

EXHIBIT 1
Planning Commission Meeting – May 28, 2020
Sanchez-Hoggan Tentative Parcel Map
Conditions of Approval

General Conditions

The owners, developers and/or successors-in-interest (ODS) who subdivide property as part of the Sanchez-Hoggan Project shall comply with the following general conditions. These general conditions may be more specifically detailed in the development scenarios presented herein.

1. This approval authorizes the plans included as Exhibit 1 (Project Plans).
2. Comply with all applicable Federal, State, County, and City codes, regulations, and adopted standards and pay all applicable fees.
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 applicable fees associated with the development of the site, but if such fees are amended or modified, the ODS agrees to pay such fees as they may be amended or modified from time to time.
4. Prior to approval of any final map within the Project, the ODS shall prepare and submit to the Community Development Department for review and reasonable approval a plan or plans, that may include establishment of one or more property owner and business associations or similar entity, subject to City review and approval, to ensure payment of the on-going costs of operation, maintenance, repair and replacement of all private stormwater drainage, open space, private landscaped areas, private walls, and other private facilities included within such final map.
5. The subject development must comply with the requirements of the San Joaquin Council Government's San Joaquin Multi-Species Habitat Conversation and Open Space Plan prior to the submittal of a grading permit for the subdivision.
6. ODS shall comply with all provisions of the Sanchez-Hoggan project Conditions of Approval, including financing and project Phasing Plan, addressing how the project is expected to proceed in phased development over time, specific development provisions related to infrastructure and utility installations, and other directly necessary matters.
7. LAFCo, Local Agency Formation Commission, approval of annexation and recordation of the Annexation with the County Recorder of San Joaquin County and California State Board of Equalization of the Sanchez-Hoggan development site shall be completed prior to recordation of the first final map.

Planning and Engineering Services

8. Pursuant to the California Environmental Quality Act Guidelines, the project shall be subject to all applicable feasible mitigation measures identified in the certified Final Environmental Impact Report (SCH# 202002006) and in the Mitigation Monitoring and Reporting Program for the Sanchez-Hoggan Project.
9. The ODS shall implement the air quality and energy-efficient options included in the Sanchez-Hoggan Project Measures Letter dated May 11, 2020. The applicant shall reference the conditions and options as a note on the Final Map.
10. The ODS shall notify all new/potential property owners before the time of purchase and the close of escrow, the location, size, and type of pipeline of all development within 500 feet of an

existing or proposed hazardous materials pipeline in accordance with SMC 16.36.080. F. The ODS shall place a note on the Final Map indicating the location of the hazardous materials and need for notification consistent with this condition.

11. In accordance with SMC 16.36.040 (Right to Farm) the applicant shall record a note on the final map disclosing the project's proximity to existing agricultural activities to all existing and future owners, developers, or successors-in-interest. This disclosure shall provide notice of the potential conflicts or effects of typical agricultural activities including, noise, odors, dust, agricultural spraying, agricultural burning, etc. Notice shall be provided in compliance with California Civil Code Section 3482.5, stating that typical agricultural activities shall not be considered a nuisance except as otherwise provided in that Civil Code.
12. The ODS shall submit proof prior to grading permits that the Williamson Act contract has been terminated in accordance with Title 16 (Development Code) Chapter 16.236 (Williamson Act).
13. Traffic signals, intersections, and all frontage improvements shall be installed consistent with project approvals, the project Traffic Study, and consistent with the timing requirements established in the EIR mitigation measures for the project. Further, the ODS conduct any additional queuing and traffic access analysis at proposed signalized intersections to determine appropriate intersection location and required turn pocket/storage lane lengths.
14. The ODS shall abandon any public utilities and public utility easements not required for this development prior to the recordation of a final map.
15. The life (term) of this Tentative Parcel Map (TPM) and any extensions of that life shall be that and those set forth in the Subdivision Map Act and Title 16 (Development Code) of the City of the Stockton's Municipal Code, and any amendments thereto.
16. Prior to building permit issuance, the ODS shall apply for and obtain Design Review approval for all project features subject to SMC Chapter 16. 120 (Design Review).
17. The ODS shall be responsible for the construction/installation of landscape and irrigation improvements in compliance with the approved plans as a prerequisite to any final approval/clearance of the use or development to which it relates. Installation shall be verified by a licensed landscape contractor with irrigation scheduling parameters used to set the controller, landscape and irrigation maintenance schedule, and an irrigation audit report. Any changes to approved landscaping or irrigation plans shall not be made without the prior written approval of the Community Development Director.
18. The ODS shall design and dedicate right-of-way in accordance with the City Council Adopted Arch-Sperry Road Precise Road Plan and construct off-site frontage improvements along the site frontage of property that is being developed. Should the Developer choose to phase these improvements, the ODS shall prepare an improvement/development phasing analysis to demonstrate the level of project development that can occur within established level of service and vehicle miles traveled standards prior to completion of said improvements. Said analysis and identified improvement timing shall be approved by the City.
19. The ODS shall design, dedicate any necessary right-of-way, and construct off-site frontage improvements along the site frontage of property that is being developed along Austin Road. Should the developer choose to phase these improvements, the ODS shall prepare an improvement/development phasing analysis to demonstrate the level of project development that can occur within established level of service and vehicle miles traveled standards prior to completion of said improvements. Said analysis and identified improvement timing shall be approved by the City.
20. The ODS shall design, dedicate any necessary right-of-way, and construct off-site frontage improvements along the site frontage of property that is being developed along Logistics Drive. Should the developer choose to phase these improvements, the ODS shall prepare an

