Storm Water Pollution Prevention Program as set forth in its NPDES Storm Water Permit.

4. The property owners, developers, and/or successors-in-interest shall dedicate all private streets as public utility easements for underground facilities and appurtenances.

5. All utility lines shown on the tentative map or discussed in the Master Development Plan shall be conceptual only and are subject to change pending review and approval of master plans by the City Engineer and Municipal Utilities Director.

Please incorporate the above tentative map conditions and notes. If you have any questions, please call me at x-8790.

Antonio S. Tovar
ASSOCIATE CIVIL ENGINEER

AST at
MEMORANDUM

February 28, 2006

TO    James E Glaser, Community Development Director
      Attention David Stagnaro, Senior Planner

FROM  Gregg S Meissner, Development Services Manager

SUBJECT REQUEST FOR COMMENTS ON A REVISED TENTATIVE MAP FOR A PORTION OF WESTLAKE VILLAGES (TM18-04 – Revision)

Public Works engineering staff reviewed the subject tentative map. Based on their review, standard Public Works' conditions and conformance to the adopted Standard Specifications and Plans are recommended and offers the following comments

1. Comply with all map conditions from the original tentative map (TM 18-04)

It is also recommended that the following information be forwarded to the owners/developers

1. Map shall contain all items referenced in the Stockton Municipal Code, Chapter 16, Development Code, Section 16-630 030, "Preparation and Contents"
   a. Sheet size shall be a maximum of 24" by 36" Minimum border shall be 1" Map scale shall not be less than 1" = 100'
   b. Include the name of the person preparing the map, including registration or license number
   c. Identify which utilities are public and private. Check and verify note #3, under the "Statement of Subdivider" The storm drainage infrastructure is not owned and maintained by the City of Stockton
   d. Map should identify in the title bar the date of map revision and description of revisions

2. It is not understood how the bike lane is included within the "60' Revised Loop Street (Private)" cross-section. Based on the drawing the bike lane is behind the curb in the landscape area which does not seem appropriate. Clean up section
3 Add "REVISED TM 18-04" to bottom right corner of map

JAMES B. GIOTTONINI
PUBLIC WORKS DIRECTOR

GREGG S. MEISSNER
DEVELOPMENT SERVICES MANAGER

JBG GSM MPM

e: reed.hogan@seniorcivilengineer
cc: PW Files
COMMENTS DUE
February 18, 2009

CONTACT PERSON
Senior Planner David Stagnaro, AICP

PHONE
(209) 937-8588

APPLICATION NUMBER
TM18-04 - Revision

SUBDIVISION NAME
Westlake at Spanos Park West (Westlake Villages)

PROJECT LOCATION
I-5 and Eight Mile Road (west)

APN
071-120-11 and 13

DEVELOPMENT REVIEW COMMITTEE SCHEDULED ON
N/A

We have reviewed the proposal and our comments are as follows

☐ The map is acceptable
☐ The map is not acceptable for reasons itemized on the attached memo

Reviewer

Department/Organization
PW/TEAS

PHONE
8680

PLEASE RETURN THIS FORM WITH COMMENTS BY DUE DATE LISTED ABOVE.

ODMA1GRPWIS/ECOS CDD CDD Library 61710.1
I apologize, but my comments will be submitted late for the subject referral. I would anticipate submission by 2/21. Thanks.
MEMORANDUM

February 1, 2006

TO DAVID STAGNARO, AICP SENIOR PLANNER
COMMUNITY DEVELOPMENT DEPARTMENT

FROM VICTOR MACHADO, PARKS FACILITY PLANNER/LAND ARCH
PARKS AND RECREATION DEPARTMENT

SUBJECT REVIEW OF TM18-04 REVISED, WESTLAKE AT
SPANOS PARK WEST

Thank you for the opportunity to review the above mentioned document. We offer the following comments:

TM conditions should reflect comments submitted during review of EIR1-04

All pocket parks need to be labeled “Private park” rather than “Park”. The size (net acres) of the lot shall also be shown.

Provide typical cross-sections for each levee bike/pedestrian access lot and list the minimum amenities to be installed. Show concrete section for paved path and show 6' tall masonry walls at adjoining single family homes.

Show utility stub-outs to all of the Village Park sites and the Community Park.

All sheets shall clearly identify the location of masonry walls/back-up walls by symbol as well as call-out. The symbol shown on this map is difficult to differentiate from lot lines.

