

**PROJECT INFORMATION**

**Project Name/#:** Spanos Park West (Business Park) and Density Transfer Agreement

**Description:** A DA and MDP to facilitate mixed-use development of the 200-acre residential and commercial center. The MDP includes design and use standards and anticipates High-Density Residential, Office, Commercial-Retail, Neighborhood Park, and Open Space uses in addition to on/off-site improvements.

**Agreement Parties:** City of Stockton (City) and A.G. Spanos Construction, Inc.

**County Recorder #:** Spanos Park West Development Agreement (DA1-00) [Fee No. 2002-041898], Spanos Park West Density Transfer Development Agreement (DA 3-01) [Fee No. 2002-041899], first amendment to Spanos Park West Density Transfer Development Agreement (DA3-01) [Fee No. 2009-007751] and second amendment to Spanos Park West Density Transfer Development Agreement (DA3-01) [Fee No. 2023-069227]

**Approval/Effective Date:** 01/29/2002 (approved), 02/28/2002 (effective date)

Extension Approval/Effective Date: 07/011/2023 (approved) 08/06/2023

**Term:** 10 years extension (expires 02/28/2032), originally a 20 year term.

**Master Development Plan (MDP):** Yes, for the Spanos West Business Park.

**Amendments:** 1<sup>st</sup> Amendment (2009-007751). Second Amendment (2023-069227).

**Last Annual Update:** 2022


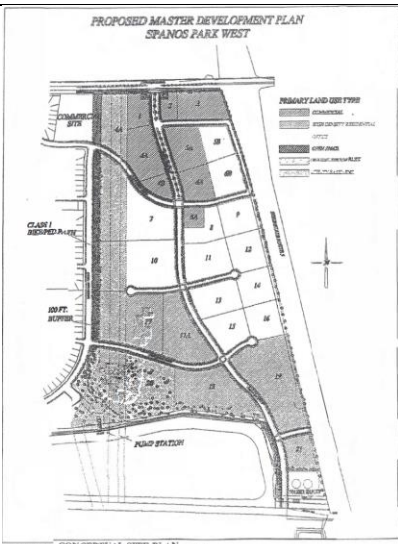
**City Neighborhood:** Trinity/Northwest

**Location:** The southwest intersection of Interstate 5 (I5) and 8 Mile Road (Exhibit 1).

**APN/Size:** Numerous APNs. ±200-acres for the Mixed-Use Business Park MDP

**General Plan/Zoning:** Both Mixed Use (MX)

**Development Type (greenfield/infill):** Greenfield Development

<b><u>EXHIBIT 1- Aerial of Business Park (Date of Aerial 06/06/2022)</u></b>	<b><u>EXHIBIT 2- Conceptual Land Plan (MDP)</u></b>
	

**EIR/MMRP #:** EIR. In 1987 a Staged EIR was certified by San Joaquin County for 1,239.1-acres on both sides of I5 (East and West) and later amended with a Supplemental EIR approved by Stockton in 1988. The DA relies on the Supplemental EIR approved by the City for Spanos Park West.

**Approved Phasing:** Phasing is allowed and dictated by the DA and MDP.

**Unique Fees/Allowances per DA:**

- High-Density Units: Spanos Business Park can relocate its required high-density residential units to the Crystal Bay, Delta Cove, or another downtown Stockton site or pay an in-lieu fee if not constructed by 2032.

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**PROJECT STATUS**

**Additional Entitlements Requested Since Approval:**

- Numerous since 2002 adoption. Entitlements have included subdivision and subdivision agreements (typical), design review, and use permits.

**Units/Square Footage Completed:**

- Most of the parcels have been developed. See Exhibit 1 above.

**Units/Square Footage Remaining:**

- 7 parcels totaling ±33.5-acres remain undeveloped.

**Active Violations (Building or Code):**

- No active violations as of 01/19/2024.

**Specific DA Milestones:**

- DA1-00 - Construction and land uses identified in the Spanos Business Park MDP.
- Density Transfer (DA3-01) - The approved Spanos Park West project converted 300-acres of high-density housing (HDR) to low-density residential (LDR) to accommodate new single-family detached housing and the business park. Because this reduction in HDR land was inconsistent with the City's Housing Element, the owner agreed to construct 935 multi-family units within the Business Park.
- 1<sup>st</sup> Amendment - Since the adoption of the first density agreement, only 308-units (Pavilions Apartment Project) had been approved in the Business Park, 627-units of HDR for multi-family residential (MFR) housing needed to be constructed to fulfill the original 935-unit requirement. As the Business Park was being developed for commercial and office use, it was unlikely to accommodate the needed 627-units. To comply with the original agreement to provide 935-units, the owner agreed to construct 392 high-density housing (HDR) units in Crystal Bay Project, 96-units in Altas Tract Project (now called Delta Cove) possibly up to 157-units in Downtown Stockton to achieve the 627 units required. If units cannot be constructed by 2018, an in-lieu housing payment of 2,000 dollars per HDR unit not built would need to be paid to the City for the loss of HDR development due to Spanos Park West development. Since the owner owned the entitlements for Crystal Bay and Altas Tract Projects and is a known apartment home builder, the City agreed to the amendment to the Density Transfer Agreement DA3-01.

- 2<sup>nd</sup> Amendment - Since the 627 high density residential units had not been built and in-lieu fees had not been paid, an amendment to the DA and Density agreement was requested. (P22-0086) An amendment was approved by City Council on July 11, 2023. The amendment extended the date for the owner to fulfill the HDR construction obligations by February 28, 2032.

**Agreement Status:**

- Major infrastructure completed. This includes roads, parks, drainage, and utilities.
- Additional high-density housing (HDR) has not been built in the Spanos West Business Park since the 308-unit Pavillions Apartment Project was completed (Project # SR1-02). Also, additional HDR housing has not been built in Crystal Bay, Delta Cove, or Downtown by Spanos since the adoption of the DA. Since the HDR units have not been built and the in-lieu housing fee has not been paid.

**2023 DA Compliance Status**

- Compliant-

**MDP is on the City's website at:**

[https://www.stocktonca.gov/business/planning\\_engineering/master\\_planned\\_developments.php#collapse75940b6](https://www.stocktonca.gov/business/planning_engineering/master_planned_developments.php#collapse75940b6)

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**CONTACTS:**

Owner/Developer

A.G. Spanos Construction INC  
 Jerry Murphy (Attn)  
 1341 West Robinhood Drive Suite B-5  
 Stockton, California 95207  
 Facsimile 209-955-2562

Updated 10/13/21:

Rosie A. Ruppel- General Counsel  
 A.G. Spanos Construction INC  
 1341 West Robinhood Drive Suite B-5  
 Stockton, California 95207  
 (209) 478-7954 main

**PROJECT INFORMATION**

**Project Name/#:** West Lake at Spanos Park West and Crystal Bay

**Description:** The DA for the Westlake at Spanos West Master Development Plan (West Lake) to facilitate the construction of 689.6 acres into a 2,800-unit residential community and the existing Paradise Point Marina (Paradise Marina). The DA also included a 173.6-acre undeveloped property (Spanos Property) within the County. The 173.6-acre “Spanos Property” was later approved as the Crystal Bay Project in 2010, which included annexation and Planned Development (PD) standards for constructing a 1,343-unit residential community with parks, roads, infrastructure, and landscaping. The Crystal Bay Project is included in the Spanos West Business Park Density Transfer Agreement (DA3-01).

**Agreement Parties:** City of Stockton (City) and A.G. Spanos (Trustee of the Alex and Faye Spanos Trust). In 2014, large portions of Westlake were sold to Westlake Investments LLC.

