

**Project Name:** Cannery Park Development Agreement (DA2-03).

**Description:** The Cannery Park Development Agreement (DA2-03) allows Holman Investors, LLC. vested approval to develop approximately 450+/- acres of land located at the southwest corner of State Route 99 and Eight-Mile Road. The original DA proposed the construction of 1,116 single-family detached housing units, 210 multi-family housing units, 1,452,508 square feet of light industrial business park, 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. The Stockton City Council approved the first amendment to the DA on September 14, 2004. This amendment addressed the timing requirements for the DA. In 2019, an amendment to the Master Subdivision Agreement was approved by the city council, that revised the conditions for the approval of the Final Map for Cannery Park to more specifically address the timing for construction of conditioned infrastructure improvements. The city council approved a second amendment to the DA on April 2, 2024, as part of a new tentative subdivision map (P21-0435) for the vacant northeastern portion of the DA. The amendment included an extension to the DA, a tentative map, amendments to the zoning map and General Plan land use map that converted some of the commercial area to low density residential and relocated the high-density housing area. The DA term extension was for ten years, that now expires on October 14, 2034.

**Agreement Parties:** City of Stockton (City) and Holman Investors, LLC.

**County Recorder Fee #:** 2004-246441, 2025-019822.

**Approval Date:** 09/14/2004.

**Effective Date:** 10/14/2004.

**Extension Approval Date:** 04/02/2024.

**Term:** 10-year extension (expires 10/14/2034). The DA was originally a 20-year term.

**Master Development Plan (MDP):** No. Master Subdivision Agreement Cannery Park.

**Amendments:** 1<sup>st</sup> amendment (2004), 2<sup>nd</sup> amendment (2024).

**Last Annual Update:** 2024.

**City Neighborhood:** Morada/Holman.

**Location:** Southwest corner of State Route 99 and Eight Mile Road.

**General Plan:** Commercial, Open Space/Agricultural, Low Density Residential, High Density Residential, Industrial, and Institutional.

**Zoning:** CG (Commercial, General), OS (Open Space), PF (Public Facilities), RL (Residential, Low Density) and RH (Residential, High Density), IL (Industrial, Limited).

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

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

**Approved Phasing:** The first amendment to the Master Subdivision Agreement Cannery Park, was approved by the city council on July 16, 2019, with Resolution Number 2019-07-16-1104. This amendment revised the conditions for the approval of the Final Map for Cannery Park to more specifically address the timing for construction of conditioned infrastructure improvements.

**Completed:** Cannery Park Units 2-12 have received Final Subdivision Map approvals from the city council and have been under construction, accounting for 967 single family lots. Many of these final maps have completed construction. Public improvements were subsequently constructed and accepted. The Final Subdivision Maps for Cannery Park Units 13-15 were recorded in 2025. The tentative map for these units were approved by the city council in 2024. The projects included 331 single family residential lots, high density residential housing and commercial building area. Holman Road has been constructed from the southern boundary of Cannery Park to Eight Mile Road. In the applicant's annual report, they stated that the improvements to the intersection at Eight Mile Road and Holman Road were completed last year and that Holman Road has been opened to public traffic between Eight Mile Road and PFC Jesse Mizener Street.

**Remaining:** The commercial, high-density residential, industrial, and some low-density residential sites remain vacant.

**Active Violations (Building or Code):** There do not appear to be open violations.

**Specific DA Milestones:** N/A.

**Agreement Status:** Cannery Park is currently under construction. The final maps were recorded for subdivision unit numbers 13-15 consisting of 331 lots for single family development. They are under construction.

**2025 DA Compliance Status:** Compliant.

**Approvals can be downloaded from the city's website at:**

[https://www.stocktonca.gov/business/planning\\_engineering/master\\_planned\\_developments.php#collapse75940b1](https://www.stocktonca.gov/business/planning_engineering/master_planned_developments.php#collapse75940b1)

**CONTACTS:**

Owner/Developer

HOLMAN INVESTORS,  
LLC  
P.O. Box 8596  
Stockton, CA 95208  
Attn: Matt Arnaiz  
(Updated 03/17/2025)

HOLMAN INVESTORS, LLC  
3200 E. Eight Mile Road  
Stockton, CA 95212  
Attn: Matt Arnaiz

Copy to

ARNAIZ DEVELOPMENT CO., INC.  
Attn: Richard K. Denhalter Esq.  
General Counsel  
3400 Eight Mile Road  
Stockton, CA 95212

**EXHIBIT 1- Aerial of Project Site**



City of Stockton, CA: Landmaster Online Map, Stockton Aerial Photography 2025.