Water stub-outs to the park sites should be shown on the map.

CONDITIONS

1. The applicant shall be responsible for the reservation and development of the proposed private parks to the satisfaction of the City Parks and Recreation Director or designated representative.

2. Lot O shall be connected to the Bear Creek levee bike path with a class 1 paved path meeting ADA standards. At the option of the applicant, access to the public levee bike path may be restricted for use only by those residents of Westlake, Tract 3357.
3 All lots which are adjacent to the private parks shall be separated from the parks by masonry walls (6' ht minimum).

4 Prior to recordation of any Final Map, the Owner, Developer, successor-in-interest (ODS) shall form a new zone of the Stockton Consolidated Landscape Maintenance District 96-2, and approve an assessment providing for the subdivision's proportionate share of the costs to maintain any public parks within the service area for this subdivision or serving this subdivision (except the Village Parks). ODS may request to annex to an existing zone of the Stockton Consolidated Landscape Maintenance District 96-2 provided the subdivision is within the service area of a park for which a zone of the Stockton Consolidated Landscape Maintenance District 96-2 has already been formed.

5 Prior to recordation of any Final Map, the Owner, Developer, successor-in-interest (ODS) shall establish a maintenance entity acceptable to the Community Development Director, the Parks and Recreation Director and the Public Works Director to provide funding for the maintenance of, and if necessary replacement at the end of the useful life of, improvements including but not limited to common area landscaping, Village/private Parks, bicycle/pedestrian trail along Bear Creek and access lots, landscaping in the right-of-way, soundwalls and/or back-up walls, and all "Improvements" serving or for the special benefit of this subdivision.

6 If the ODS elects to provide maintenance for the Improvements through a maintenance assessment district, the ODS shall form a new zone of the Stockton Consolidated Landscape Maintenance District 96-2 that includes the entire subdivision. The entire subdivision may be considered for annexation to an existing zone of the Stockton Consolidated Landscape Maintenance District 96-2, provided the type, intensity and amount of the Improvements to be maintained are similar to Improvements in the zone to which annexation is proposed. Formation/annexation shall result in an assessment being approved that shall be levied on all properties in the subdivision to ensure that all property owners pay their proportionate share of the costs of maintaining, in perpetuity, the Improvements serving or for the special benefit of this subdivision. Village Parks shall not be maintained by the City Consolidated Landscape Maintenance District.

7 All walls shall be located on private property and a separate maintenance easement shall be recorded for such walls. Such easement shall be sufficient to allow for regular maintenance (i.e., graffiti removal) and shall include the width of the support footing as it extends from both sides of the wall.
8 The project applicant shall be responsible for construction of the multi-use trail along Bear Creek. Construction shall include, but not be limited to, asphalt or concrete paving to a minimum 12' width, proper striping, ADA compliant trail access, signage, trash containers, and devices to restrict motor vehicle access, all to the satisfaction of the City Public Works Department and City Parks and Recreation Department.

PAMELA SLOAN, DIRECTOR
PARKS AND RECREATION DEPARTMENT

[VICTOR MACHADO, PARKS FACILITY PLANNER/L A PARKS AND RECREATION DEPARTMENT]

VPM
## Comments Due

**February 15, 2009**

**Contact Person:** Senior Planner David Stagnaro, AICP  
**Phone:** (209) 937-8598  
**Application Number:** TM18-04  
**Subdivision Name:** Westlake at Spanos Park West (Westlake Villages)  
**Project Location:** I-5 and Eight Mile Road (west)  
**APN:** 071-120-11 and 13  
**Development Review Committee Scheduled On:** N/A

We have reviewed the proposal and our comments are as follows:

- [ ] The map is acceptable  
- [x] The map is not acceptable for reasons itemized on the attached memo

**Reviewer:** MAC  
**Phone:** 8999

---

**PLEASE RETURN THIS FORM WITH COMMENTS BY DUE DATE LISTED ABOVE**

[Signature]

[Stamp]

[Comment]

[ODMA1GRPWISEVCO5 CDD CDD_Library 51710]
MEMORANDUM

February 2, 2006

TO James E. Glaser, Director, Community Development Department

ATTN David Stagnaro, Senior Planner

FROM Mark W. Herder, Chief of Police

SUBJECT TM18-04 - REVISION

The Police Department has reviewed the above-referenced document concerning the Westlake Villages development of 749 residential units located on Eight Mile Road, west of Interstate 5 in Spanos Park West.