**County Recorder #:** Fee No: 2004-242808

**Approval/Effective Date:** 10/29/2019 (approved) 11/29/2019 (effective date).

**Term:** 18-year extension (expires 01/10/2040), originally a 20-year term.

**Master Development Plan (MDP):** Yes, Westlake at Spanos Park West MDP.

**Amendments:** 1st Amendment P10-190 on 06/29/2010. 2nd Amendment P19-0583 on 06/29/2019.

**Last Annual Update:** 2022

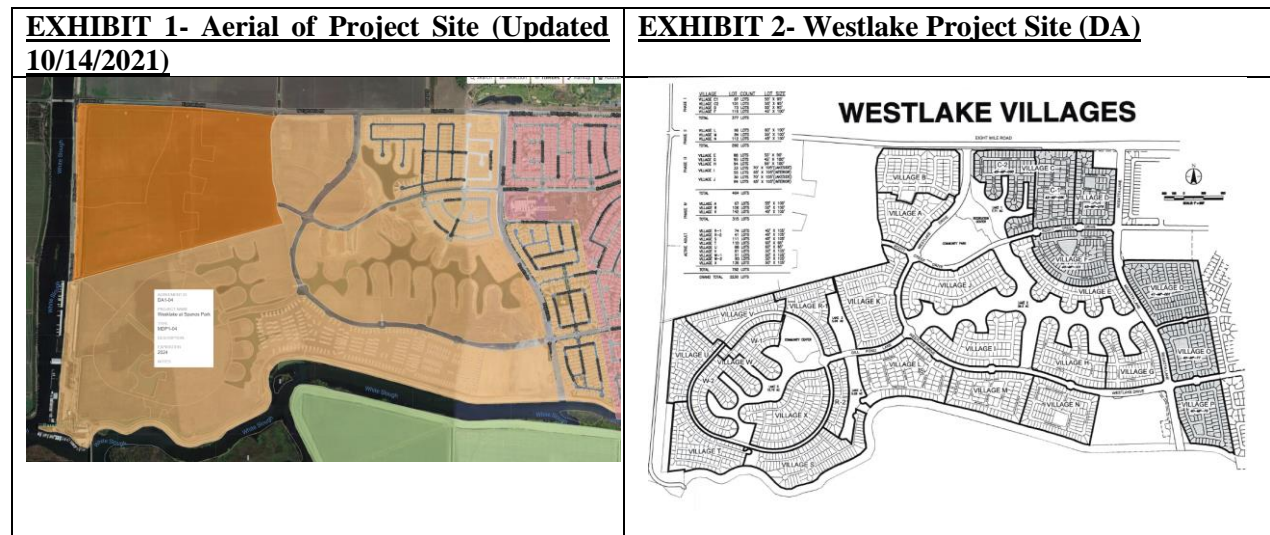
**City Neighborhood:** Trinity/Northwest Stockton

**Location:** Directly south of Eight Mile Road, west of Spanos Park West, north of White Slough and east of Bishop Cut (APN # 071-12-11 and 13). (Exhibit 1-3).

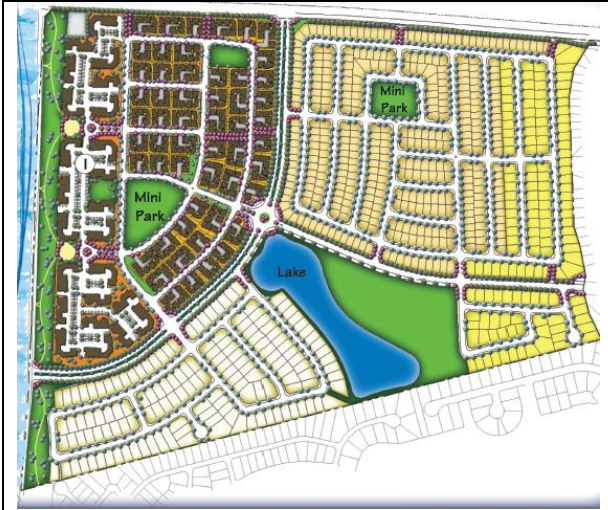
**APN/Size:** Numerous APNs. ±689.6-acres for Westlake and 173.6-acre for Crystal Bay

**General Plan/Zoning:** Both Mixed Use (MX)

**Development Type (greenfield/infill):** Greenfield Development



**EXHIBIT 3- Crystal Bay “Spanos Property”  
Project Site (DA)**



**EIR/MMRP #:** An EIR (SCH#2007032116) and MMRP were prepared for the project.

**Approved Phasing:** Phasing permitted due to market conditions but not specifically defined.

**Unique Fees/Allowances per DA:** Nothing specific or unique.

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**PROJECT STATUS**

**Additional Entitlements Requested Since Approval:**

- Numerous since adoption. Entitlements have included subdivision and subdivision agreements (typical), and design review for the residential homes. Applicant is obligated to develop 627 new high-density residential units or pay a fee per unit to the City.

**Units/Square Footage Completed:**

- Most of the Final Maps have been completed for Westlake as various residential single family units have been built, with two detention basins and infrastructure constructed.

**Units/Square Footage Remaining:**

- While most of the final maps for Westlake have been completed, many residential units, infrastructure and the Active Adult village have not been completed. No projects have completed for Crystal Bay nor have there been improvements to the Marina area.

**Active Violations (Building or Code):**

- There does not appear to be open violations.

**Specific DA Milestones:**

- Nothing specific other than the approved plan boundary, and improvements needed to provide services (i.e., fire, road, pump station).

**Agreement Status:**

Development Agreement (DA) Summary- *West Lake at Spanos Park West and Crystal Bay* 01/29/2024

- Westlake is currently under construction. Crystal Bay has not begun substantial construction including improvements to the Marina Area been made.

**2023 DA Compliance Status**

- Compliant.

**Approvals can be download from the City's website at,**

*Westlake at Spanos Park West MDP*

<http://www.stocktongov.com/government/departments/communityDevelop/cdPlanEnvWlk.html>

*Crystal Bay Planned Development (PD)*

<http://www.stocktongov.com/government/departments/communityDevelop/cdPlanEnvCrys.html>

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**CONTACTS:**

Owner/Developer

THE SPANOS F AMJLY  
PARTNERSHIP

10100 Trinity Parkway, 5th Floor

Stockton, California 95219

Attention: Jerry Murphy

Facsimile No.: (209) 473-3703

Updated 10/13/21:

Rosie A. Ruppel- General Counsel

A.G. Spanos Construction INC

1341 West Robinhood Drive Suite B-5

Stockton, California 95207

(209) 478-7954 main

**PROJECT INFORMATION****Project Name/#:** Cannery Park

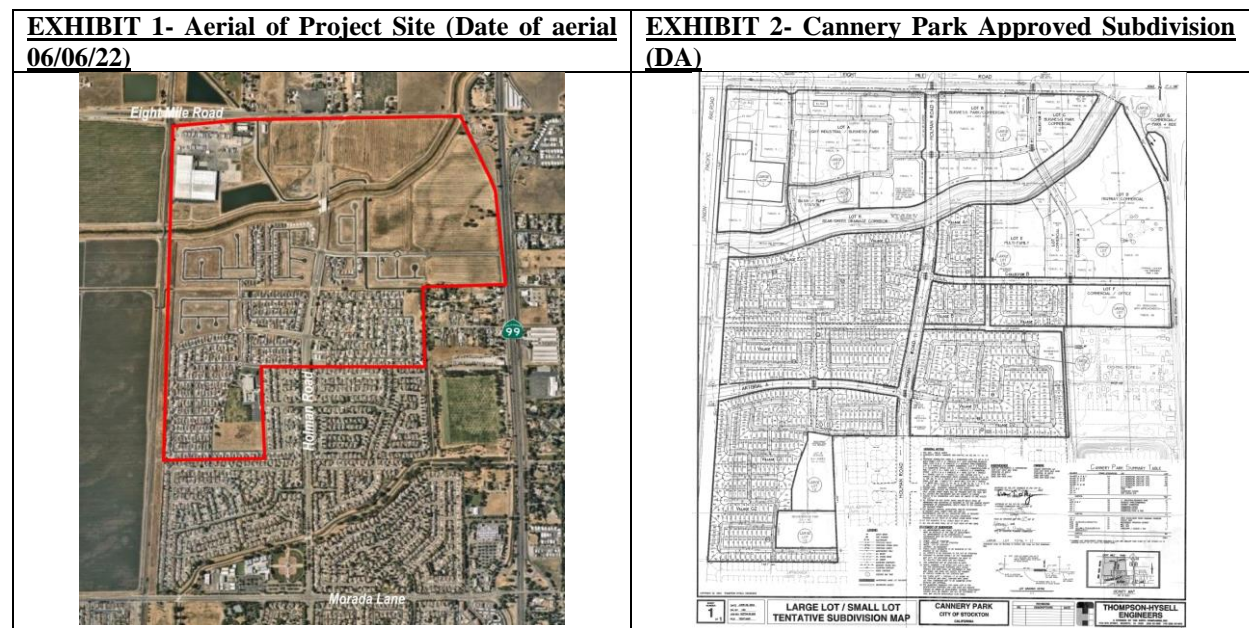
**Description:** Approximately 450 +/- acres of land located at the southwest corner of State Route 99 and Eight Mile Road. Originally proposed the construction of 1,116 single-family detached housing units and 210 multi-family housing units, 1,452,508 square feet of light industrial business parkland, and (1,078,763) square feet of commercial land use. Per the DA, the Developer is entitled to allocate the single-family detached housing units and the multi-family housing units on any parcel subject only to the extent that same does not exceed the maximum density for the zoning designation and the maximum units provided for herein.

**Agreement Parties:** City of Stockton (City) and Holman Investors, LLC**County Recorder #:** 2004-246441**Approval/Effective Date:** 9/14/04 (approved), 10/14/04 (effective date)**Term:** 20 years (expires 10/14/2024)**Master Development Plan (MDP):** No (Vested Tentative Map)

**Amendments:** 1<sup>st</sup> Amendment 4/14/06 (amendment for phasing clarification). The Applicant has submitted a DA amendment (P21-0435) as part of a new Tentative Subdivision Map for the remaining area. The amendment requires City Council approval.

**Last Annual Update:** 2022**City Neighborhood:** Morada**Location/APN:** Numerous APNs.

**General Plan/Zoning:** Commercial/CG, Low-Density Residential/RL, High-Density Residential/RH, Industrial/IL

**Development Type (greenfield/infill):** Greenfield

**EIR/MMRP #:** An EIR (SCH#2003042022) and MMRP were prepared for the project.

**Approved Phasing:** Phasing permitted due to market conditions but not specifically defined.

**Unique Fees/Allowances per DA:** Nothing specific or unique.

## **PROJECT STATUS**

### **Additional Entitlements Requested Since Approval:**

- Entitlements have included design reviews for the residential homes.

### **Units/Square Footage Completed:**

- Construction of Holman Road Bridge over Bear Creek has been completed with the extension of Holman Road to Eight Mile Road underway and anticipated to be completed in 2024. .
- Public Improvements have commenced for 302 lots within Cannery Park Units 6, 8, and 9, and the recording of Final Subdivision Maps for said Units has either been approved by the City Council or is scheduled for approval by the City Council.
- Holman Road has been constructed from the south boundary of Cannery Park to PFC Jesse Mizener Street.
- The amendment for sub-areas D and E will be brought before the City Council in early 2024.

### **Units/Square Footage Remaining:**

- The commercial, high-density residential, industrial, and some low-density residential sites remain vacant. The Applicant is proposing to convert most of the Regional Commercial property to additional single-family housing. The Applicant indicates that market needs are driving the need for the change.

### **Active Violations (Building or Code):**

- There do not appear to be open violations.

### **Specific DA Milestones:**

- *Construction of the Holman Road Bridge over Bear Creek has completed and the extension of Holman Road to Eight Mile Road has begun.*
- Nothing specific other than the approved plan boundary, and improvements needed to provide services (i.e., fire, road, pump station).

### **Agreement Status:**

- Cannery Park is currently under construction. An amendment has been submitted (P21-0435) proposing to convert some of the Commercial properties to single-family housing and relocate the High-Density housing site to behind the commercial properties along Eight Mile Road.

### **2023 DA Compliance Status**

- Compliant.



**CONTACTS:**

Owner/Developer

HOLMAN INVESTORS, LLC  
P.O. Box 8596  
Stockton, CA 95208  
Attn: Matt Arnaiz  
Telephone: (209) 956-9303 Facsimile  
(209) 956-5936

Copy to:

ARNAIZ DEVELOPMENT CO., INC.  
Attn: Richard K. Denhalter Esq.  
General Counsel  
3400 Eight Mile Road  
Stockton, CA 95212  
Telephone: (209) 931-9740 Facsimile:  
(209) 931-9741

**Project Name/#:** University Park (DA3-03)

**Description:** A Master Development Plan (MDP) on approximately 103-acres of land to establish a mixed-use development that includes: a long-term educational center and a mix of commercial and residential development. The MDP includes standards and preferences to retain existing historic buildings.

**Agreement Parties:** City of Stockton (City) and Stockton Center Site Authority (Joint Powers created by the City of Trustee of the California State University)

