

Amended Conditions of Approval
Waterford Square Shopping Center
(VTM3-08, Redline Version)

1. Comply with all applicable Federal, State, County and City codes, regulations and adopted standards and pay all applicable fees.
2. The property owners, developers and/or successors-in-interest shall be responsible for the City's legal and administrative costs associated with defending any legal challenge of the approvals for this project or its related environmental document.
3. In order to minimize any adverse financial impact on the City of Stockton (COS) associated with development and/or use of the subject site, the ODS agrees that it will not challenge or protest any existing applicable fees associated with the development of the site.
4. Upon development, Parcel 5 shall have a minimum density of 26.2 units per net acre, resulting in the construction of a minimum of 168 residential units.
5. The Vesting Tentative Map (VTM3-08) shall not be vested until the requested Rezoning application is effective and shall comply with all applicable conditions of UP42-08, PR2- 08 and V-3-08.
6. The property owners, developers and/or successors-in-interest shall submit detailed subdivision improvement plans. These plans shall show all on-site and off-site utilities necessary to provide water, storm, and sanitary sewer utility service. These plans shall be designed in accordance with the City's most recently adopted water, storm, and sanitary collection system master plans and the City's Public Works design standards.
7. The property owners, developers and/or successors-in-interest shall provide permanent rights-of-way for and construct all on-site and off-site water, storm, and sanitary sewer facilities as designed and shown on the accepted improvement plans for the development. Any reimbursement costs for oversizing shall be determined in accordance with the Stockton Municipal Code.
8. Provide easements for all publicly owned-maintained water mains located on the subject tentative map.
9. All on-site storm drainage shall be privately owned-and-maintained.
10. The eight-inch sewer main serving Parcel 6 shall be publicly owned and maintained.

11. The property owners, developers and/or successors-in-interest shall ~~be responsible for a proportionate share of the cost of~~ extend the twelve-inch water line in Eight Mile Road to Davis Road ~~water main and necessary improvements described.~~
12. The owners, developers and or successors-in-interest shall dedicate right-of-way along the south side of Eight Mile Road, adjacent to the site, as needed to comply with the adopted Eight Mile Road Precise Road Plan.
13. The property owners, developers and/or successors-in-interest shall install full frontage improvements on Eight Mile Road, Rivermont Drive and on Davis Road, within the developable limits of the site, including but not limited to curb, gutter, and sidewalk, driveway installations, pavement widening and street lighting, all per current City Standards. Said improvements shall be in place prior to building occupancy or recordation of any final or parcel map, whichever comes first.
14. The property owners, developers and/or successors-in-interest shall dedicate access rights to the City of Stockton along the following streets:
 - a. Eight Mile Road, entire length except at approved entrances.
 - b. Davis Road, entire length except at approved enirance.
 - c. Rivermont Drive, entire length except at approved entrances.
15. The Eight Mile Road driveways shall be designed and constructed to prevent on-site cross traffic for a minimum distance of 100 feet measured from the ultimate Eight Mile Road face of curb.
16. The Rivermont Drive driveways shall be designed and constructed to prevent on-site cross traffic for a minimum distance of 70 feet measured from the Rivermont Drive right- of-way.
17. The Davis Road driveway shall be designed and constructed to prevent on-site cross traffic for a minimum distance of 90 feet measured from the Davis Road right-of- way.
18. Truck access shall not be permitted on the Davis Road driveway.
19. The property owners, developers and/or successors-in-interest shall be responsible for the dedication of additional right-of-way as well as all design and construction costs to provide a 12-foot wide sidewalk for a Class I bicycle facility on the west side of Davis Road between Pixley Slough and Eight Mile Road.
20. The property owners, developers and/or successors-in-interest shall dedicate additional right-of-way for any intersection flares, at the following intersections,

needed to accommodate the prescribed intersection geometries identified as mitigation measures in the EIR addendum/Initial Study for this project:

- a. Eight Mile Road/Davis Road
- b. Eight Mile Road/Rivermont Drive

21. The property owners, developers and/or successors-in-interest shall pay their proportionate share for the design and construction costs to widen the Davis Road Bridge crossing of Pixley Slough.
22. The property owners, developers and/or successors-in-interest shall be responsible for their proportionate share, based on traffic loadings, of the cost for intersection improvements and traffic signals, as identified in the EIR for this project, at the following locations:

- Eight Mile Road/1-5 SB ramps
- Eight Mile Road/1-5 NB ramps
- Eight Mile Road/Thornton Road
- Eight Mile Road/Lower Sacramento Road
- Eight Mile Road/West Lane
- Eight Mile Road/West SR 99 Frontage Road
- Eight Mile Road/East SR 99 Frontage Road
- Thornton Road/A.G. Spanos Boulevard (North)
- Thornton Road/Whistler Way
- Thornton Road/A.G. Spanos Boulevard (South)
- Thornton Road/Estates Drive
- Thornton Road/Otto Drive
- Thornton Road/Wagner Heights Road
- Thornton Road/Davis Road
- Thornton Road/Pershing Avenue
- Thornton Road/Hammer Lane
- Davis Road/Whistler Way
- Lower Sacramento Road/Royal Oaks Drive
- Lower Sacramento Road/Hammer Lane
- Lower Sacramento Road/Ponce DeLeon Avenue
- West SR 99 Frontage Road/SR 99 SB Ramps (at Eight Mile Road)
- East SR 99 Frontage Road/SR 99 NB Ramps (at Eight Mile Road)
- Hammer Lane/1-5 SB Ramps
- Hammer Lane/1-5 NB Ramp

23. The property owners, developers and/or successors-in-interest shall be responsible for their proportionate share, based on traffic loadings, of the costs for the improvements, as identified in the EIR for this project, to the following roadways:

Eight Mile Road between 1-5 and West Lane
Thornton Road between Eight Mile Road and Pershing Avenue
Davis Road between Eight Mile Road and Royal Oaks Drive
Lower Sacramento Road between Eight Mile Road and Royal Oaks Drive
Hammer Lane between Alexandria Place and Pershing Avenue
Hammer Lane between Lower Sacramento Road and El Dorado Street

24. The property owners, developers and/or successors-in-interest shall participate in the funding or provide Park and Ride Facilities adjacent to State Route 99 and Interstate 5 to provide enough spaces to reduce the AM peak hour project traffic accessing the freeways by 5 percent.
25. The property owners, developers and/or successors-in-interest shall be responsible for their proportionate share, based on traffic loadings, of the cost to design and construct the grade-separated crossings on Eight Mile Road and Lower Sacramento Road at the UPRR tracks.
26. Comply with the requirements of the agencies having jurisdiction over Pixley Slough. Building setback ~~Rights-of-way~~ along Pixley Slough shall be a minimum of ~~10~~ 20 feet from the land side toe of the levee. ~~Any area where the existing right-of-way is less than ten (10) feet.~~ This shall be dedicated ~~in fee~~ as a flood protection easement to the San Joaquin County Flood Control and Water Conservation District.
27. The owners, developers and/or successors in interest shall ~~maintain a minimum of 25-foot building setback from the land side toe of the Pixley Slough levee.~~ be responsible for the design and construction of a two-foot wide center median improvement on Eight Mile Road from David Road to Rivermont Drive to accompany the existing painted median areas (separate EB and WB) and preclude left turn movements on Eight Mile Road. Said design and construction improvements, which may necessitate modification of existing traffic signal detection, shall be in place prior to building occupancy or recordation of any final or parcel map, whichever comes first.
28. Prior to application for the first building permit for the residentially zoned portion of the site, the ODS shall form a new zone of the Stockton Consolidated Landscape Maintenance Assessment District 96-2 or annex to an existing zone and approve an assessment for the residential property's proportionate share of the costs to maintain any public parks within the service area for this subdivision or serving this subdivision. The ODS may request to annex to an existing zone of the Stockton Consolidated Landscape Maintenance District 96-2, provided the subdivision is within the service area of a park for which a zone of the Stockton Consolidated Landscape Maintenance District 96-2 has already been formed.
29. Provide appropriately sized utilities, including natural gas and three-phase electrical power (where necessary), to all City owned and maintained facilities.

30. ~~A fire hydrant shall be located at the entrance of Parcel 5 way.~~
The lowest floor of the proposed structure(s) shall be elevated to provide the required urban level of flood protection, as defined in California Government Code Section 65007, based on the effective 200-Year Floodplain Analysis Map and in accordance with the "Technical Memorandum" prepared by A.R. Sanguinetti & Associates, dated February 17, 2017. Further, all new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems; and discharge from the systems into flood waters.
31. The public water line extension on Eight Mile Road to connect to Davis Road shall include public utility improvements to include fire hydrant placement at every 300 feet apart along the south frontage (development side) of Eight Mile Road or in approved locations acceptable to the Stockton Fire Department.
32. Davis Road public utility and frontage improvements shall include fire hydrants installed at every 300 feet apart or in approved locations acceptable to the Stockton Fire Department.