improvement/development phasing analysis to demonstrate the level of project development that can occur within established level of service and vehicle miles traveled standards prior to completion of said improvements. Said analysis and identified improvement timing shall be approved by the City.

21. The ODS shall design and construct off-site roadway, medians, traffic signal and intersection improvements for Austin Road and Arch Road, as required pursuant to Project FEIR Mitigation Measures. Should the developer choose to phase these improvements, the ODS shall prepare an improvement/development phasing analysis to demonstrate the level of project development that can occur within established level of service and vehicle miles traveled standards prior to completion of said improvements. Said analysis and identified improvement timing shall be approved by the City.

Municipal Utilities Department (MUD)

22. The ODS shall submit subdivision master plans for water, storm and sanitary sewer service. 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 approved by the Assistant Director of Municipal Utilities prior to the submittal of any improvement plans.
23. The ODS shall submit detailed subdivision improvement plans. These plans shall show all on-site and off-site utilities necessary to provide water, storm, and sanitary sewer utility service. These plans shall be designed in accordance with the City's most recently adopted water, storm, and sanitary collection system master plans and the City's Public Works design standards.
24. The ODS shall conduct an engineering analysis, acceptable to the Director of Municipal Utilities (MUD), that demonstrates that the water system improvements to be constructed within the City of Stockton water service area are sufficient to meet the following conditions:
For ultimate buildout of the subdivision:
 - a. With a given system pressure of 45 psi at all future points of connection to the City water system and no wells on within the subdivision, the internal water system improvements shall be sized to provide at least 40 psi pressure at any location during the period of peak hour demand (peak hour demands shall be calculated at 175% of maximum daily demands),
 - b. With a given system pressure of 45 psi at all future points of connection to the City water system and no wells on within the subdivision, the internal water system improvements shall be sized to provide at least 20 psi pressure at any location during the period of maximum day demand (maximum day demands shall be calculated at 210% of the average day demands) combined with a fire flow of 4,500 gpm out of any fire hydrant in the subdivision.
25. Any on-site wells and septic tanks shall be abandoned and destroyed prior to recordation of any parcel map. Standard for abandonment and destruction shall be as required by San Joaquin County Department of Environmental Health.
26. This project shall comply with Section 13.16.150, Best Management Practices – Industrial users and New Developments and Redevelopments, of the Stockton Municipal Code. The property owner is required to file a Notice of Intent (NOI) with the State Water Resources Control Board prior to commencement of construction activity. Upon receipt of the completed NOI the property owner will be sent a receipt letter containing the Waste Discharger's Identification Number (WDID). The City requires Waste Discharger's Identification Number (WDID) from the State of California Water Resources Control Board to be submitted prior to issuance of a Grading Permit or plan approval. An Erosion Control plan is also required to be incorporated into the

project plans and/or grading plans prior to approval. The SWPPP is required to be available on site.

27. This project shall comply with the Storm Water Quality Control Criteria Plan, per the Stockton Municipal Code Section 13.20 and as outlined in the City's Phase 1 Storm Water NPDES permit issued by the California Water Quality Control Board, Central Valley Region (Order No. R5-2007-0173).
28. The property Owners, Developers, and/or Successors in Interest shall comply with any and all requirements, and pay all associated fees, as required by the City's Storm Water Pollution Prevention Program as set forth in its NPDES Storm Water Permit.
29. The ODS shall design and construct a private storm retention basin to the volume of 200% of the 10yr-48 hr storm. As an alternative, the basin can be converted to a private detention basin with a private pump station, if the developer can obtain proper discharge/outfall permits from the regulatory agencies overseeing Weber Slough.
30. The ODS will extend a 16-inch water line in Austin Road from Arch Road to Marisposa Road with appropriate water easement where necessary. This water line will loop the existing 16-inch water line in Arch Road.
31. In accordance with Senate Bill 221 and Government Code Section 66473.7, the ODS shall submit a request to the Director of MUD for verification of Sufficient Water Supply. The request shall be submitted 90-days prior to the filing of the first Final Map and accompanied by the appropriate fees.
32. The ODS shall provide permanent rights-of-way for and construct all on-site and off-site water, storm, and sanitary sewer facilities as designed and shown on the accepted improvement plans for the development