**Project Name:** Delta Cove (P21-1098)

**Description:** The Delta Cove Development Agreement (P21-1098), previously known as the Preserve (Atlas Tract), provides the Dea Spanos Berberian, as Trustee of F. Spanos Nonexempt Trust and Dea Spanos Berberian, as Trustee of A. Spanos Nonexempt Trust, with a vested right to establish a new development with 1,164-unit single family residences, 381 multi-family residences, parks, open space, and commercial uses on three vacant parcels, approximately 360 acres in size. On December 9, 2008, the Stockton City Council approved the Preserve (Atlas Tract) Residential Project with a Final Environmental Impact Report (FEIR11-05), with Resolution 08-0496, that included a planned development permit (PD3-08), to allow a mixed-use development. On October 19, 2010, the city council approved a new planned development project with amended land uses and a new name, the Delta Cove Planned Development (P09-160). On November 1, 2022, the city council approved a new development agreement (P21-1098), that extended the life of the vesting tentative map and supportive approvals.

**Agreement Parties:** City of Stockton and the Dea Spanos Berberian, as Trustee of F. Spanos Nonexempt Trust FBO Dea Spanos Berberian established U/D/T dated January 27, 1998, and A. Spanos Nonexempt Trust FBO Dea Spanos Berberian, established U/D/T dated January 27, 1998, 3520 Brookside Road, Suite #171 Stockton, CA 95219.

**County Recorder Fee #:** 2023-006206.

**Approval:** 11/1/2022.

**Effective Date:** 01/25/2023.

**Extension Approval Date:** N/A.

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

**Master Development Plan (MDP):** No, Planned Development (PD).

**Amendments:** None.

**Last Annual Update:** 2024.

**City Neighborhood:** Trinity/Northwest Stockton.

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

**General Plan:** Low Density Residential, Medium Density Residential, High Density Residential, Commercial, Open Space/Agriculture & Parks and Recreation.

**Zoning:** RL (Residential, Low Density), RM (Residential, Medium Density), RH (Residential, High Density), CN (Commercial, Neighborhood), OS (Open Space) and PF (Public Facilities).

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

**EIR/MMRP #:** EIR (SCH# 2006092063) and Amended Findings, Statement of Overriding Considerations, Mitigation and Reporting Program (MMRP).

Development Agreement (DA) Summary- *Delta Cove*

04/15/2026

**Approved Phasing:** Outlined in the Planned Development and supportive documents; however, flexibility is provided in the conditions of approval, if revised phasing is approved by the city.

**Completed:** Delta Cove has not begun substantial construction. The Delta Cove property was conveyed in 2024. In 2025, the applicant requested the consent of the City of Stockton to the assign the development agreement. City staff has been working with the applicant on this request. In the applicant's annual report, it stated that the owner continues to position the property in order to commence future development.

**Remaining:** The remainder of the project.

**Active Violations (Building or Code):** There does not appear to be any active violations.

**Specific DA Milestones:** The potential future five-year extension of this DA is contingent on the progress of a phasing and/or final map.

**2025 DA Compliance Status:** Compliant.

**Approved plans can be downloaded from 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)

**CONTACTS:**

Owner/Developer:

Dea Spanos Berberian, as Trustee  
of F. Spanos Nonexempt Trust FBO  
Dea Spanos Berberian established  
U/D/T dated January 27, 1998, and  
Spanos Nonexempt Trust FBO Dea  
Spanos Berberian, established  
U/D/T dated January 27, 1998,  
3520 Brookside Road, Suite #171  
Stockton, CA 95219  
(Updated 04/15/2026)

Copy to:

Sheppard, Mullin, Richter &  
Hampton LLP  
650 Town Center Drive, 19th  
Floor  
Costa Mesa, CA 92626  
Attn: Corey Steady  
(714) 513-5100

Sheppard, Mullin, Richter  
& Hampton LLP  
350 South Grand Avenue,  
40th Floor  
Los Angeles, CA 90071  
Attn: Justin Mahramas  
(213) 617-4101

**EXHIBIT 1- Aerial of Project Site**




City of Stockton, CA: Landmaster Online Map, Stockton Aerial Photography 2025.

