

## SILVA ESTATES MMRP

PRIOR TO SITE ACTIVITY					
Mitigation	Phase	Notes	Status	Status Date	Verified By
Mitigation Measure AQ-1a: Prepare and Implement a Dust Control Plan To control the generation of construction-related PM10 emissions, the City shall require construction contractors to prepare and submit a dust control plan to the SJVAPCD at least 48 hours prior to any earthmoving or construction activities. The requirements of the dust control plan are included in Appendix E (SJVAPCD Regulation VIII Fugitive PM10 Prohibitions Dust Control Plan).	One	Air Impact Analysis (AIA), Indirect Source Review (ISR) and Dust Control Plan are complete under SJVAPCD. Ray DeSa to provide copies of documentation.	Complete	02/11/13	MGM

Mitigation	Phase	Notes	Status	Status Date	Verified By
Mitigation Measure BIO-1: Conduct Tree Removal Activities during the Nonbreeding Season for Swainson’s Hawk and Non-Special-Status Migratory Birds and Raptors or Retain a Qualified Biologist to Conduct a Nesting Bird Survey before Tree Removal Activities To avoid removing any active Swainson’s hawk or other non-special-status bird and raptor nests, tree removal activities will be conducted during the nonbreeding season for these species (generally August 16 through February 28) or after a qualified biologist determines that fledglings have left the nest, as described in the SJMSCP (Sections 5.2.3.1[G], 5.2.4.11, 5.2.4.18, and 5.2.4.19). If tree removal activities will be conducted before August 16 and after February 28, a qualified biologist will be retained to survey for nesting birds in all trees that will be removed and any tree located within 100 feet of construction activities, including grading. The nesting bird survey will be conducted at most 48 hours before tree removal activities. If the biologist determines that the area surveyed does not contain any active nests, then tree removal activities can commence without any further mitigation. If active nests are found, construction will not occur until nesting activities have ceased (after a qualified biologist determines that fledglings have left the nest).	One	The SJMSCP biologist reviewed the project site prior to tree removal. Ray DeSa to provide copies of documentation	Complete	02/11/13	MGM

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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure GEO-7a: Conduct Preconstruction Survey, Salvage, and Protection</p> <p>Before site preparation (including vegetation clearing) and project earthwork begin, the applicant will retain a qualified professional paleontologist as defined by the SVP Conformable Impact Mitigation Guidelines Committee (1995) to conduct a pedestrian surface survey and, if necessary, a paleontological salvage operation. The goal of the salvage operation, if needed, will be to ensure that any paleontological materials exposed at the surface are recovered and properly prepared and curated, or protected from damage using exclusion fencing or other appropriate means. The completed survey shall be submitted to the City. Protection will be designed and installed in consultation with the City and the project engineering consultant to ensure that it is appropriate and effective, but does not unduly impede construction activities.</p>	One	This mitigation has not been satisfied. Mark Meissner to provided Ray DeSa with name of Paleontologist. Discussion between Mark and Ray on this mitigation included use of the preconstruction survey to help satisfy mitigations CR-1a, & 2a, and GEO-7b & 7c.	Incomplete	02/11/13	MGM
	One	Sally Zeff from ICF International has been retained to provide on-call services for all paleontological needs of the project per the required mitigations. Must confirm if preconstruction survey has been completed.	Incomplete	02/21/2013	MGM
	One	PaleoResource Consultants has been retained to provide on-call services for all paleontological needs of the project per the required mitigations. Preconstruction survey has been completed, Tuesday March 19 <sup>th</sup> (see attached survey).	Complete	03/19/13	MGM

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PRIOR TO ISSUANCE OF GRADING PERMITS					
Mitigation	Phase	Notes	Status	Status Date	Verifi ed By
<p>Mitigation Measure VIS-1: Require Lighting Design to Be Shielded and Directed Downward in Compliance with City of Manteca Standards</p> <p>Night lighting along the streets in the Silva Estates development shall be focused downward and/or shielded to avoid glare and point sources of light interfering with the vision of onsite and offsite residents and motorists on local roadways. Night lighting for streets will be required to conform to City standards regarding street lighting. Lighting elements will be required to be recessed within their fixtures to prevent glare. A specialist in lighting design shall be consulted during project design to determine light source locations, light intensities, and type of light source.</p> <p>New lighting levels provided shall be compatible with general illumination levels in existing areas to avoid a noticeable contrast in light emissions, consistent with the need to provide for safety and security. The overall objective would be to establish area lighting that would be adequate for safety and surveillance but minimize the potential effects on nighttime views from locations around and within the project area.</p>	One	The lighting plan is located on page 8 “Electroliers and Striping Plan” of the improvement plans. The lights are the standard cobra-head street lights the City of Manteca employs in most residential developments.	Complete	02/07/13	MGM

Mitigation	Phase	Notes	Status	Status Date	Verifi ed By
<p>Mitigation Measure AG-2: Phase Development of the Project to Provide Buffers and Protect Ongoing Agriculture</p> <p>The project applicants shall phase the development of agricultural lands at the project site in a way that avoids the fragmentation of continuing agricultural operations. As development occurs at the project site, fencing, walls, or other suitable barriers shall be constructed or established at the interface between development and adjacent agricultural lands. Growers cultivating lands near or adjacent to urban development in the vicinity of the project site can be expected to comply with all necessary federal, state, and local restrictions regarding buffers between pesticide or herbicide application and sensitive areas.</p>	One	The tentative subdivision map was originally approved to include 6 parcels. Phase One of the subdivision involves construction of 93-single family homes on the easternmost 24.03-acre parcel (APN: 224-022-04). All lots to the east, west, and south boundaries rear to neighboring properties whether ag related or not and are fenced with solid board fencing. The improvement plans will be amended to illustrate fencing on the south and east boundaries of the park/basin at the southeast corner of the project.	Incomplete	02/11/13	MGM
	One	Chain Link Fencing has been illustrated on the improvement plans.	Complete	02/21/2013	MGM