**County Recorder #:** 2004-04534

**Approval/Effective Date:** 11/8/2003 (approved), 12/31/2003 (effective date)

**Term:** 25 years (expires 12/31/2028)

**Master Development Plan (MDP):** Yes

**Amendments:** None

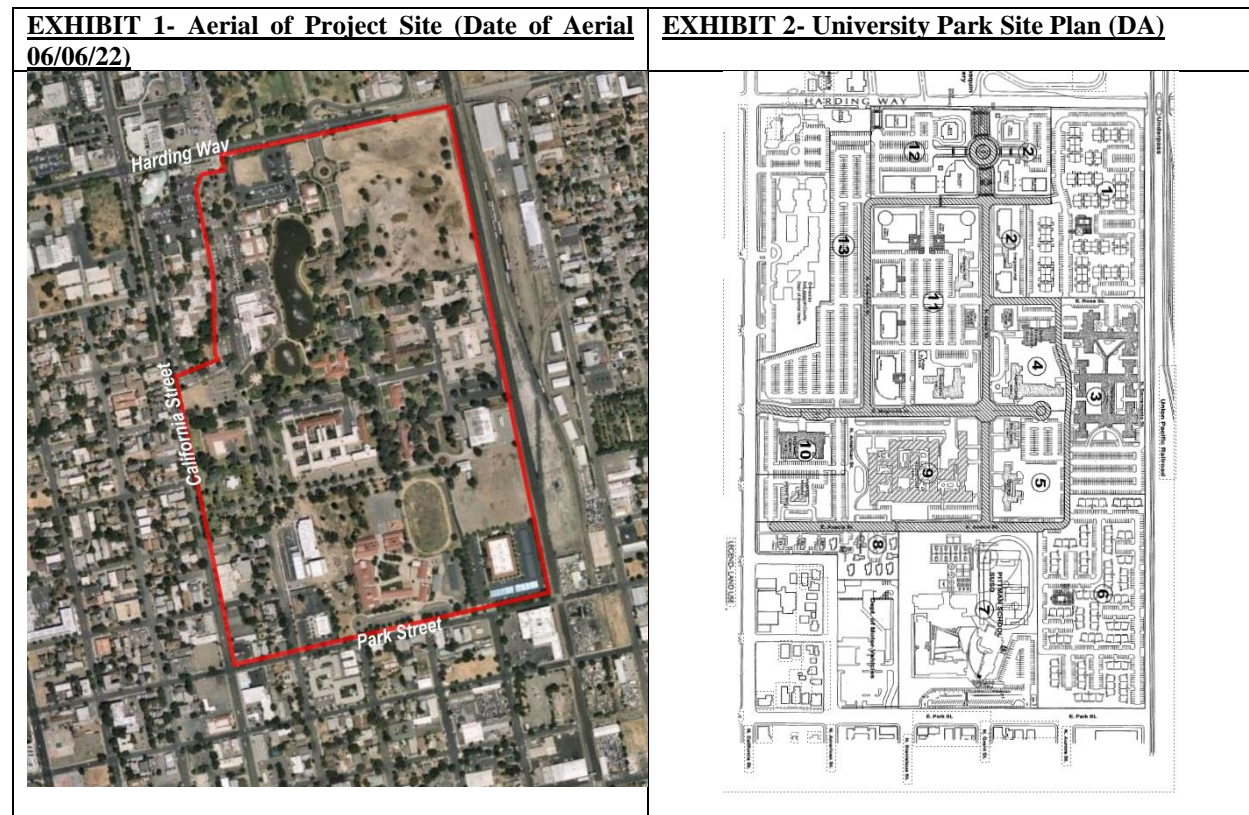
**Last Annual Update:** 2022

**City Neighborhood:** Midtown

**Location/APN:** Numerous totaling approximately 103-acres.

**General Plan/Zoning:** Mixed Use/MX (Mixed Use)

**Development Type (greenfield/infill):** Infill



**EIR/MMRP #:** Environmental Impact Report with MMRP

**Approved Phasing:** Phasing is allowed but would require submittal and approval by the City.

**Unique Fees/Allowances per DA:**

- The project is not subject to any future “no growth” ordinances passed by the City.
- The MDP is granted the right to create/propose flexible development standards.
- Historic buildings not listed on the California Register of Historic Places still require review before alternative or demolition.
- DA allowed some on/off-site improvements to be deferred for up to 10-years of the effective date of the DA.
- The City was responsible for a new traffic signal on East Harding and landscaping and offsite improvements.

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**PROJECT STATUS**

**Additional Entitlements Requested Since Approval:**

- Entitlements have included design reviews for the office construction and rehabilitation of existing buildings. See 2023 Compliance letter from the Applicant for a more detailed outline of construction that has occurred onsite in 2023.

**Units/Square Footage Completed:**

- Remodeled 10 existing buildings totaling 161,000 square feet, several of which are historic.
- Constructed 7 new buildings totaling over 223,000 square feet.
- Numerous leases and lease renewals have been completed, University Park (UP) is currently home to 24 tenants of which 5 provide educational services to over 2,300 students with seamless education. 13 new development entities have been established. UP currently has over 1,000 employees on site. GHC completed a major remodel of one of the historic buildings for its company headquarters.

**Units/Square Footage Remaining:**

- Approximately 25-acres remain undeveloped. This includes 22-acres for the potential of up to 346 housing units.

**Active Violations (Building or Code):**

- There does not appear to be open violations.

**Specific DA Milestones:**

- Nothing specific other than the completion of the project and the ability of the Applicant to phase the project to meet market demands.

**Agreement Status:**

- New offices and parking areas are currently under construction. Staff will work with the Applicant to discuss options to develop housing on the site as part of the Housing Action Plan and Housing Element.

**2023 DA Compliance Status**

- Compliant.

**Approved plans can be downloaded from the City's website:**

[https://www.stocktonca.gov/business/planning\\_engineering/master\\_planned\\_developments.php#collapse75940b5](https://www.stocktonca.gov/business/planning_engineering/master_planned_developments.php#collapse75940b5)

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**CONTACTS:**

Site Authority

THE STOCKTON CENTER  
SITE AUTHORITY  
c/o OFFICE OF THE  
CHANCELLOR  
401 Golden Shore, Second Floor  
Long Beach, California 90802-  
4210 Attention: Executive  
Director Facsimile No.: (562)  
951-4924

Developer:

GRUPE HUBER COMPANY  
Dan Keyser  
1203 N. Grant Street  
Stockton, CA 95202  
(209)490-2650

**Project Name/#:** Mariposa Lakes (DA7-05)

**Description/Size:** The Mariposa Lakes site is comprised of approximately 3,810 acres of unincorporated lands located four miles southeast of downtown Stockton and 3.5 miles northeast of the Stockton Metropolitan Airport. The site is bounded by State Route 4 or Farmington Road on the north, Kaiser Road on the east, and Mariposa Road and the Burlington Northern Santa Fe (BNSF) Railroad on the south and the west.

**Agreement Parties:** City of Stockton (City) and PCCP Mariposa Lakes LLC

**County Recorder #:** Fee No. 2008-196213

**Approval/Effective Date:** 10/28/2008 (approved), 11/28/2008 (effective date)

**Term:** 20-years from the date of the first building permit (expires unknown as permits have not been issued) or 25-years plus one day from December 1, 2008 (expires 12/2/2033)

**Master Development Plan (MDP):** Yes

**Amendments:** None

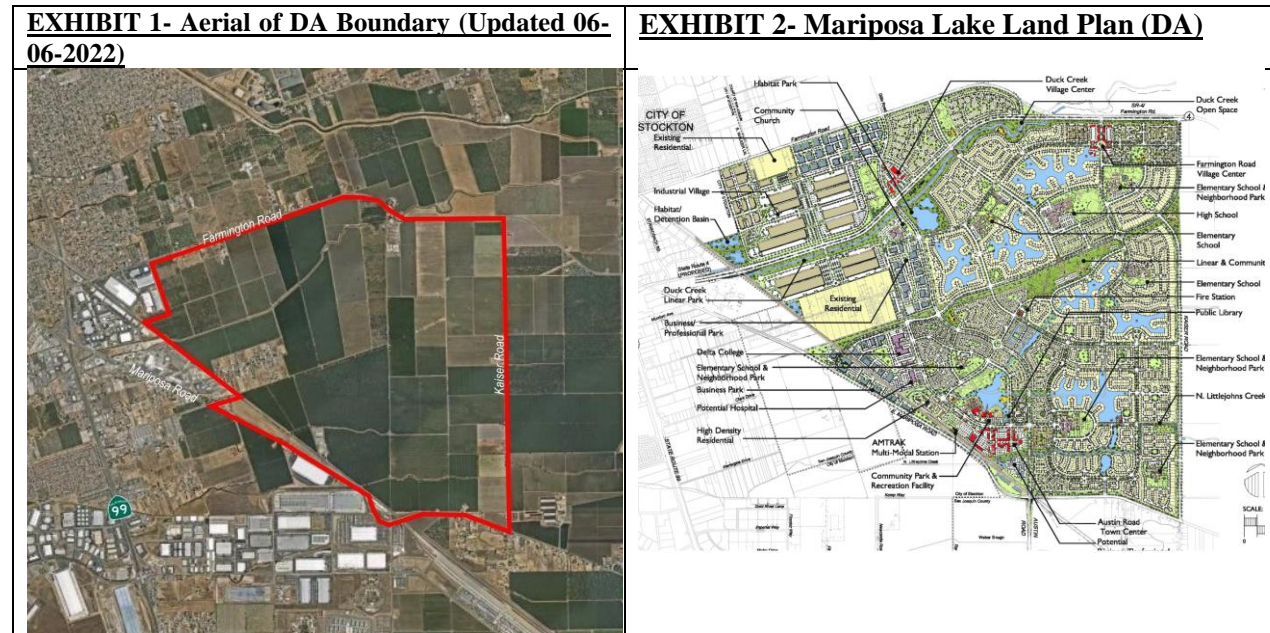
**Last Annual Update:** 2022

**City Neighborhood:** Mariposa Lakes

**Location/APN:** Numerous totaling approximately 3,810 acres.

**General Plan/Zoning:** Numerous General Plan land uses including Residential and Non-Residential. There is no zoning, as the parcels have not been annexed into the City limits.