**EXHIBIT 2- Conceptual Land Use Plan**



**LEGEND**

-  Residential Low Density (0-8.7 du/ac)
-  Residential Medium Density (8.8-17.4 du/ac)
-  Residential High Density (17.5-29.0 du/ac)
-  Commercial Neighborhood
-  Public Facility (Neighborhood Sports Park/School)
-  Open Space / Parks

No scale   
**N**

Development Agreement (DA) Summary- *Mariposa Industrial*

04/15/2026

**Project Name:** Mariposa Industrial Park Project Development Agreement (P20-0805), (P24-0104).

**Description:** The Development Agreement (DA) provides Greenlaw Development, LLC. with a vested right to establish a maximum of 3.6 million square feet of new industrial warehouse uses on ten parcels approximately 211 acres in size that are largely vacant with agricultural uses and two residences. On December 6, 2022, the Stockton City Council approved the Mariposa Industrial Park Project Development Agreement (P20-0805) that included six parcels, approximately 203 acres in size. On September 17, 2024, the city council approved an amendment (P24-0104) to the DA and an addendum to the Environmental Impact Report (EIR), to include four adjacent parcels, approximately 7.6 acres in size, to simplify the project boundaries, rather than meandering.

**Agreement Parties:** City of Stockton and Greenlaw Development, LLC.

**County Recorder Fee #:** 2023-038261 (P20-0805), 2025-084374 (P24-0104).

**Approval Date:** 12/06/2022.

**Effective Date:** 04/13/2023.

**Extension Approval Date:** N/A.

**Term:** Ten years (expires 06/20/2033) with the possibility of five-year extension.

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

**Amendments:** 1<sup>st</sup> Amendment (2004).

**Last Annual Update:** 2024.

**City Neighborhood:** Industrial Annex.

**Location:** South of Mariposa Road and east of the termini of Clark Drive and Marfargoa Road (Exhibit 1).

**General Plan:** Industrial.

**Zoning:** (IL) Industrial, Limited

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

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

**Approved Phasing:** N/A.

**Completed:** Building construction has begun after staff confirmed compliance with conditions of use and mitigation measures. In the applicant's annual report, it states that the Walmart project is scheduled for completion next year. Greenlaw worked with the city to form a Community Facility District (CFD) for a future fire station to be constructed and operated in south Stockton. CFD Number 2024-1 was approved by the Stockton City Council on November 12, 2024, which was a requirement of the Development Agreement.

**Remaining:** Building construction has begun. There will be additional construction with continued compliance with conditions and mitigation measures.

**Active Violations (Building or Code):** It does not appear that there are any code violations.

**Specific DA Milestones:**

- Staff will verify compliance with conditions and mitigation measures. MMRP Measures that have been verified: AES-1, 2, 3, 4, AG-1, AIR-1, 2, 3, 4, 5, 6, 7, 8, 11, 13, 14, 17, 18, 19, 20, 23, 24, 25, 26, 27, 28, 29, BIO-1, 2, 3, 4, 5, CULT-1, 2, 3, GEO-1, 2, 3, 4, 5, GHG-1, HAZ-2, 3, GEO-1, 2, HYDRO-1, NOISE-1, 2, 3, 4, 5, PSR-1, 2, TRANS-1, 2, 3, UTIL-2.

**2025 DA Compliance Status:** Compliant.

**Approved plans can be downloaded from 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)

**CONTACTS:**

Owner/Developer

Greenlaw Development, LLC  
 Attention: Rob Mitchell  
 18301 Von Karman Avenue, Suite 301  
 Irvine, CA 92612  
 (Updated 04/16/2026)