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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure CR-1a: Stop Work in Case of Accidental Discovery of Buried Archeological Resources</p> <p>If buried cultural resources, such as chipped or ground stone, historic debris, building foundations, or human bone, are inadvertently discovered during ground-disturbing activities, work will stop in that area and within 100 feet of the find until a qualified archaeologist can assess the significance of the find and, if necessary, develop appropriate treatment measures in consultation with the City and other appropriate agencies. (See also Implementation Measure RC-I-46 of the City of Manteca General Plan 2023 Policy Document [City of Manteca 2003c]).</p>	One	Add as note to the improvement plans with contact information to access Paleontologist/Archeologist. Pre-Construction Survey to take place as part of GEO-7a. Paleontologist may be able to satisfy this	Incomplete	02/11/13	MGM
	One	Added notes to improvement plans	Complete	02/21/13	MGM

Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure CR-2a: Stop Work in Case of Accidental Discovery of Buried Human Remains</p> <p>If human remains of Native American origin are discovered during project construction, it is necessary to comply with state laws relating to the disposition of Native American burials, which fall within the jurisdiction of the NAHC (PRC 5097). If any human remains are discovered or recognized in any location other than a dedicated cemetery, there will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <ul style="list-style-type: none"> <li>-- the county coroner has been informed and has determined that no investigation of the cause of death is required; and</li> <li>-- if the remains are of Native American origin,</li> <li>-- the descendants of the deceased Native Americans have made a recommendation to the landowner or the person responsible for the excavation work for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC 5097.98, or</li> <li>-- The NAHC was unable to identify a descendant or the descendant failed to make a recommendation within 24 hours after being notified by the commission.</li> </ul> <p>According to California Health and Safety Code, six or more human burials at one location constitute a cemetery (Section 8100), and disturbance of Native</p>	One	Add as note to the improvement plans	Incomplete	02/11/13	MGM
	One	Added notes to improvement plans.	Complete	02/21/13	MGM

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American cemeteries is a felony (Section 7052). Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If the remains are determined to be Native American, the coroner must contact the NAHC.					
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Mitigation	Phase	Notes	Status	Status Date	Verifi ed By
Mitigation Measure GEO-4a: Stockpile Excavated Topsoil for Onsite Reuse The proponent will require the contractors retained for project construction and landscaping construction improvement plans to stockpile excavated topsoil so it can be reused for revegetation and landscaping on the project site. Topsoil will be stockpiled separately from other excavated materials to ensure that as much as possible can be effectively salvaged.	One	Add as note to the improvement plans. Ray DeSa noted that grading is not supposed to result in surplus of topsoil.	Incomplete	02/11/13	MGM
	One	Added notes to improvement plans	Complete	02/21/13	MGM

Mitigation	Phase	Notes	Status	Status Date	Verifi ed By
Mitigation Measure GEO-7b: Retain a Qualified Professional Paleontologist to Monitor During Ground-Disturbing Activities The applicant will retain a qualified professional paleontologist as defined by the SVP Conformable Impact Mitigation Guidelines Committee (1995) to monitor during any activities with the potential to disturb the Modesto Formation or any other substrate units of Pleistocene age.	One	Pre-Construction Survey to take place as part of GEO-7a. Paleontologist may be able to satisfy this	Incomplete	02/11/13	MGM
	One	Sally Zeff from ICF International has been retained to provide on-call services for all paleontological needs of the project per the required mitigations.	Complete	02/21/13	MGM
	One	See GEO 7a for update	Complete	03/18/13	MGM

Mitigation	Phase	Notes	Status	Status Date	Verifi ed By
Mitigation Measure GEO-7c: Provide Worker Sensitivity Training for Paleontological Resources, and Stop Work and Implement Evaluation and Treatment Measures if Macrofossil Remains are Encountered During Construction The project proponent will ensure that all construction personnel receive training provided by a qualified professional paleontologist, experienced in teaching nonspecialists, to ensure that they can recognize fossil materials in the event any are discovered during construction. If known or potential	One	Pre-Construction Survey to take place as part of GEO-7a. Paleontologist may be able to satisfy this	Incomplete	02/11/13	MGM
	One	Sally Zeff from ICF International has been retained to provide on-call services for all paleontological needs of the project per the required	Complete	02/21/13	MGM

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<p>macrofossil materials (vertebrate remains, fossil shell, etc.) are discovered during any site preparation, excavation, or project-related activities, work will stop in the area of the find, and the contractor will notify the City's project manager and the qualified paleontologist retained to perform project monitoring. The paleontologist will assess the nature and importance of the find and recommend appropriate treatment, consistent with the SVP's 1995 guidelines and all other applicable standards of care. If the paleontologist identifies a need, a state-licensed professional geologist (California PG) will also be retained to assist with evaluating the potential for project work to further disturb the geologic units in which the find was made. Work will not resume in the area of the find until the find has been assessed by the paleontologist and any treatment identified as necessary has been implemented. However, with the paleontologist's approval, work may resume on other portions of the site during evaluation and treatment of the find. Depending on the nature of the find, site-specific geologic conditions, and the project activities planned for the site, treatment may include paleontological monitoring, preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, preparation of a report for publication describing the finds, or other approaches developed for the site. The project proponent will be responsible for ensuring that the paleontologist's recommendations regarding treatment and reporting are implemented.</p>		mitigations.			
	One	See GEO 7a for update	Complete	03/18/13	MGM

Mitigation	Phase	Notes	Status	Status Date	Verifi ed By
<p>Mitigation Measure HAZ-1c: Perform Hazards Records Search Prior to Development of Project Site and Implement Necessary Remediation Prior to development of project site, the City will perform hazardous records searches to determine whether the site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, could create a significant hazard to the public or the environment. If any hazardous sites are discovered, the City will implement necessary remediation actions as required by law before developing the site.</p>	One	City will contract San Joaquin Environmental Health Department to determine if the project site is considered a hazardous materials site.	Incomplete	02/11/13	MGM
	One	Mark Meissner checked with the EnviroStor Database from the Department of Toxic Substances Control Internet site and the property was not listed as a hazardous materials site.	Complete	02/21/13	MGM
	One	Fire Marshal confirms there are no records of hazardous materials.	Complete	03/05/13	MGM