**Development Type (greenfield/infill):** Greenfield



**EIR/MMRP #:** Environmental Impact Report with MMRP

**Approved Phasing:** Phasing is allowed but would require submittal and approval by the City.

**Unique Fees/Allowances per DA:** The project included a Fiscal Impact Analysis (FIA) and allowed the City to review any fee update against the approved FIA. Also includes provisions to how to address changes to State and local law. This includes the City's Climate Action Plan and subsequent project-level approvals.

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## **PROJECT STATUS**

### **Additional Entitlements Requested Since Approval:**

- None. Entitlements can include subdivision maps, use permits for future commercial uses, and design reviews for homes and nonresidential uses.

### **Units/Square Footage Completed:**

- Entitlements or construction has not begun.

### **Units/Square Footage Remaining:**

- The entire project as entitlements or construction has not begun.

### **Active Violations (Building or Code):**

- There does not appear to be open violations.

### **Specific DA Milestones:**

- Climate Action Plan
- No specific milestones other than the ultimate completion of the project and the ability of the Applicant to phase the project to meet market demands. The Annexation Agreement has expired. This agreement required the Applicant to submit the approval to the Local Agency Formation Commission (Lafco) within a given time before the expiration of the DA.

### **Agreement Status:**

- No change. Subsequent entitlements and permits are needed for completion; however special study updates may be needed for infrastructure, environmental, fees, and phasing.

### **2023 DA Compliance Status**

- Substantially Compliant. Requires a new Annexation Agreement.

**Approved plans can be downloaded from the City's website at**

[https://www.stocktonca.gov/business/planning\\_engineering/master\\_planned\\_developments.php#collapse75940b3](https://www.stocktonca.gov/business/planning_engineering/master_planned_developments.php#collapse75940b3)

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## **CONTACTS:**

Developer:

c/o PCCP Mariposa Lakes, LLC  
150 California Street

Copy to:

Gerry N. Kamilos, LLC

22nd Floor  
San Francisco, CA 94111

11249 Gold Country Blvd., Suite  
190 Gold River, CA 95670

AND

AND

c/o PCCP Mariposa Lakes, LLC  
222 N. Sepulveda Boulevard,  
Suite 2222 El Segundo, CA  
90245  
Attention: William R. Lindsay

McKinley, Conger, Jolley &  
Galarneau, LLP  
Brett S. Jolley  
3031 West March Lane, Suite  
230  
Stockton, CA 95219  
209-477-8171  
209-477-2549 facsimile  
[bjolley@mcjglaw.com](mailto:bjolley@mcjglaw.com)  
[www.mcjglaw.com](http://www.mcjglaw.com)

**Project Name/#:** Sanctuary

**Description/Size:** Approximately 7,070 dwelling units, 483,984 square feet of offices, 208,272 square feet of retail, and approximately 100 hotel rooms are planned on the site, along with three lakes, a marina, a private River Club, religious facilities, four schools, orchards, vineyards, a small winery, and extensive recreational open space. The entire Sanctuary property, which extends into the surrounding sloughs, totals 1,967 acres; however, approximately 1,839-acres make up the total land area including the adjacent levee. Furthermore, approximately 1,728-acres of the total 1,839-acres of land are considered developable; the remaining 111 acres comprise the Levee Walk. Project construction will include improvements to the existing levees.

**Agreement Parties:** City of Stockton (City) and Sanctuary by Grupe, LLC

**County Recorder #:** Fee No. 2008-196215

**Approval/Effective Date:** 11/18/2008 (approved), 12/18/2008 (effective date)

**Term:** 20-years from the date of the first building permit (expires unknown as permits have not been issued) or 25-years plus one day from December 1, 2008 (expires 12/2/2033)

**Master Development Plan (MDP):** Yes

**Amendments:** None

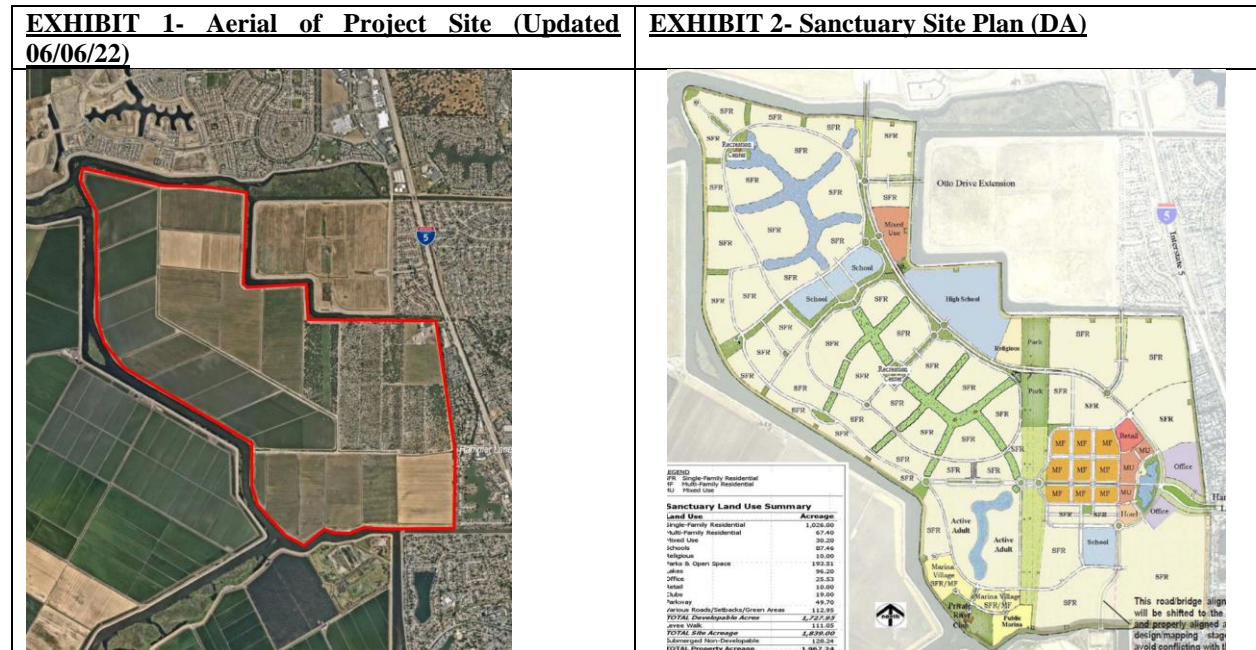
**Last Annual Update:** 2022

**City Neighborhood:** Trinity/Northwest Stockton

**Location/APN:** Numerous parcels (APN's 071-130-13, -16, -17, -18) totaling approximately 1,967 acres.

**General Plan/Zoning:** Mixed Use/MX (Mixed Use)

**Development Type (greenfield/infill):** Greenfield





**EIR/MMRP #:** Environmental Impact Report with MMRP

**Approved Phasing:** Phasing is allowed but would require submittal and approval by the City.

**Unique Fees/Allowances per DA:** The project included a Fiscal Impact Analysis (FIA) and allowed the City to review any fee update against the approved FIA.

## **PROJECT STATUS**

### **Additional Entitlements Requested Since Approval:**

- Entitlements can include subdivision maps, use permits for future commercial uses, and design reviews for the homes and nonresidential uses.