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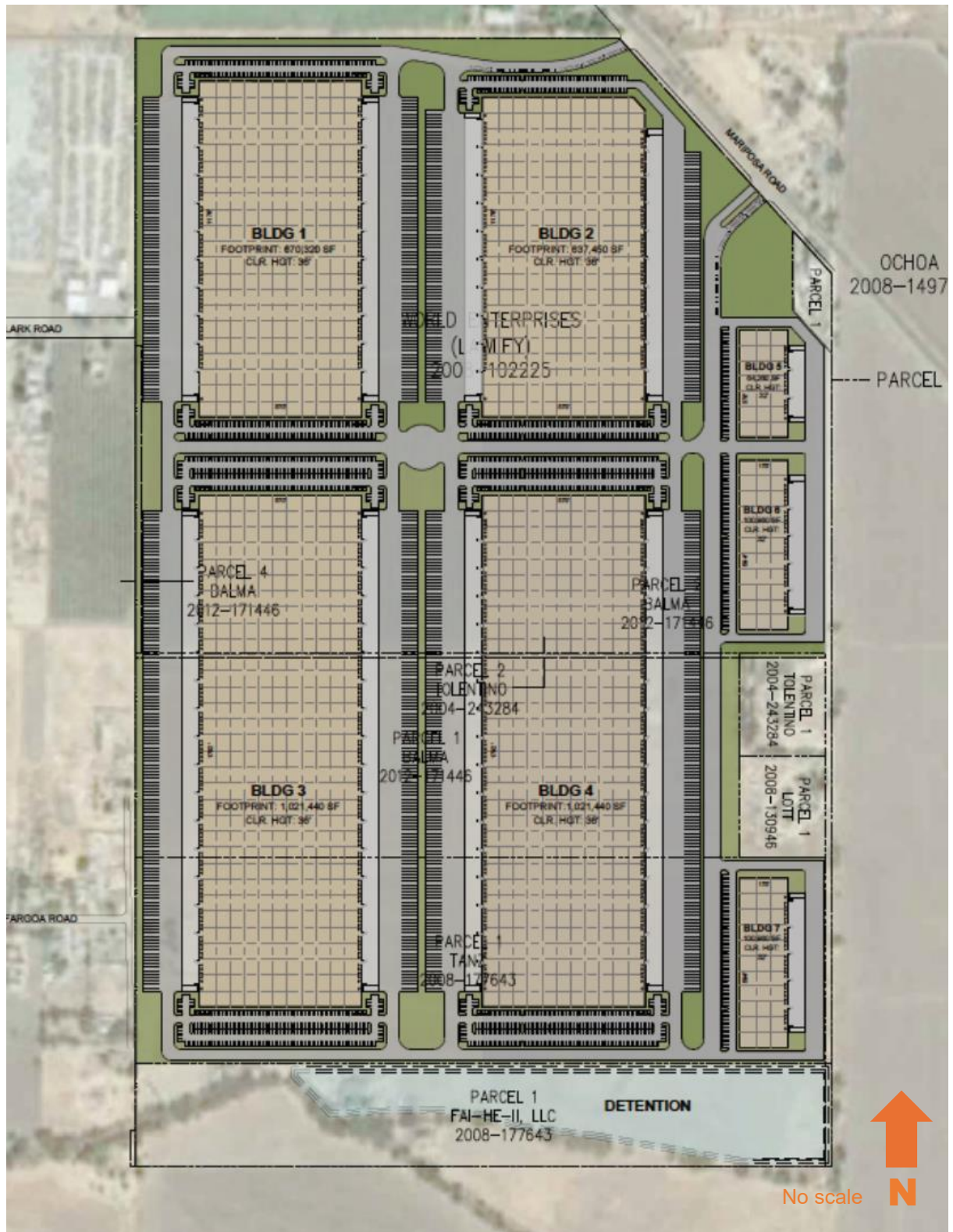
Thia Cochran  
 Cochran Law Group  
 18301 Von Karman Avenue, Suite 301  
 Irvine, CA 92612

**EXHIBIT 1- Aerial of Project Site**



City of Stockton, CA: Landmaster Online Map, Stockton Aerial Photography 2025.

**EXHIBIT 2- Conceptual Site Plan**



Conceptual Site Plan, Revised Final Environmental Impact Report for the Mariposa Industrial Park, BaseCamp Environmental, Inc., Figure 3-2, Page 74, November 15, 2022.

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

**Description:** The Mariposa Lakes Development Agreement (DA7-05) allows PCCP LB Mariposa Lakes LLC. vested approval to pursue a mixed-use urban development on approximately 3,810 acres of unincorporated lands including roughly 11.5 million square feet of industrial and business uses; 10,566 residential dwellings at low, medium, and high-density; and one million square feet of commercial uses. The development includes a town center, schools, parks and lakes. On October 28, 2008, the Stockton City Council approved the Development Agreement, the Mariposa Lakes Specific Plan (SP4-03), and an Environmental Impact Report (EIR).

**Agreement Parties:** City of Stockton and PCCP LB Mariposa Lakes LLC.

**County Recorder Fee #:** 2008-196213.

**Approval Date:** 10/28/2008.

**Effective Date:** 11/28/2008.

**Term:** 20-years from the date that the city grants the first building permit (No building permits have been issued) or 25-years plus one day from December 1, 2008 (expires 12/02/2033).