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Mitigation	Phase	Notes	Status	Status Date	Verifi ed By
<p>Mitigation Measure HAZ-2a: Develop and Implement Plans to Reduce Exposure to Hazardous Conditions</p> <p>A site-specific safety plan and operations and maintenance plan shall be prepared by the project applicant for review and approval by the Manteca Fire Department (MFD). A fire safety plan shall also be prepared by the project applicant for review and approval by the MFD. The applicant shall also develop and implement a hazardous materials management plan that addresses public health and safety issues by providing safety measures, including release-prevention measures; employee training, notification, and evacuation procedures; and adequate emergency response protocols and cleanup procedures. This plan shall be submitted prior to the approval of grading permits for review and approval by the MFD.</p>	One	Ray DeSa to contact the Manteca Fire Marshal to determine procedures for establishing the required plans (i.e. Safety, Fire, Haz. Mat.), or documentation determining/finding that standard practice of requiring compliance with State and Local regulations under supervision of the MFD is sufficient mitigation.	Incomplete	02/11/13	MFD
	One	The Fire Marshal has stated that he will coordinate with the applicant to ensure the intent of the mitigation is met; however, a formal plan is not required at this time.	Complete	03/05/13	MGM

Mitigation	Phase	Notes	Status	Status Date	Verifi ed By
<p>Mitigation Measure HAZ-2b: Follow Manteca Fire Department and Other Guidelines for Storage and Handling of Hazardous Materials</p> <p>The project applicant shall require that contractors transport, store, and handle hazardous materials required for construction in a manner consistent with relevant regulations and guidelines, including those recommended and enforced by the MFD.</p>	One	Add as note to the improvement plans if found necessary after consultation with Manteca Fire Marshal.	Incomplete	02/11/13	MGM
	One	The Fire Marshal referenced a letter from the applicant dated 02/15/13 as adequate mitigation (attached). The letter indicates that no hazardous material shall be stored or handled during project construction. The Fire Marshal further requires that if this changes the applicant shall be required to comply with Fire Code and State law that govern the use and handling of hazardous materials.	Complete	03/05/13	MGM

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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure HAZ-2c: Immediately Contain Spills, Excavate Spill Contaminated Soil, and Dispose of It at Approved Facility</p> <p>In the event of a spill of hazardous materials in an amount reportable to the MFD (as established by fire department guidelines), the project applicant shall immediately control the source of the leak and contain the spill. If required by the fire department or other regulatory agencies, contaminated soils shall be excavated and disposed of offsite at a facility approved to accept such soils.</p>	One	Add as note to the improvement plans if found necessary after consultation with Manteca Fire Marshal.	Incomplete	02/11/13	MGM
	One	The Fire Marshal finds that the mitigation is appropriate and shall remain. The Mitigation must be noted on the Improvement Plans.	Incomplete	03/13/13	MGM
	One	Note Added to Improvement Plans	Complete	03/18/13	MGM

Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure HAZ-2d: Screen Surface Soils in Project Area for Residuals from Agricultural Chemicals and Other Hazardous Materials</p> <p>As described under "Environmental Setting" above, known hazardous materials and potentially contaminated soils located in the proposed project area could create a hazard by exposing the public to hazardous materials such as pesticides and other chemicals. To reduce the potential for human exposure to potentially harmful pesticide, fertilizer, and other chemical residues in areas with potential for harmful pesticide and fertilizer residues, surface soils in the area shall be sampled or field screened by a qualified hazardous materials consultant for residuals from agricultural chemicals. The structure dripline soils around the existing buildings and any remaining foundations of former buildings shall be tested for lead, asbestos, and pesticides prior to development.</p> <p>The San Joaquin County Environmental Health Department (SJCEHD) shall review the results of soils sampling or screening and, in the event that soil sampling or field screening indicates the presence of hazardous concentrations of agricultural chemicals and other hazards, the soils shall be excavated and properly disposed of before development begins.</p>	One	The tentative subdivision map was originally approved to include 6 parcels. Phase One of the subdivision involves construction of 93-single family homes on the easternmost 24.03-acre parcel (APN: 224-022-04) which most recently existed as an Almond orchard. This parcel is east of the farms/homes and the structures where pesticides or other harmful chemicals would have been stored. Future phases of this subdivision will need to comply with this mitigation.	Complete	02/11/13	MGM

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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure HAZ-2e: Proper Removal of Hazardous Materials and Hazardous Material Containers from the Site</p> <p>The project applicant shall require the removal of drums and containers of known hazardous substances from the site. If an underground storage tank is found during development of the site, the project applicant shall obtain a permit from the SJCEHD for proper removal. In addition, debris piles and tires shall be properly disposed of prior to grading.</p>	One	<p>The tentative subdivision map was originally approved to include 6 parcels. Phase One of the subdivision involves construction of 93-single family homes on the easternmost 24.03-acre parcel (APN: 224-022-04) which most recently existed as an Almond orchard. This parcel is east of the farms/homes and the structures where pesticides or other harmful chemicals would have been stored. Ray DeSa and Senior Engineering Technician, Jim DeJong confirms that there are no drums or containers of known hazardous substances upon the project site.</p>	Complete	02/11/13	MGM

Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure HAZ-2f: Proper Abandonment of Septic Systems</p> <p>Septic systems are also present on the project site, and the project applicant must properly abandon the systems. The project applicant shall obtain a permit from the SJCEHD, and licensed sewage haulers shall pump and remove the sewage. The project applicant shall be responsible for collapsing and removing the top of the septic system and shall then backfill the empty septic tank with clean fill material (soil, sand, or pea gravel) to the upper edge of the tank. The SJCEHD will inspect the site to ensure that the septic systems have been properly abandoned.</p>		<p>The tentative subdivision map was originally approved to include 6 parcels. Phase One of the subdivision involves construction of 93-single family homes on the easternmost 24.03-acre parcel (APN: 224-022-04) which most recently existed as an Almond orchard. This parcel is east of the farms/homes and the structures where pesticides or other harmful chemicals would have been stored. Ray DeSa and Senior Engineering Technician, Jim DeJong confirms that there are no Septic Systems upon the project site.</p>	Complete	02/11/13	MGM