### **Units/Square Footage Completed:**

- Entitlements or construction has not begun.

### **Units/Square Footage Remaining:**

- The entire project as entitlements or construction has not begun.

### **Active Violations (Building or Code):**

- There does not appear to be open violations as of 01/29/2024.

### **Specific DA Milestones:**

- Nothing specific other than the completion of the project and the ability of the Applicant to phase the project to meet market demands.

### **Agreement Status:**

- No change. Subsequent entitlements and permits needed for completion.

### **2023 DA Compliance Status**

- Compliant. No further effort needed.

### **Approved plans can be downloaded from the City's website at:**

[https://www.stocktonca.gov/business/planning\\_engineering/master\\_planned\\_developments.php#collapse75940b4](https://www.stocktonca.gov/business/planning_engineering/master_planned_developments.php#collapse75940b4)

## **CONTACTS:**

**Developer:**  
Sanctuary by Grupe, LLC  
3255 W. March Lane, Suite 400  
Stockton, CA 95219  
Attention: Jeremy S. WhiteTel:  
(209)-473-6068

**Copy to:**  
Michael D. Hakeem, Esq.  
Hakeem, Ellis & Marengo  
3414 Brookside Road  
Stockton, CA 95219  
Tel: (209) 474-2800  
Fax: (209) 474-3654

**PROJECT INFORMATION**

**Project Name/#:** The Port of Stockton

**Description:** The DA provides the Port of Stockton with a vested right to approximately 2,300-acres of industrial area to operate according to the General Plan and Zoning Ordinance at the time of the DA adoption (Industrial Land Use Designation with Port Zoning). The DA boundary includes the Rough and Ready Plan Master Plan (West Section) and map of the existing Port Industrial area west of Boggs Tract (East Section).

**Agreement Parties:** City of Stockton (City) and the Port of Stockton

**County Recorder** Unknown

**Approval/Effective Date:** 9/25/2012 (approved), 10/25/2012 (effective date)

**Term:** 30 years (expires 10/25/42)

**Master Development Plan (MDP):** MDP for Rough and Ready Plan.

**Amendments:** None

**Last Annual Update:** 2022



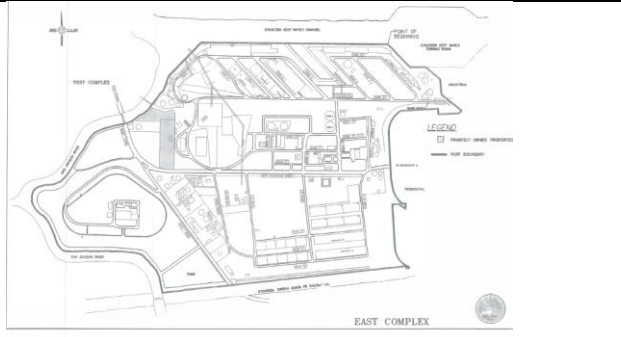
**City Neighborhood:** The Port and Mount Diablo Waterfront

**Location:** South of the Stockton Deep Water Channel and West of Interstate 5 (Exhibit 1).

**APN/Size:** Multiple APNs for 2,300-acres.

**General Plan/Zoning:** General Plan Industrial (I), Zoning is Port (PT).

**Development Type (greenfield/infill):** Infill Development

<p><b>EXHIBIT 1- Aerial of DA Boundary</b></p>	<p><b>EXHIBIT 2- Rough and Ready MDP- West End</b></p>
	
<p><b>EXHIBIT 3- East End Boundary</b></p>	
	

**EIR/MMRP #:** EIR and MMRP (SCH #2002032048).

**Approved Phasing:** Not defined.

**Unique Fees/Allowances per DA:** Not defined.

## **PROJECT STATUS**

### **Additional Entitlements Requested Since Approval:**

- Numerous permits and business reviews for new operations in the DA boundary. According to the Annual Review statement, “Since 2012, the Port has entitled 17 major development projects.”

### **Units/Square Footage Completed:**

- The DA boundary is mostly built out, with most of the undeveloped sites being infill or underutilized industrial areas.

### **Units/Square Footage Remaining:**

- Unknown square foot of vacant or underutilized land; however, approximately four parcels have a County Assessor land use code of “Vacant”.

### **Active Violations (Building or Code):**

- Difficult to determine based on size of the project area, and the number of ongoing operations.

### **Specific DA Milestones:**

- None. The DA is intended to vest land uses and not ensure the development of a specific project.

### **Agreement Status:**

- Not applicable and reviewed on a project-by-project basis.

### **2023 DA Compliance Status**

- Compliant.

## **CONTACTS:**

### Owner/Developer

Kirk DeJesus, Port Director  
Port of Stockton  
P.O. Box 2089  
Stockton, CA 95201-2089

### Copy to:

Steven A. Herum  
Herum \Crabtree  
5757 Pacific Avenue, Suite 222  
Stockton, California 95207

**PROJECT INFORMATION****Project Name/#:** Delta Cove

**Description:** The DA provides the Dean Spanos Trust and Trustees with a vested right to establish a new 1,545-unit residential community with parks, open space, commercial use, and a 381-unit multifamily residential development project on three vacant parcels totaling 360 acres. The City Council initially approved the project on October 19, 2010. A DA was sought following the exhaustion of all means to extend the life of the Vesting Tentative Map and supportive approvals, which was approved by the City Council on 11/01/2022.

**Agreement Parties:** City of Stockton (City) and the DEAN SPANOS and DEAN SPANOS BERBERIAN, CO-TRUSTEES OF THE ALEX AND FAYE SPANOS FAMILY TRUST

**County Recorder:** Fee No: 2023-006206.

**Approval/Effective Date:** 11/1/2022 (approved), 01/25/2023 (effective date)

**Term:** 15 years with the possibility of 5-year extension (expires 01/25/2038)

**Master Development Plan (MDP):** No, but Planned Development (PD) standards are approved for the project.

**Amendments:** None

**Last Annual Update:** N/A. Adopted on 11/01/2022 and recorded on 01/25/2023.

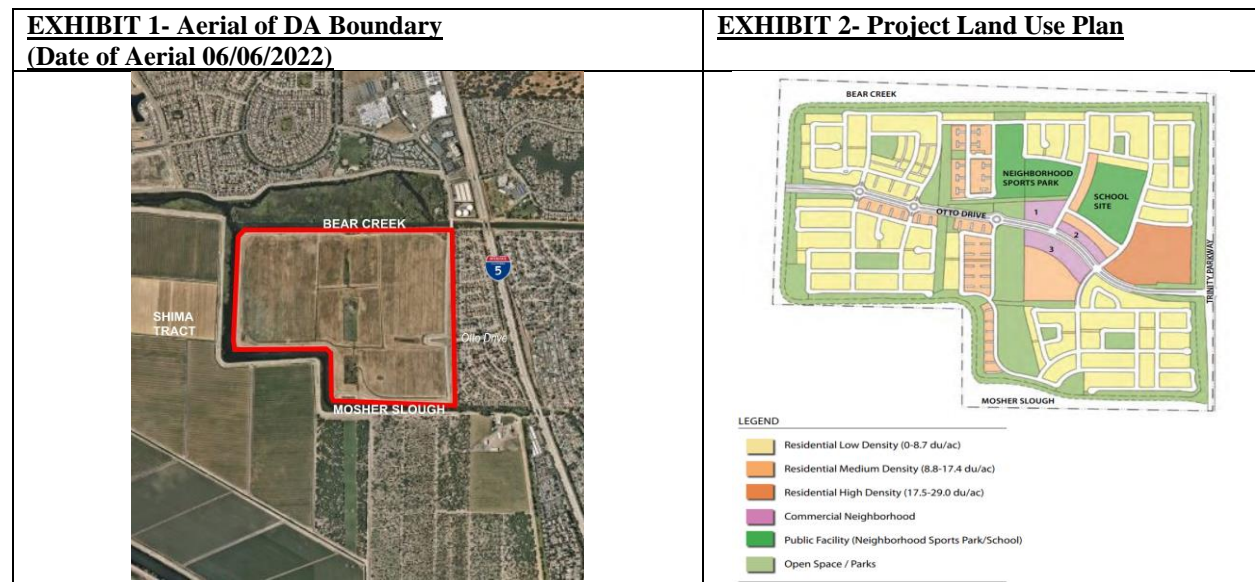
**City Neighborhood:** Trinity Northwest Stockton

**Location:** Delta Cove is located adjacent to and west of the Twin Creeks Estates Subdivision, south of the Spanos Park West Development and Bear Creek, and both east and north of Shima Tract and Mosher Slough. (Exhibit 1).

