

ATTACHMENT 3

AMENDMENT NO. 1 TO THE IMPROVEMENT AGREEMENT FOR GRIFFIN PARK UNIT NO. 7, BETWEEN THE CITY OF MANTECA AND PILLSBURY ROAD PARTNERS, LLC

This Amendment No. 1 (Amendment) to the Improvement Agreement for Griffin Park Unit No. 7 (C2023-95) (Agreement), between the City of Manteca and Pillsbury Road Partners, LLC, is made and entered into this _____ day of _____ 2026, by and between the City of Manteca, a public body, corporate and politic (City) and Pillsbury Road Partners, LLC, a California Limited Liability Company (Developer).

RECITALS

- A. On June 4, 2019, the Griffin Park Tentative Subdivision Map was approved by the Manteca City Council.
- B. On June 20, 2023, the City Council of the City of Manteca approved the Improvement Agreement and Final Map for Griffin Park Unit No. 7, Tract 4140.
- C. The Improvement Agreement for Griffin Park Unit No. 7, Schedule B, identified Public Facilities Implementation Plan (PFIP) reimbursements of \$3,860,425.75 for Transportation Facilities System Improvements and \$3,177,709.92 for PFIP Sewer Collection System Improvements and \$215,460.00 for Link 22 South Manteca Trunk Sewer System Improvements.
- D. The PFIP Transportation Facilities System Improvements include the roundabout and approaches at the Antone Raymus and S. Main Street intersection, the traffic signal and approaches at the S. Main Street and Woodward Avenue intersection and approximately one-half (½) mile of the Antone Raymus Parkway.
- E. The PFIP Sewer Collection System Improvements include the installation of a twenty-four-inch (24") pipe in S. Main Street, a fifteen-inch (15") pipe in Tinnin Road and a thirty-six-inch (36") pipe in Woodward Avenue.
- F. Due to refinements in the plans for the Transportation System Improvements and the Sewer Collection System Improvements as well as the removal of the thirty-six-inch (36") sanitary sewer pipe in Woodward Avenue (Link 22), the Transportation System PFIP, Sewer Collection System PFIP and Link 22 South Manteca Trunk Sewer System reimbursements in Schedule B of the original Improvement Agreement need to be updated to reflect revised reimbursement amounts, corresponding with the refined plans.

NOW THEREFORE, the parties hereby agree as follows:

1. Schedule B, Total Transportation Facilities System PFIP Reimbursement. The Total Transportation Facilities System PFIP Reimbursement amount, as specified in Schedule B,

ATTACHMENT 3

for Transportation Facilities System PFIP Reimbursement, shall be revised from \$3,860,425.75 to \$4,471,997.19.

- 2. Schedule B, Total Sewer Collection System PFIP Reimbursement. The Total Sewer Collection System PFIP Reimbursement amount, as specified in Schedule B, for Sewer Collection System PFIP Reimbursement, shall be revised from \$3,177,709.92 to \$3,926,599.20.
- 3. Schedule B, Total Link 22 South Manteca Trunk Sewer System Reimbursement. The Total Link 22 South Manteca Trunk Sewer System Reimbursement amount, as specified in Schedule B, for Total Link 22 South Manteca Trunk Sewer System Reimbursement, shall be revised from \$215,460.00 to \$0.00.
- 4. Except as otherwise provided in this Amendment, the Improvement Agreement for Griffin Park Unit No. 7 (C2023-95), between the City of Manteca and Pillsbury Road Partners, LLC, shall continue in full force and effect.

TO EFFECTUATE THIS AMENDMENT, each of the parties has caused this Amendment to be executed by its duly authorized representative as of the date set forth in the introductory paragraph on page 1 above.

CITY OF MANTECA

PILLSBURY ROAD PARTNERS, LLC

Toni Lundgren,
City Manager

(Signature)

(Print Name & Title)

ATTEST

Pillsbury Road Partners, LLC
P.O. Box 1870
Manteca, CA 95336

Cassandra Candini-Tilton,
Director of Legislative Services

APPROVED AS TO FORM

Kousha Mckeenejad, Deputy City Attorney