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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure HYD-1a: Implement Erosion and Sediment Control Measures</p> <p>Before onset of construction activities on construction sites of 1 acre or more, the applicant or its contractor shall obtain coverage under the NPDES General Construction Permit. The City will be responsible for ensuring that construction activities comply with the conditions in this permit, which require development of a SWPPP, implementation of BMPs identified in the SWPPP, and monitoring to ensure that effects on water quality are minimized. As a performance standard, BMPs implemented shall include controls of pollutant discharges that utilize the best available technology (BAT) that is economically achievable, best conventional technology (BCT) to reduce pollutants, and any more stringent controls necessary to meet water quality standards.</p> <p>The following erosion and sediment control BMPs are examples of BMPs that may be part of the SWPPP to be included in the construction specifications and project performance specifications, based on standard City measures and standard dust-reduction measures:</p> <ul style="list-style-type: none"> <li>-- Cover or apply nontoxic soil stabilizers to inactive construction areas (previously graded areas inactive for 10 days or more) that could contribute sediment to waterways.</li> <li>-- Enclose and cover exposed stockpiles of dirt or other loose, granular construction materials that could contribute sediment to waterways.</li> <li>-- Control and contain soil and filter runoff from disturbed areas. This will be done by using berms, silt fencing, straw bales or wattles, plastic sheeting or geofabric, silt/sediment traps and catch basins, silt fencing, sand bag dikes, temporary vegetation or other groundcover, or other means necessary to prevent the escape of sediment from the disturbed area.</li> <li>-- Ensure that no earth or organic material shall be deposited or placed where it may be directly carried into a stream, marsh, slough, lagoon, or body of standing water.</li> <li>-- Prohibit the following types of materials from being rinsed or washed into the streets, shoulder areas, or gutters: concrete; solvents and adhesives; thinners; paints; fuels; sawdust; dirt; gasoline; asphalt and concrete saw slurry; and heavily chlorinated water.</li> <li>-- Ensure that dewatering activities shall be conducted according to the provisions of the SWPPP. No dewatered materials shall be placed in local water bodies or in storm drains leading to such bodies without implementation of proper construction water quality control measures.</li> </ul>	One	Ray DeSa to provide copy of SWPPP and NOI.	Incomplete	02/11/13	MGM
	One	Mark Meissner has verified the NOI and SWPPP is active by searching the State Water Board's Storm Water Multiple Application and Report Tracking System (SMARTS). The application ID is 434644 with an Active status as of 02/07/2013	Complete	02/26/13	MGM

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<p>-- Ensure that drainage facilities in downstream offsite areas will be protected from sediment using BMPs acceptable to the City and Central Valley RWQCB.</p> <p>-- Ensure that grass or other vegetative cover will be established on the construction site as soon as possible after disturbance.</p> <p>Preparation and implementation of a SWPPP will be conducted by the applicant or its contractors. The City will review the SWPPP and ensure that its contractors have submitted an NOI to comply with the General Construction Permit to the Central Valley RWQCB before construction begins. The City or its agent will perform routine inspections of the construction area to verify that the BMPs specified in the SWPPP are properly implemented and maintained. The City will notify its contractors immediately if there is a noncompliance issue and will require compliance.</p>					
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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure HYD-1b: Develop and Implement a Spill Prevention, Control, and Countermeasure Program for Construction Activities</p> <p>The project contractor will develop and implement a spill prevention, control, and countermeasure program (SPCCP) to minimize the potential for and effects from spills of hazardous, toxic, or petroleum substances during construction activities. The SPCCP will be completed before any construction activities begin. Implementation of this measure shall comply with state and federal water quality regulations.</p> <p>The federal reportable spill quantity for petroleum products, as defined in 40 CFR 110, is any oil spill that:</p> <ul style="list-style-type: none"> <li>-- violates applicable water quality standards,</li> <li>-- causes a film or sheen on or discoloration of the water surface or adjoining shoreline, or</li> <li>-- causes a sludge or emulsion to be deposited beneath the surface of the water or adjoining shorelines.</li> </ul> <p>If a spill is reportable, the contractor's superintendent will notify the City and take action to contact the appropriate safety and cleanup crews to implement the SPCCP. A written description of reportable releases must be submitted to the Central Valley RWQCB. This submittal must contain a description of the release, including the type of material, and an estimate of the amount spilled, the date of the release, an explanation of why the spill occurred, and a description of the steps taken to prevent and control future releases. The releases shall be documented on a spill report form. If an appreciable spill has occurred and results determine that project activities have adversely affected</p>	One	Add as note to the improvement plans if found necessary after consultation with Manteca Fire Marshal.	Incomplete	02/11/13	MGM
	One	The Construction Site is conditionally exempt from this State and Federal Regulation. The SPCC is only required for construction sites with storage tanks exceeding 20k gallons and the cumulative storage capacity does not exceed 100k gallons. The letter from Ray DeSa dated 02/15/13 states that there will be no onsite storage of petroleum products.	Complete	03/14/13	MGM

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<p>surface water or groundwater quality, a detailed analysis shall be performed to identify the likely cause of contamination, and recommendations shall be made for reducing or eliminating the source or mechanisms of contamination. Using this analysis, the project contractor will select and implement measures to control contamination, with a performance standard that surface water and/or groundwater quality must be returned to baseline conditions. These measures will be subject to review by the City.</p> <p>The City will review the SPCCP before onset of construction activities as required. The City will routinely inspect the construction area to verify that the measures specified in the SPCCP are properly implemented and maintained. The City will notify its contractors immediately if there is a noncompliance issue and will require compliance.</p>					
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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure HYD-1c: Develop and Implement a Frac-Out Contingency Plan for Jack-and-Bore Activities</p> <p>For tunneling activities that use drilling lubricants (e.g., construction of pipelines using jack-and-bore methods), the contractor will prepare and implement a frac-out contingency plan to minimize the potential for a frac-out associated with tunneling activities, provide for the timely detection of frac-outs, and ensure an organized, timely, and "minimum-impact" response in the event of a frac-out and release of drilling lubricant (e.g., bentonite). The frac-out contingency plan will require, at a minimum, the following measures.</p> <ul style="list-style-type: none"> <li>-- A full-time monitor will attend all drilling activities to look for observable frac-out conditions or lowered pressure readings on drilling equipment.</li> <li>-- If a frac-out is identified, all work will stop, including the recycling of drilling lubricant. In the event of a frac-out into water, the pressure of water above the tunnel will keep excess mud from escaping through the fracture. The location and extent of the frac-out will be determined, and the frac-out will be monitored for 4 hours to determine whether the drilling lubricant congeals (bentonite will usually harden, effectively sealing the fracout location).</li> <li>-- If the drilling lubricant congeals, no other actions will be taken that potentially suspend sediments in the water column.</li> <li>-- Surface releases of bentonite will be allowed to harden and then will be removed.</li> <li>-- The Frac-Out Contingency Plan will identify additional measures to be taken to contain Mitigation Measure or remove the drilling lubricant if it does not congeal. Preparation and implementation of a frac-out contingency plan will be reflected in contract documents.</li> </ul>	One	Ray DeSa and Senior Engineering Technician, Jim DeJong confirms that there will be no jack-and-bore activities and that this mitigation is not applicable.	Complete	02/11/13	MGM