The Police Department has the following comments:

- For a project of this magnitude, along with the impact of other developments in the vicinity, the Police Department emphasizes the need for additional sworn and civilian support staff.

- The City will need to work with project developers regarding the construction of a Police substation in the area.

In addition to the comments above, the Police Department recommends the following security measures during construction:

- A licensed, uniformed security guard must be present during the evening hours on weekdays (Monday through Friday), and 24 hours per day on weekends and holidays, when the developer is not on site.

- The entire area must be fenced and inaccessible to the public after hours, and on weekends and holidays until residents begin occupying the new homes. The fence should be well maintained as needed during the project.

- The entire area must be well lighted throughout the night, every night, so as to clearly illuminate the majority of the lots and the entire street within the project area.
• Appliances, such as stoves, microwaves, refrigerators, etc., should not be installed until the day a new owner completes the final walkthrough of the residence. If installed earlier, the residence must remain securely locked after hours and on weekends/holidays.

• Cabinetry and other valuable items should be kept offsite prior to installation. Once installed, the residence must be securely locked.

MARK W HERDER
CHIEF OF POLICE

MWH/BM/pkh
We have reviewed the proposal and our comments are as follows:

☐ The map is acceptable

☒ The map is not acceptable for reasons itemized on the attached memo

Reviewer: ___________________________ Phone: ______

Department/Organization: ___________________________ Phone: ______

PLEASE RETURN THIS FORM WITH COMMENTS BY DUE DATE LISTED ABOVE

[Signature]

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
425 N. EL DORADO STREET
STOCKTON, CA 95202-1997
(209) 937-8288

January 25, 2008

February 15, 2008

Senior Planner David Stagnaro, AICP

(209) 937-8598

TM18-04 - Fission

Westlake at Spanos Park West (Westlake Villages)

L-6 and Eight Mile Road (west)

071-120-11 and 13

FILE COPY

STATE

San Joaquin County

Public Works w/map

Recclamation District #2042

Public/Env Health

OTHER AGENCIES

Planning w/map

Caltrans w/map

City Attorney

Public Works w/map

Reclamation District #2042

City/Manager/Tein

Public/Env Health

OTHER AGENCIES

Planning w/map

Reclamation District #2042

CDD / Huey w/map

City Attorney

CDD / Elias w/sm

City Manager/Tein

HRD / Walker w/map

MUD / Deimler w/map

P & R / Machado w/map

SD / Tatum/Marconli w/map

PW / Gottonini w/sm

PW / Meissner w/2maps

P & R / Machado w/map

SCHOOL DISTRICTS

Stockton USD w/map

LAFCo w/sm

Lincoln USD w/map

SJ Valley Unified APCD

Stockton USD w/map

LAFCo w/sm

Lodi USD w/map

CAL Water w/map

Manteca USD w/map

File Copy
We have reviewed the proposal and our comments are as follows

☒ The map is acceptable
☐ The map is not acceptable for reasons itemized on the attached memo

Reviewer  Eric Elias  Phone 937-8561
# TENTATIVE MAP APPLICATION

**A. APPLICANT**

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**B. PROPERTY OWNER (if different)**

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**C. PROJECT CONTACT PERSON**

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<th>Contact Name</th>
<th>RYAN GERDING</th>
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**D. PROPERTY DESCRIPTION**

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<tbody>
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<td>APN(s)</td>
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<td>Overlay/District</td>
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<tr>
<td>Parcel Ac/Sq ft.</td>
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**EXISTING Land Use (LU) General Plan (GP) and Zoning (Z) Designations**

1. LU AGRICULTURE (ROW CROPS) GP MIXED USE Z MIXED USE Area (aftc)
2. LU                               GP                     Z                     Area (aftc)
3. LU                               GP                     Z                     Area (aftc)

**E. PROJECT INFORMATION**

<table>
<thead>
<tr>
<th>Proposed # of lots</th>
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<tr>
<td>Gross area (aftc)</td>
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<td>Net area (aftc)</td>
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**Describe Request/Proposed Use:**

AMEND VILLAGE R-X OF THE WESTLAKE AT SPANOS PARK WEST TM (TM 18-04)

**TENTATIVE MAP RESIDENTIAL PROJECTS ONLY**

Applies if the map is within a school district in which conditions of overcrowding have been designated by the City Council.