**APN/Size:** 071-170-02, 071-170-04, and 071-170-05 for 360-acres.

**General Plan/Zoning:** Various Residential Uses (Low, Medium, High) with Open Space, Commercial (CN), and Institutional

**Development Type (greenfield/infill):** Greenfield Development



**EIR/MMRP #:** EIR and MMRP (Sch# 2006092063).

**Approved Phasing:** Outlined in the Planned Development and supportive documents; however, flexibility is granted in the Conditions of Approval if revised phasing is approved by the City.

**Unique Fees/Allowances per DA:** Not defined.

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**PROJECT STATUS**

**Additional Entitlements Requested Since Approval:**

- Entitlements can include subdivision maps, use permits for future commercial uses, and design reviews for the homes and nonresidential uses.

**Units/Square Footage Completed:**

- Entitlements or construction has not begun.

**Units/Square Footage Remaining:**

- The entire project as entitlements or construction has not begun.

**Active Violations (Building or Code):**

- There does not appear to be any active violations.

**Specific DA Milestones:**

- The DA extension is contingent on phasing and/or final map progress.

**Agreement Status:**

- Subsequent entitlements and permits needed for completion.

**2023 DA Compliance Status:** Compliant.

**MDP is on the City's website at:**

[https://www.stocktonca.gov/business/planning\\_engineering/master\\_planned\\_developments.php#collapse75940b2](https://www.stocktonca.gov/business/planning_engineering/master_planned_developments.php#collapse75940b2)

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**CONTACTS:**

Owner/Developer

Rosie A. Ruppel

General Counsel

AG Spanos Companies

10100 Trinity Parkway, 5th Floor

Stockton, CA 95219

(209) 478-7954 main

(209) 478-0511 fax

rruppel@agspanos.com

www.agspanos.com

**PROJECT INFORMATION**

**Project Name/#:** Mariposa Industrial Park Project (P20-0805)

**Description:** The DA provides the Greenlaw Partners, LLC with a vested right to establish a new industrial development of seven warehouses on approximately 203.48 acres on six parcels that are largely vacant with agricultural uses and two residences. The City Council initially approved the project and Development Agreement on December 6, 2022.

**Agreement Parties:** City of Stockton (City) and the Greenlaw Development, LLC

**County Recorder:** Recordation of Development Agreement completed (05/16/2023) [Fee No. 2023-038261], Recordation of Annexation into the City of Stockton completed (06/20/2023) [Fee No. 2023-048452].

**Approval/Effective Date:** 12/06/2022 (approved), 04/13/2023 (effective date)

**Term:** 10 years with the possibility of 5-year extension (expires 06/20/2033)

**Master Development Plan (MDP):** N/A

**Amendments:** N/A

**Last Annual Update:** N/A. Initial Term of Agreement 06/20/2023

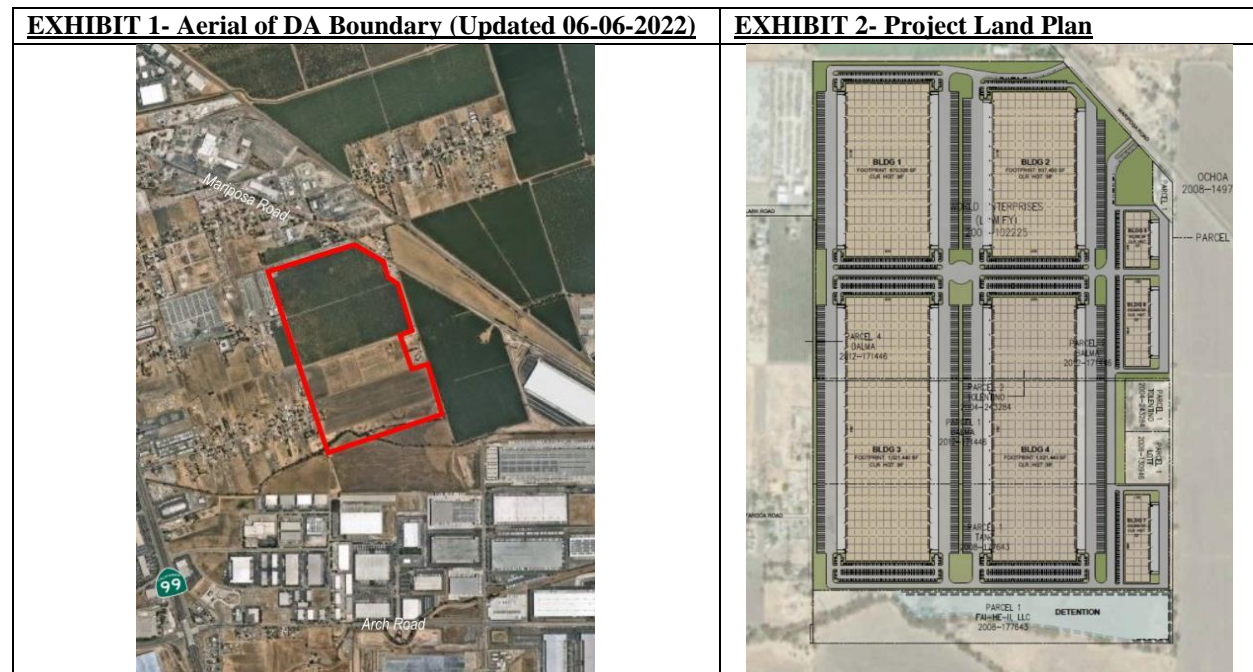
**City Neighborhood:** Industrial Annex

**Location:** Mariposa Industrial Park is located south of Mariposa Road and east of the termini of Clark Drive and Marfargoa Road (Exhibit 1).

**APN/Size:** 179-220-50; -51; -52; -53; -54; -55 for approximately 208.48-acres.

**General Plan/Zoning:** General Plan Industrial land use designation. The zoning is Industrial, Limited (IL)

**Development Type (greenfield/infill):** Greenfield Development



**EIR/MMRP #:** EIR and MMRP (SCH No: 2020120283).

**Approved Phasing:** N/A

**Unique Fees/Allowances per DA:** N.A

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## **PROJECT STATUS**

### **Additional Entitlements Requested Since Approval:**

- Construction permits have been received and are under review, with some being issued after compliance with conditions and mitigation measures were confirmed by staff.

### **Units/Square Footage Completed:**

- Building construction has not been completed as of 01/19/2024.

### **Units/Square Footage Remaining:**

- Building construction has not been completed as of 01/19/2024.

### **Active Violations (Building or Code):**

- No active violations as of 01/19/2024.

### **Specific DA Milestones:**

- To verify that mitigation measures are implemented, a Mitigation Monitoring/Reporting Program (MMRP) was created and approved by the City Council.
- MMRP Measures that have been verified: AES-1, AIR-1, AIR-5, AIR-6, AIR-8, AIR-20, AIR-26, AIR-29, BIO-5, AIR-1, AIR-8, AIR-12, AIR-20, AIR-26, NOISE-2, TRANS-1, TRANS-2, TRANS-3, TRANS-1.