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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure HYD-2a: Provisions for Dewatering                      Dewatering effluent shall be discharged to the SSJID drainage system and is subject to the SSJID–City of Manteca Storm Drainage Agreement (South San Joaquin Irrigation District 1999). Before discharging any substance that could reach surface waters, the applicant’s contractors shall obtain an NPDES permit and WDRs from the Central Valley RWQCB. Depending on the volume and characteristics of the discharge, coverage under the RWQCB’s General Construction Permit or General Dewatering Permit is possible. As part of the permit, the contractors will design and implement measures as necessary so that the discharge limits identified in the relevant permit are met. As a performance standard, these measures will be selected to achieve maximum sediment removal and represent the BAT that is economically achievable. Implemented measures may include retention of dewatering effluent until particulate matter has settled before it is discharged, use of infiltration areas, and other BMPs. Final selection of water quality control measures will be subject to review by the City.                      The City will verify that coverage under the appropriate NPDES permit has been obtained before allowing dewatering activities to begin. The City or its agent shall perform routine inspections of the construction area to verify that the water quality control measures are properly implemented and maintained. The City will notify the contractors immediately if there is a noncompliance issue and will require compliance.</p>	One	Dewatering Notes on the Improvement Plans are to be amended to include notes regarding the disposal of water in compliance with this mitigation. Ray DeSa to provide copy of dewatering agreement and requirements of SSJID.	Incomplete	02/11/13	MGM
	One	This requirement has been noted on the improvement plans with the added notation that dewatering plan is subject to SSJID approval.	Complete	02/21/2013	MGM

Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure NOI-1a: Employ Noise-Reducing Construction Practices                      The project applicant shall employ noise-reducing construction practices so that construction noise does not exceed 50 dBA Leq between 7 p.m. and 10 p.m. or 45 dBA Leq between 10 p.m. and 7 a.m. Measures that can be used to limit noise include:                      -- prohibiting noise-generating construction activity between 7 p.m. and 7 a.m.,                      -- locating equipment as far as practical from noise-sensitive uses,                      -- requiring that all construction equipment powered by gasoline or diesel engines have sound-control devices that are at least as effective as those originally provided by the manufacturer and that all equipment be operated and maintained to minimize noise generation,                      -- prohibiting gasoline or diesel engines from having unmuffled exhaust,</p>	One	The City of Manteca, Zoning Ordinance was amended in its entirety to include Noise Standards (mmc§17.58.050) The project will be subject to the Noise Ordinance as written.	Complete	02/12/13	MGM

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<p>-- selecting haul routes that affect the fewest people,                  -- using noise-reducing enclosures around noise-generating equipment, and                  -- constructing barriers between noise sources and noise-sensitive land uses or taking advantage of existing barrier features (terrain, structures) to block sound transmission.</p>					
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Mitigation	Phase	Notes	Status	Status Date	Verifi ed By
Mitigation Measure NOI-1b: Disseminate Essential Information to Residences and Implement a Complaint/Response Tracking Program Before construction begins, the contractor shall notify residences within 500 feet of the construction areas of the construction schedule in writing. The contractor will designate a noise-disturbance coordinator who will be responsible for responding to complaints regarding construction noise during the full term of construction. The coordinator will determine the cause of the complaint and ensure that reasonable measures are implemented to correct the problem. A contact telephone number for the noise-disturbance coordinator will be conspicuously posted on construction site fences and included in the written notification of the construction schedule sent to nearby residents. The noise-disturbance coordinator shall submit to the City a weekly summary of any noise complaints that have been received. The summary shall include, but is not limited to, the name of the complainant and location, the nature of the complaint, and the action being taken to address the complaint.	One	The City of Manteca Police Department Code Enforcement Division will be available to respond to noise complaints from neighboring property owners at which time the City's Noise Ordinance will be enforced.	Complete	02/12/13	MGM

Mitigation	Phase	Notes	Status	Status Date	Verifi ed By
Mitigation Measure TRF-1: Develop and Implement a Traffic Control and Safety Plan for Project Construction The contractor shall mitigate the proposed project's construction-related traffic impacts by developing and implementing a traffic control plan as part of the overall construction management plan, in accordance with City policies. The traffic control plan will be implemented throughout the course of project construction and will include, but may not be limited to, the following elements: -- Provide a plan for communicating construction plans with RTD, emergency service providers, residences located in the project vicinity, and anyone else who may be affected by project construction. -- Identify roadway segments or intersections that are at or approaching LOS	One	The tentative subdivision map was originally approved to include 6 parcels. Phase One of the subdivision involves construction of 93-single family homes on the easternmost 24.03-acre parcel (APN: 224-022-04) which most recently existed as an Almond orchard. This parcel only fronts on Woodward Avenue. Ray DeSa and Senior Engineering Technician, Jim DeJong confirm that there are no road	Incomplete	02/12/13	MGM

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<p>that exceeds local standards and provide for construction-generated traffic to avoid these locations at the peak periods, either by traveling different routes or by traveling at non-peak times of day.</p> <ul style="list-style-type: none"> <li>-- Maintain vehicular access to existing residences in the area at all times.</li> <li>-- Maintain existing nonmotorized access or provide detour and warning signs in construction area.</li> <li>-- Provide for adequate parking for construction trucks and equipment within the designated staging areas throughout the construction period.</li> <li>-- Provide adequate parking for construction workers within the designated staging areas.</li> <li>-- Restrict delivery of construction materials to between the hours of 9:00 a.m. and 3:00 p.m. to avoid more-congested morning and evening hours.</li> <li>-- Construction warning signs should be posted in accordance with local standards or those set forth in the Manual on Uniform Traffic Control Devices (Federal Highway Administration 2001) in advance of the construction area and at any intersection that provides access to the construction area.</li> <li>-- Require that written notification be provided to contractors regarding appropriate routes to and from the construction site, and the weight and speed limits on local roads used to access the construction site.</li> <li>-- Specify that a sign be posted at all active construction areas, giving the name and telephone number or email address of the City staff person designated to receive complaints regarding construction traffic.</li> </ul>		<p>closures or detours necessary for the development of this project. Ray DeSa to establish the Traffic Control and Safety plan or alternative by working with the City of Manteca, Public Works Construction Inspectors. Ray to provide copy of plan.</p>			
	One	<p>It has been determined by the City's construction inspectors that this mitigation is unnecessary as traffic control is monitored regularly by the Public Works Department, Construction Inspectors.</p>	Complete	02/21/2013	MGM