**School District:** LODI BASIC UNIFIED

In accordance with the provisions of the Stockton Facilities Dedication Ordinance as outlined in the Stockton Municipal Code Chapter 8 Part VII and in compliance with said ordinance the undersigned prefers to

- [ ] dedicate land for interim school facilities
- [X] pay a fee in lieu of dedication as established by the City Council, or
- [ ] a combination of both

**F. SIGNATURE(S):**

The information provided in this application is true and accurate to the best of my knowledge

**Applicant:**

**Property Owner (if different from applicant):**

**Date Filed**

**Planner**

**Fees**

**Assoc. Files**

**Census Tract**

**Traffic Zone**

**Date Complete**
MEMORANDUM

January 30, 2006

TO Jim Glaser, Community Development Director
Attn David Stagnaro, Senior Planner

FROM Carl Eck, Deputy Fire Chief /Fire Marshal

SUBJECT WESTLAKE AT SPANOS PARK WEST (WESTLAKE VILLAGES)

This development requires more than one point of egress. It is recommended an emergency vehicle access point be located at Lot #19, “D” Street onto Levee Road.

If you have questions, please contact me at 8566.

[Signature]

CARL ECK, DEPUTY CHIEF/FIRE MARSHAL
FIRE PREVENTION DIVISION

CJE dac

44251 1
We have reviewed the proposal and our comments are as follows

☐ The map is acceptable
☐ The map is not acceptable for reasons itemized on the attached memo

Reviewer: ___________________________ Phone: ________________

Department/Organization: ____________________________________________

cmf

PLEASE RETURN THIS FORM WITH COMMENTS BY DUE DATE LISTED ABOVE.
# TENTATIVE MAP APPLICATION

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**D. PROPERTY DESCRIPTION**

Address/Location: VILLAGES R-X OF THE WESTLAKE AT SPANOS PARK WEST TENTATIVE MAP (TM 18-04)

APN(s): 071-120-11, 071-120-13

Overlay/District: Parcel Ac/Sq ft:

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<th>Z</th>
<th>Area (a/ft²)</th>
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<td>2</td>
<td>GP</td>
<td>Z</td>
<td>Z</td>
<td>Area (a/ft²)</td>
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<tr>
<td>3</td>
<td>GP</td>
<td>Z</td>
<td>Z</td>
<td>Area (a/ft²)</td>
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**E. PROJECT INFORMATION**

Proposed # of lots: 749

Gross area (a/ft²): ____________________________

Net area (a/ft²): ____________________________

Describe Request/Proposed Use: AMEND VILLAGE R-X OF THE WESTLAKE AT SPANOS PARK WEST TM (TM 18-04)

If residential number of units: 749

Name of subdivision: WESTLAKE AT SPANOS PARK WEST

**TENTATIVE MAP RESIDENTIAL PROJECTS ONLY**

Applies if the map is within a school district in which conditions of overcrowding have been designated by the City Council.

| School District:
| Lodi Basic Unified |

In accordance with the provisions of the "Stockton Facilities Dedication Ordinance" as outlined in the Stockton Municipal Code Chapter 8 Part VII and in compliance with said ordinance the undersigned prefers to:

- [ ] designate land for interim school facilities or
- [ ] pay off fee in lieu of dedication, as established by the City Council or
- [ ] a combination of both

**F. SIGNATURE(S):**

The information provided in this application is true and accurate to the best of my knowledge.

Applicant: [Signature]

Date: 1-6-06

Property Owner (if different from applicant):

[Signature]

Date: 1-6-06

Date Filed: [Signature]

Planner: [Signature]

Fees: [Signature]

Assoc. File: [Signature]

Census Tract: [Signature]

Traffic Zone: [Signature]

Date Complete: [Signature]
CAMPAIGN CONTRIBUTION DISCLOSURE

I understand that Government Code Section 84308 requires the disclosure of any contribution over $250 to a Planning Commissioner. I am therefore required to make this disclosure in compliance therewith. Further, I hereby declare that I shall not make any campaign contributions of $250 or more to any member of the Planning Commission while my application is pending or within 3 months after a decision thereon by the Planning Commission. I am informed and believe that to do so would be a violation of State law.