### **Agreement Status:**

- Subsequent entitlements and permits needed for completion.

### **2023 DA Compliance Status**

- Compliant.
- 

## **CONTACTS:**

### Owner/Developer

Rob Mitchell

Greenlaw Development, LLC

18301 Von Karman Avenue, Suite 301

Irvine, CA 92612

[rob@greenlawpartners.com](mailto:rob@greenlawpartners.com)

949-221-8051

**PROJECT INFORMATION**

**Project Name/#:** St. Joseph’s Medical Center of Stockton Hospital Expansion Project (P21-0958)

**Description:** A DA and MDP to facilitate the expansion and modernization of the existing St. Joseph’s medical center. The DA provides Port City Operating Company, LLC Greenlaw Partners, LLC with a vested right to expand and modernize the existing medical center within a Master Development Plan on multiple parcels establish a new industrial development of seven warehouses on approximately 18.7 203.48 acres on multiple six parcels that are largely developed with existing buildings used for the medical centervacant with agricultural uses and two residences.

**Agreement Parties:** City of Stockton (City) and Port City Operating Company, LLC

**County Recorder #:** St. Joseph’s Medical Center of Stockton Development Agreement [Fee No. 2023-093473].

**Approval/Effective Date:** 09/24/2023 (approved), 10/26/2023 (effective date)

**Extension Approval/Effective Date:** N/A. The initial term may be extended by two successive eight year increments from the date of expiration provided that obligations are met.

**Term:** 20 years (expires 10/26/2043).

**Master Development Plan (MDP):** Yes, for the St. Joseph’s Medical Center of Stockton Hospital Expansion Project.

**Amendments:** N/A.

**Last Annual Update:** N/A.

**City Neighborhood:** Midtown.

**Location:** The northeast corner of the of the Harding Way and California Street intersection (Exhibit 1).

**APN/Size:** Numerous parcels totaling approximately 18.7 acres.

**General Plan/Zoning:** Commercial and Administrative Professional General Plan land use/ General Commercial (CG) and Office Commercial (CO) Zoning districts.

**Development Type (greenfield/infill):** Infill Development.

<b><u>EXHIBIT 1- Aerial of Existing Site (06/06/2022)</u></b>	<b><u>EXHIBIT 2- Site Master Plan (MDP)</u></b>
	



**EIR/MMRP #:** EIR and MMRP (SCH No: 2021120439).

**Approved Phasing:** Phasing is allowed and dictated by the DA and MDP.

**Unique Fees/Allowances per DA:** N/A.

## **PROJECT STATUS**

### **Additional Entitlements Requested Since Approval:**

- The applicant applied for one lot tentative parcel map (P24-0012) to merge three parcels into one for the expansion of the St. Joseph's Medical Center of Stockton. The includes parcels APN's 127-180-44, 127-174-30, and 127-173-28 and the project site is comprised of a total of 13.57+/- acres.

### **Units/Square Footage Completed:**

- Building construction/demolition has not been completed as of 01/29/2024.

### **Units/Square Footage Remaining:**

- Building construction/demolition has not been completed as of 01/29/2024.

### **Active Violations (Building or Code):**

- There appear to be no active violations.

### **Specific DA Milestones:**

- To verify that mitigation measures are implemented, a Mitigation Monitoring/Reporting Program (MMRP) was created and approved by the City Council.

### **Agreement Status:**

- Subsequent entitlements and permits needed for completion.

### **2023 DA Compliance Status**

- Compliant.

### **MDP is on the City's website at:**

[https://www.stocktonca.gov/business/planning\\_engineering/other\\_projects\\_environmental.php#collapse1930b2](https://www.stocktonca.gov/business/planning_engineering/other_projects_environmental.php#collapse1930b2)

## **CONTACTS:**

Owner/Developer

St. Joseph's Medical Center of Stockton  
Donald J. Wiley (Attn)  
President and CEO  
St. Joseph's Foundation of San Joaquin  
1800 North California Street  
Stockton, CA 95204  
Facsimile 209-461-6893

Updated 01/29/24:  
Martha Clark Lofgren  
Brewer Lofgren LLP  
4005 Manzanita Avenue  
Carmichael, CA 95608  
Telephone: 916-221-8621

**PROJECT INFORMATION**

**Project Name/#:** St. Joseph’s Medical Center of Stockton Hospital Expansion Project (P21-0958)

**Description:** A DA and MDP to facilitate the expansion and modernization of the existing St. Joseph’s medical center. The DA provides Port City Operating Company, LLC with a vested right to expand and modernize the existing medical center within a Master Development Plan on multiple parcels on approximately 18.7 acres on multiple parcels that are largely developed with existing buildings used for the medical center.

**Agreement Parties:** City of Stockton (City) and Port City Operating Company, LLC

**County Recorder #:** St. Joseph’s Medical Center of Stockton Development Agreement [Fee No. 2023-093473].

**Approval/Effective Date:** 09/24/2023 (approved), 10/26/2023 (effective date)

**Extension Approval/Effective Date:** N/A. The initial term may be extended by two successive eight year increments from the date of expiration provided that obligations are met.

**Term:** 20 years (expires 10/26/2043).

**Master Development Plan (MDP):** Yes, for the St. Joseph’s Medical Center of Stockton Hospital Expansion Project.

**Amendments:** N/A.

**Last Annual Update:** N/A.

**City Neighborhood:** Midtown.

**Location:** The northeast corner of the of the Harding Way and California Street intersection (Exhibit 1).

**APN/Size:** Numerous parcels totaling approximately 18.7 acres.

**General Plan/Zoning:** Commercial and Administrative Professional General Plan land use/ General Commercial (CG) and Office Commercial (CO) Zoning districts.

**Development Type (greenfield/infill):** Infill Development.

<p><b><u>EXHIBIT 1- Aerial of Existing Site (06/06/2022)</u></b></p>	<p><b><u>EXHIBIT 2- Site Master Plan (MDP)</u></b></p>
	

**EIR/MMRP #:** EIR and MMRP (SCH No: 2021120439).

**Approved Phasing:** Phasing is allowed and dictated by the DA and MDP.

**Unique Fees/Allowances per DA:** N/A.

## **PROJECT STATUS**

### **Additional Entitlements Requested Since Approval:**

- The applicant applied for one lot tentative parcel map (P24-0012) to merge three parcels into one for the expansion of the St. Joseph's Medical Center of Stockton. The includes parcels APN's 127-180-44, 127-174-30, and 127-173-28 and the project site is comprised of a total of 13.57+/- acres.

### **Units/Square Footage Completed:**

- Building construction/demolition has not been completed as of 01/29/2024.

### **Units/Square Footage Remaining:**

- Building construction/demolition has not been completed as of 01/29/2024.

### **Active Violations (Building or Code):**

- There appear to be no active violations.

### **Specific DA Milestones:**

- To verify that mitigation measures are implemented, a Mitigation Monitoring/Reporting Program (MMRP) was created and approved by the City Council.

### **Agreement Status:**

- Subsequent entitlements and permits needed for completion.

### **2023 DA Compliance Status**

- Compliant.

### **MDP is on the City's website at:**

[https://www.stocktonca.gov/business/planning\\_engineering/other\\_projects\\_environmental.php#collapse1930b2](https://www.stocktonca.gov/business/planning_engineering/other_projects_environmental.php#collapse1930b2)

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St. Joseph's Medical Center of Stockton  
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 1800 North California Street  
 Stockton, CA 95204  
 Facsimile: 209-461-6893

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