Mitigation	Phase	Notes	Status	Status Date	Verifi ed By
<p>Mitigation Measure TRA-12a: Install Bicycle Facility Improvements in the Vicinity of the Project Site</p> <p>The construction of dedicated bicycle lanes, bicycle routes, or other bicycle improvements along the project frontage on Union Road and Woodward Avenue consistent with the 2003 Bicycle Master Plan would mitigate the project's impact of increased demand on bicycle facilities. Proposed bicycle access to and from the project site meeting the 2003 Bicycle Master Plan and city standards for bicycle facilities shall be shown on improvement plans submitted by the applicant to the City prior to final map. The applicant shall construct the bicycle access improvements along with the other infrastructure improvements for the project prior to occupancy.</p>	One	<p>Page 8 of the improvement plans includes striping of bike lanes consistent with the City's Bicycle Master Plan.</p>	Complete	02/12/13	MGM

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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure TRA-13a: Coordinate with the City of Manteca to Develop Transit Service and Construct Facilities in the Vicinity of the Project Site</p> <p>The project applicant shall pay for the construction of a sheltered transit stop along the project frontage on either Union Road or Woodward Avenue to meet the increased demand on public transportation by project residents.</p>	One	Mark Meissner spoke with Project Manager (Transit), Johanna Ferriera regarding placement of a sheltered transit stop. Johanna suggested the location be at the northeast corner of Woodward and Pagola. Ray DeSa will work out the details of the shelter and location with Johanna.	Incomplete	02/12/13	MGM
	One	Johanna Ferriera met with Ray DeSa at the project site to determine a location for the sheltered Transit Stop. Her determination was that a transit stop in the vicinity of the project site was impractical.	Complete	02/25/13	MGM

Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure USS-10a: Identify and Relocate Existing Utilities Where Necessary</p> <p>Project design and specifications shall identify all underground utilities in the areas of proposed excavations. Underground Services Alert shall be contacted to identify underground utilities. Where possible, existing utilities shall be avoided. In instances where utilities cannot be avoided, relocation of existing utilities shall be completed either before or during project construction.</p>	One	The project's improvement plans dictate the location of all underground utilities and whether existing utilities would be replace, removed, relocated, etc. The improvement plan sheets all include a large stamp at the bottom right corner listing the phone number to the underground services alert. 811.	Complete	02/12/13	MGM

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PRIOR TO ISSUANCE OF BUILDING PERMITS						
Mitigation	Phase	Notes	Status	Status Date	Verified By	
<p>Mitigation Measure CC-1: Implement Project Design Features to Reduce Project Contribution to Climate Change</p> <p>Energy Efficiency</p> <ul style="list-style-type: none"> <li>-- Design buildings to be energy efficient.</li> <li>-- Install efficient lighting and lighting control systems. Site and design building to take advantage of daylight.</li> <li>-- Use trees, landscaping and sun screens on west and south exterior building walls to reduce energy use.</li> <li>-- Install "cool" roofs.</li> <li>-- Provide information on energy management services for large energy users.</li> <li>-- Install energy efficient heating and cooling systems, appliances and equipment, and control systems.</li> <li>-- Install light emitting diodes (LEDs) for traffic, street and other outdoor lighting.</li> <li>-- Limit the hours of operation of outdoor lighting.</li> <li>-- Use solar heating, automatic covers, and efficient pumps and motors for pools and spas.</li> <li>-- Provide education on energy efficiency. Renewable Energy</li> <li>-- Install solar or wind power systems and solar hot water heaters. Educate consumers about existing incentives.</li> <li>-- Install solar panels on carports and over parking areas.</li> </ul> <p>Water Conservation and Efficiency</p> <ul style="list-style-type: none"> <li>-- Create water-efficient landscapes.                             <ul style="list-style-type: none"> <li>-- Install water-efficient irrigation systems and devices.</li> <li>-- Use reclaimed water for landscape irrigation in new developments and on public property. Install the infrastructure to deliver and use reclaimed water.</li> </ul> </li> <li>-- Design buildings to be water-efficient. Install water-efficient fixtures and appliances.</li> <li>-- Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.</li> <li>-- Restrict the use of water for cleaning outdoor surfaces and vehicles.</li> <li>-- Implement low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. (Retaining storm water runoff on-site can drastically reduce</li> </ul>						

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<p>the need for energy-intensive imported water at the site).</p> <ul style="list-style-type: none"> <li>-- Devise a comprehensive water conservation strategy appropriate for the project and location. The strategy may include many of the specific items listed above, plus other innovative measures that are appropriate to the specific project.</li> <li>-- Provide education about water conservation and available programs and incentives, such as in water bills.</li> </ul> <p>Solid Waste Measures</p> <ul style="list-style-type: none"> <li>-- Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).</li> <li>-- Provide exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.</li> <li>-- Provide education and publicity about reducing waste and available recycling services.</li> </ul> <p>Transportation and Motor Vehicles</p> <ul style="list-style-type: none"> <li>-- Limit idling time for commercial vehicles, including delivery and construction vehicles.</li> <li>-- Encourage use of low or zero-emission vehicles, including construction vehicles. -- Create local "light vehicle" networks, such as neighborhood electric vehicle (NEV) systems.</li> <li>-- Provide the necessary facilities and infrastructure to encourage the use of low or zero-emission vehicles (e.g., electric vehicle charging facilities and conveniently located alternative fueling stations).</li> <li>-- Institute a low-carbon fuel vehicle incentive program.</li> <li>-- Provide shuttle service to public transit.</li> <li>-- Provide public transit incentives such as free or low-cost monthly transit passes.</li> <li>-- Promote "least polluting" ways to connect people and goods to their destinations.</li> <li>-- Incorporate bicycle lanes and routes into street systems, new subdivisions, and large developments.</li> <li>-- Incorporate bicycle-friendly intersections into street design.</li> <li>-- For commercial projects, provide adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. For large employers, provide facilities that encourage bicycle commuting, including, e.g., locked bicycle storage or covered or indoor bicycle parking.</li> <li>-- Create bicycle lanes and walking paths directed to the location of schools, parks and other destination points.</li> <li>-- Work with the school district to restore or expand school bus services.</li> </ul>					
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<p>-- Institute a telecommute and/or flexible work hours program. Provide information, training, and incentives to encourage participation. Provide incentives for equipment purchases to allow high-quality teleconferences.</p> <p>-- Provide information on all options for individuals and businesses to reduce transportation-related emissions. Provide education and information about public transportation.</p>				
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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure AG-1: Agricultural Mitigation Fee The applicant shall pay the agricultural mitigation fee as required by Manteca Municipal Code Chapter 13.42.</p>					

Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure BIO-2: Compensate for the Loss of Multipurpose Open Space Lands as Outlined in the SJMSCP As required under Section 4.1.2 of the SJMSCP, the applicant will pay the current fee for each acre of habitat that is converted from multipurpose open space land to non-open-space uses. The final cost to fulfill project compensation requirements will be determined during coordination with SJCOG. Compensation fees must be paid before any ground-disturbing activities, including grading (SJMSCP Section 5.3.2.3[A]).</p>					

Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure HAZ-3: Incorporate Emergency Access Routes during Construction The MFD shall have oversight on emergency access during construction of the program elements. The MFD will verify that adequate emergency access throughout the project area continues during project construction. The MFD and other emergency service providers will be notified of lane closures and detours at least 1 week in advance of the closure so that adequate alternate routes can be determined. Environmental Impact Report</p>					

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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure HYD-3a: Implement Best Management Practices to Maximize Stormwater Quality</p> <p>To reduce or eliminate water quality effects from polluted runoff from the project, the developer or applicant shall implement multiple BMPs in areas with a potential to drain into storm drainage systems or surface waters. The BMPs may include a combination of source control, structural elements, and treatment systems. BMPs may include:</p> <ul style="list-style-type: none"> <li>-- The streets and sidewalks create new impervious surfaces. To help minimize the amount of pollutants entering the storm drain system, paved project roadways and parking areas shall be cleaned regularly using street sweeping equipment. Additionally, litter and debris that may accumulate on the project site shall be regularly collected and properly disposed. These measures shall be carried out at least monthly if construction occurs during the rainy season (October–April).</li> <li>-- Dry detention basins, which are typically dry except after a major rainstorm when it will temporarily fill with stormwater, will be created and designed to decrease runoff during storm events, prevent flooding, and allow for off-peak discharge. Basin features shall include maintenance schedules for periodic removal of sedimentation, excessive vegetation, and debris that may clog basin inlets and outlets.</li> <li>-- Grass buffer strips, high infiltration substrates, and grassy swales shall be used where feasible throughout the project site to reduce runoff, serve as bio-filters, and provide initial stormwater treatment. This type of treatment will apply particularly to parking lots.</li> <li>-- Physical devices shall be placed at outlets of pipes and channels to reduce the velocity or the energy of exiting water. Outlet protection helps to prevent scour and minimize the potential for downstream erosion by reducing the velocity or energy of concentrated stormwater flows.</li> </ul> <p>The City, contractors, or applicant shall select a combination of BMPs that is expected to remove contaminants from stormwater discharges. The final selection and design of BMPs shall provide maximum contaminant removal, represent the best available technology that is economically achievable, and explicitly identify the expected level of effectiveness at contaminant removal. The City shall inspect following construction to ensure that all identified BMPs have been properly installed. The project shall adopt a regular maintenance and monitoring schedule to ensure that these BMPs function properly during project operations. If necessary, the City shall require that additional BMPs be</p>					

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designed and implemented if those originally constructed do not achieve the identified performance standard.					
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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure NOI-3a: Construct Noise Barriers along Woodward Avenue and Union Road so that Traffic Noise Does Not Exceed 60 dBA Ldn in Outdoor Use Areas</p> <p>The project applicant shall construct noise barriers along Woodward Avenue and Union Road so that traffic noise in primary outdoor use areas at residences does not exceed 60 dBA Ldn. A preliminary analysis indicates that barriers 6 to 8 feet high will reduce traffic noise to 60 dBA Ldn or less. Once the tentative map and roadway alignments are finalized, the project applicant shall prepare a report identifying final wall heights and materials necessary to reduce noise at outdoor residential use areas to 60 dBA Ldn or less. The walls shall require conditions of approval for all tentative maps that contain any primary outdoor use area that is exposed to more than 60 dBA Ldn abutting Woodward Avenue and Union Road.</p>					

Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure PUB-1: Require Payment of School Development Fees</p> <p>The project proponent shall pay the required school development fees.</p>					

Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure REC-1: Pay Park Acquisition and Improvement Fee</p> <p>The project applicants shall comply with Policy PFP-53 of the General Plan, which requires payment of a park acquisition and improvement fee to fund system wide improvements.</p>					

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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure TRA-1a: Pay Fair Share for the Installation of a Traffic Signal at the Union Road/Westbound State Route 120 On-and Off-Ramp Intersection</p> <p>As part of the project, the project applicant will pay its fair share of the cost for signalization of the Union Road/westbound SR 120 on-and off-ramp intersection. If the project applicant prefers to fund and install these signals at its expense, it would be reimbursed monies in excess of its fair-share portions. The total dollar amount shall be determined in consultation with the City at the time of the final map. Payment for improvements will occur as part of the collection of PFIP fees at the issuance of building permits.</p>					

Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure TRA-2a: Pay Fair Share for Signalization of the Union Road/Eastbound State Route 120 On-and Off-Ramp Intersection</p> <p>As part of the project, the project applicant will pay its fair share of the cost for signalization of the Union Road/eastbound SR 120 on-and off-ramp intersection. If the project applicant prefers to fund and install these signals at its expense, it would be reimbursed monies in excess of its fair-share portions. The total dollar amount shall be determined in consultation with the City at the time of the final map. Payment for improvements will occur as part of the collection of PFIP fees at the issuance of building permits.</p>					

Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure TRA-3a: Pay Fair Share for Signalization of the Airport Way/Woodward Avenue Intersection</p> <p>As part of the project, the project applicant will pay its fair share of the cost for signalization of the Airport Way/Woodward Avenue intersection to mitigate the project's contribution to the cumulative impact. Figure 3.8-11 presents the proposed mitigation measures. If project buildout would occur prior to signalization of the intersection, the applicant may either delay construction of the remainder of the project until the signals have been installed or choose to fund and install these signals at its expense. If the applicant funds signalization,</p>					

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<p>it would be reimbursed monies in excess of its fair share portion. The total dollar amount shall be determined in consultation with the City at the time of the final map. Payment for improvements will occur as part of the collection of PFIP fees at the issuance of building permits.</p>					
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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure TRA-4a: Pay Fair Share for Signalization of the Union Road/Woodward Avenue Intersection As part of the project, the project applicant will pay its fair share of the cost for signalization of the Union Road/Woodward Avenue intersection to mitigate the project's cumulative impact. Figure 3.8-11 presents the proposed mitigation measures. If project buildout would occur prior to signalization of the intersection, the applicant may either delay construction of the remainder of the project until the signals have been installed or choose to fund and install these signals at its expense. If the applicant funds signalization, it would be reimbursed monies in excess of its fair-share portion. The total dollar amount shall be determined in consultation with the City at the time of the final map. Payment for improvements will occur as part of the collection of PFIP fees at the issuance of building permits.</p>					

Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure TRA-5a: Pay Fair Share for Construction of an Additional Eastbound Left-Turn Pocket at the Signalized Union Road/Eastbound State Route120 On-and Off-Ramp Intersection. As part of the project, the project applicant will pay its fair share of the cost of constructing an additional left-turn lane at the signalized Union Road/SR 120 eastbound on-and off-ramp intersection to mitigate the project's cumulative impact. Figure 3.8-11 presents the proposed mitigation measures. The total dollar amount shall be determined in consultation with the City at the time of the final map. Payment for improvements will occur as part of the collection of PFIP fees at the issuance of building permits.</p>					

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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure TRA-6a: Pay Fair Share for Widening of Union Road from Two to Four Lanes between Daniels Street and Westbound State Route 120 On-and Off-Ramps</p> <p>As development occurs along this section of roadway, the City will require dedication of right-of-way along Union Road between Daniels Street and the westbound SR 120 on-and off-ramps in order to widen the roadway from two to four lanes. The project applicant shall pay its fair share of the cost of widening Union Road between Daniels Street and the westbound SR 120 on-and off-ramps from two to four lanes, which would improve roadway-segment operations to acceptable LOS D. The total dollar amount shall be determined in consultation with the City at the time of the final map. Payment for improvements will occur as part of the collection of PFIP fees at the issuance of building permits.</p>					

Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure TRA-7a: Pay Fair Share for Widening of Union Road from Two to Six Lanes between Westbound State Route 120 On-and Off-Ramps and Woodward Avenue</p> <p>As development occurs along this section of roadway, the City will require dedication of right-of-way along Union Road between the westbound SR 120 on-and off-ramps and Woodward Avenue in order to widen the roadway from two to six lanes. In addition, the Union Road overcrossing of SR 120 would be widened as part of intersection improvements identified in Mitigation Measures TRA-1a and TRA-2a. The project applicant shall pay its fair share of the cost of widening Union Road between the westbound SR 120 on-and off-ramps and Woodward Avenue from two to six lanes, which would improve roadway-segment operations to acceptable LOS C. The total dollar amount shall be determined in consultation with the City at the time of the final map. Payment for improvements will occur as part of the collection of PFIP fees at the issuance of building permits.</p>					

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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure TRA-8a: Pay Fair Share for Widening of State Route 120 from Two to Three Westbound Freeway Mainline Lanes between Main Street and Union Road</p> <p>The widening of westbound SR 120 from two to three mainline travel lanes in each direction between I-5 and SR 99 is identified by the SJCOG RTP as a Tier 1 improvement but is currently not funded for design and construction. The project applicant shall submit its regional transportation fee to the City as a contribution toward the funding of regional roadway improvements. The exact calculation of the fee shall be determined at the time of the final map.</p>					
Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure TRA-9a: Pay Fair Share for Widening of State Route 120 from Two to Three Westbound Freeway Mainline Lanes between Union Road and Airport Way</p> <p>The widening of westbound SR 120 from two to three mainline travel lanes in each direction between I-5 and SR 99 is identified by the SJCOG RTP as a Tier 1 improvement but is currently not funded for design and construction. The project applicant shall submit its regional transportation fee to the City as a contribution toward the funding of regional roadway improvements. The exact calculation of the fee shall be determined at the time of the final map.</p>					

Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure TRA-10a: Pay Fair Share for Widening of State Route 120 from Two to Three Eastbound Freeway Mainline Lanes between Airport Way and Union Road</p> <p>The widening of westbound SR 120 from two to three mainline travel lanes in each direction between I-5 and SR 99 is identified by SJCOG RTP as a Tier 1 improvement but is currently not funded for design and construction. The project applicant shall submit its regional transportation fee to the City as a contribution toward the funding of regional roadway improvements. The exact calculation of the fee shall be determined at the time of the final map.</p>					

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Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure TRA-11a: Pay Fair Share for Widening of State Route 120 from Two to Three Eastbound Freeway Mainline Lanes between Union Road and Main Street</p> <p>The widening of westbound SR 120 from two to three mainline travel lanes in each direction between I-5 and SR 99 is identified by the SJCOG RTP as a Tier 1 improvement but is currently not funded for design and construction. The project applicant shall submit its regional transportation fee to the City as a contribution toward the funding of regional roadway improvements. The exact calculation of the fee shall be determined at the time of the final map.</p>					
Mitigation	Phase	Notes	Status	Status Date	Verified By
<p>Mitigation Measure USS-5a: Pay Park Acquisition and Improvement Fee</p> <p>The project applicants shall comply with Policy PF-P-53 of the General Plan 2023, which requires payment of a park acquisition and improvement fee to fund systemwide improvements.</p>					