Type of Application: TENTATIVE MAP AMENDMENT

<table>
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<tr>
<th>APPLICANT</th>
<th>PROPERTY OWNER (if different from applicant)</th>
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<tr>
<td>I have NOT made campaign contributions in the amount of $250 or more to any member of the Planning Commission in the past 12 months.</td>
<td>I have NOT made campaign contributions in the amount of $250 or more to any member of the Planning Commission in the past 12 months.</td>
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<tr>
<td>I have made the following campaign contribution(s):</td>
<td>I have made the following campaign contribution(s):</td>
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<tr>
<th>COMMISSIONER'S NAME</th>
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<th>COMMISSIONER'S NAME</th>
<th>AMOUNT</th>
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</table>

I declare under penalty of perjury that the foregoing is true and correct.

Signed: Thomas Schu
Applicant's Signature: 1-6-06

Signed: William E. Burnam
Property Owner's Signature: 01/06/06

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest, if different, agrees to defend, indemnify, hold harmless, and release the City of Stockton and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of the above the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the City of Stockton, its agents, officers, attorneys, or employees.

Executed at Stockton, California
Applicant's Signature: Thomas Schu
City/State: 1-6-06

Signed: William E. Burnam
Real Party in Interest: 01/06/06

V.P. OF LAND DEVELOPMENT
Title: for相同物业合作伙伴

FORM REV 12-1-04
Reference Westlake

Dave, attached is the application and package for the amended tentative map of Westlake, Village R-X. The Project Layout Overlay plan shows the approved tentative map layout under the proposed layout. Feel free to contact myself or Chns Vierra with any questions or comments.

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<th>DESCRIPTION</th>
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<td>12-22-05</td>
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STANTEC CONSULTING INC

Pamela Hurban
Planner
Tel (209) 521-8986
Fax (209) 521-9045
phurban@stantec.com
**City of Stockton**

***CUSTOMER RECEIPT***

**Batch ID**: RIESUS  1/18/06 001  
**Receipt no**: 16611

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**Total tendered**: $1595 00  
**Total payment**: $1595 00

**Trans date**: 1/18/06  
**Time**: 15:42 33  
**PM – 5 PM**
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<td>over 4 lots, Base Fee +</td>
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<td>each additional lot over 4</td>
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<td>Condo Conversion</td>
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<td>Child Care Centers, Pre-School</td>
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<td>Public Convenience and Necessity Letter</td>
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| Environ Assessment (CD Sch)                          |       |                |
| Notice of Exemption                                  | VX    | $107 00        |
| Neg Dec/IS local                                     | VK    | $850 00        |
| Neg Dec/Expanded IS/Mitigation Agreement             | VL    | $850 + 25% of contract |
| Addendum to EIR or ND/EIS                            | VN    | $850 + 25% of contract |
| Environmental Impact Report                          | VP    | $850 + 25% of contract |
| Mit Mon / Neg Dec IS local (PC)                      | VS    | $850 + 25% of contract |
| Mit Mon / Neg Dec/IS (SCH)                           | VY    | $850 + 25% of contract |
| Mit Mon / EIR                                        | VU    | $850 + 25% of contract |
| Notice of Determination                              | HJ    | $107 00        |

| Code/Plan Adoption and Amendments                    |       |                |
| Amend Municipal Code                                  | V2    | $4,484 00      |
| Estab Of Design Rev Overlay Dist. & Hist. Pres Dist. | TY    | $4,484 00      |
| Adopt /Amend Specific/Precise Roadway Plan           | WA    | $5,315 00      |
| Adopt /Amend Land Use Specific Plan                  | WD    | $10,629 00     |
| Amend General Plan                                    | VB    | $5,315 00      |
| Adopt Master Development Plan (MX Zone)              | WC    | $10,629 00     |
| Major Amendment to Master Plan                       | WE    | $5,315 00      |
| Minor Amendment to Master Plan                       | WF    | $1,595 00      |
| Specif Plan/Master Plan Consultant Services          | HK    | $50,000 dep. plus act. cost |

| MISCELLANEOUS FEES                                    |       |                |
| Xerox copies                                         | 6B    | $1/1st pg /$ 25 adn pg  |
| Preprinted Documents                                 | 6B    | Refer to Doc Fees |
| Large Maps-General Plan, Zoning, etc (each page)     | 6B    | $12.70         |
| Audio Tapes (each tape)                              | 6B    | $3.20          |
| Notary Fee                                           | 6B    | $10.00         |

DATE 1-10-06
PROJECT DESCRIPTION Minor T. M. Amend
PLANNER DJS
APPLICANT Pulte Homes
PROJECT LOCATION WESTLAKE
CHECK NUMBER 3154
PAYMENT $15,95

PLEASE COMPLETE ALL THAT APPLY ABOVE