Building Division

33. The project is subject to a Senate Bill (SB) 5 finding in accordance with the effective 200-year flood map for the area. Because there are areas shown on the map in yellow (flood depths of 3'-5'); a report prepared by a California Licensed Civil Engineer is required indicating how the project will provide an urban level of flood protection. The report will serve as the substantial evidence in the record for either the shallow flooding finding or imposed conditions finding.
34. Both properties are located in the Federal Emergency Management Agency (FEMA) designated flood zones, Zone A(unnumbered) and Zone AO (1 feet). All new structures, equipment, and utilities shall be designed in accordance with Section 15.44 of the Stockton Municipal Code.
35. Any new development at APN 179-200-27 will require written approval from the maintaining agency for Little John's Creek including location of development and any potential impacts to the waterway such as storm drain discharge.
36. There appears to be an existing structure on APN 179-200-27; a separate demolition permit will be required for the removal of this structure. This permit shall be approval by the Stockton Building Department prior to removal.
37. Preliminary building plans indicate possible unlimited area buildings per Chapter 5 of the California Building Code. To construct buildings of this size there must be a minimum of 60 feet of clear space on each side of the buildings. For building walls parallel to a public right of way, the 60-foot measurement is to the center of the right-of-way.

Fire Department

38. Prior to approval of Final Map of the Sanchez parcel, the applicant shall detach from the Montezuma-Hoggan rural fire districts.

Public Works

39. All mitigations/improvements from one scenario to another shall be shown on the figures as well as defining them in the body of the report. All mitigations shall be physically (available R/W) and operationally doable, and the limits shall be defined (based on queuing analysis for turning lanes).
40. Roadway must provide sufficient consideration for commercial vehicles, and all intersecting roadways must provide sufficient right-of-way to accommodate the commercial uses, i.e., STAA truck turning radii. Medians/turn restrictions at existing driveways. At all site accesses, acceleration and deceleration lanes are required if warranted.
41. The ODS shall provide overall Master Plans for roadway network, all striping/lane geometrics, and fiber optic cable interconnect of all traffic signals for the ultimate design. Master Striping Plan shall identify how new or widened streets transition at match points with existing streets.
42. Locations of bus turnouts should conform to City standard plan criteria. The ODS shall coordinate with SJRTD on bus routes, bus bays, and shelter locations. The corner radii on SJRTD bus routes shall be at least a 30-foot or larger—according to the recommended SJRTD design bus vehicle.
43. Requirements to make all modifications and improvements necessary for the traffic signal, and to meet geometric requirements (i.e., left turn turning radius). The ODS shall dedicate to the City maintenance easements for the northbound approach into a private drive for traffic signal equipment (minimum 100 feet from the property line) needed for the maintenance of vehicle detection system and other signal equipment.
44. All proposed improvements at the intersections shall be based on queuing evaluation. The operational evaluation shall consider upstream and downstream intersections. All near term improvements shall consider right-of-way issues. Storage length shall be based on both demand and deceleration length requirements, for all turn lanes.
45. Austin Rd/Arch Rd Traffic signal. ODS shall be responsible for converting all traffic signal equipment to City of Stockton's current standards if the intersection is annexed to the City, which includes fiber optic connection to the traffic signal cabinet.
46. ODS shall make all modifications and improvements necessary for existing traffic signals, and to meet geometric requirements (i.e., left turn turning radius).
47. Throat depth for the main access at Logistic Drive and S. Austin Road shall be determined based on the traffic utilization identified in a subsequent traffic improvement phasing analysis performed in conjunction with site use. The City of Stockton standards apply.
48. Internal site turning radii relevant to site circulation must accommodate bus/fire vehicles.
49. Driveways and intersections, it abuts shall be designed with appropriate number of turn lanes, widths, radius, and controls as identified in an analysis provided for this development site.
50. All necessary public right of way dedications shall be made in support of any traffic analysis identifying driveways and adjacent frontages for public roadway use. Dedication shall be determined based on the traffic utilization identified in a subsequent traffic improvement phasing analysis performed in conjunction with site use.
51. A right of entry shall be granted to the City on any new signalized intersection involving driveways that will require City operational control of the signal.
52. All proposed streets shall intersect at right angles unless otherwise approved as part of the Tentative Map.
53. Corners at intersections shall meet COS standard sight distances.
54. ODS shall plant street trees. Maintenance of such trees shall be incorporated into the maintenance entity established.

City Attorney

55. The ODS 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 documents.
56. The Project shall be compliant with the provisions of the City's adopted Climate Action Plan at the time of filing the subsequent construction plan submittal as adopted by the City Council on June 1, 2016.

Central Valley Flood Protection Board

57. The ODS shall be required to obtain all necessary permits from Federal, State, County, City and/or Central Valley Flood Protection Board prior to commencing site grading and infrastructure improvements.