**Master Development Plan (MDP):** No. It has a Specific plan.

**Amendments:** None.

**Last Annual Update:** 2024.

**City Neighborhood:** Mariposa Lakes.

**Location:** San Joaquin County jurisdiction, within the City of Stockton's Sphere of Influence. The site is approximately four miles southeast of Stockton's downtown and over three miles northeast of the Stockton Metropolitan Airport. The site is bounded on the north by State Route 4 or Farmington Road, on the east is Kaiser Road, and on the south is Mariposa Road and to the south and west is the Burlington Northern Santa Fe (BNSF) Railroad.

**General Plan:** Residential Estates, Low, Medium and High Density Residential, Administrative Professional, Commercial, Industrial, Open Space/Agriculture, Parks and Recreation & Institutional.

**Zoning:** A rezoning was approved in 2008, to include CG (Commercial, General), CN (Commercial, Neighborhood), IG (Industrial, General), IL (Industrial, Light), OS (Open Space), PF (Public Facilities), RE (Residential, Estate), RL (Low Density Residential), RM (Medium Density, Residential), RH (High Density Residential), UC (University/College).

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

**EIR/MMRP #:** EIR (SCH #2006022035) with MMRP.

**Approved Phasing:** Phasing is described in Section 13.3 of the Specific Plan.

**Completed:** No substantial construction or entitlements have begun. Per the determination of the Planning Commission's during the 2024 review, the applicant worked with city staff on an annexation agreement. The applicant submitted a signed agreement to the city by the October 24, 2025 deadline. In the applicant's annual report, it stated that their team continued to analyze services, utilities, and infrastructure needed for Specific Plan area in preparation to submit an annexation request to SJ LAFCO to decide which portions would be the initial annexation area.

**Remaining:** The remainder of the project.

**Active Violations (Building or Code):** There does not appear to be any active violations.

**Specific DA Milestones:**

- Climate Action Plan.
- A signed and notarized Annexation Agreement was submitted to the city by the applicant. Annexation into the city limits.
- Completion of the project and the ability of the applicant to phase the project to meet market demands.

**2025 DA Compliance Status:** Compliant.

**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)

**CONTACTS:**

**Developer:**

c/o PCCP LB Mariposa Lakes, LLC  
10100 Santa Monica Boulevard,  
Suite 1000  
Los Angeles, CA 90067  
Attention: Legal Notices  
(Updated 04/15/2026)

**Copy to:**

Kamilos Companies, LLC  
11249 Gold Country Blvd.,  
Suite 190  
Gold River, CA 95670

c/o PCCP LB Mariposa  
Lakes, LLC  
200 Pine Street, 29th Floor  
San Francisco, CA 94111  
Attention: Phil Russick

**EXHIBIT 1- Aerial of Project Site**



City of Stockton, CA: Landmaster Online Map, Stockton Aerial Photography 2025.

**EXHIBIT 2- Mariposa Lake Land Plan (DA)**



Mariposa Lakes Specific Plan FEIR, EDAW, Figure 3.8 – Land Use Plan, Page 5-3, June, 2008.

**Project Name:** The Port of Stockton (P12-087).

**Description:** Adopted by the City Council on September 25, 2012, the Port of Stockton Development Agreement (P12-087) provides the Port of Stockton with a vested right to operate approximately 2,300-acres of industrial area according to the General Plan (Industrial Land Use Designation) and Zoning Ordinance with (Port Zoning). The DA boundary includes the Rough and Ready Development 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 Fee #:** N/A.

**Approval Date:** 9/25/2012.

**Effective Date:** 10/25/2012.

**Extension Approval Date:** N/A.

**Term:** 30 years (expires 10/25/2042).

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

**Amendments:** N/A.

**Last Annual Update:** 2024.

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

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

**General Plan:** Industrial

**Zoning:** (PT) Port.

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

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

**Approved Phasing:** Not defined.

**Completed:** The DA boundary is mostly built out, with the undeveloped sites being infill. According to the applicant's annual review letter, since 2012, the Port has entitled 30 major development projects with an estimated \$766 million with the potential to create approximately 1,848 jobs. There are also multiple pending projects. The Port continues to develop and operate consistently with the PT (Port zoning district) pursuant to the DA.

**Remaining:** Most undeveloped sites are infill.

**Active Violations (Building or Code):** There does not appear to be any active violations.

**Specific DA Milestones:** N/A.

**2025 DA Compliance Status:** Compliant.

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)

**CONTACTS:**

Owner/Developer

Kirk DeJesus, Port Director

Port of Stockton

P.O. Box 2089

Stockton, CA 95201-2089

(Updated 04/16/2026)

Copy to:

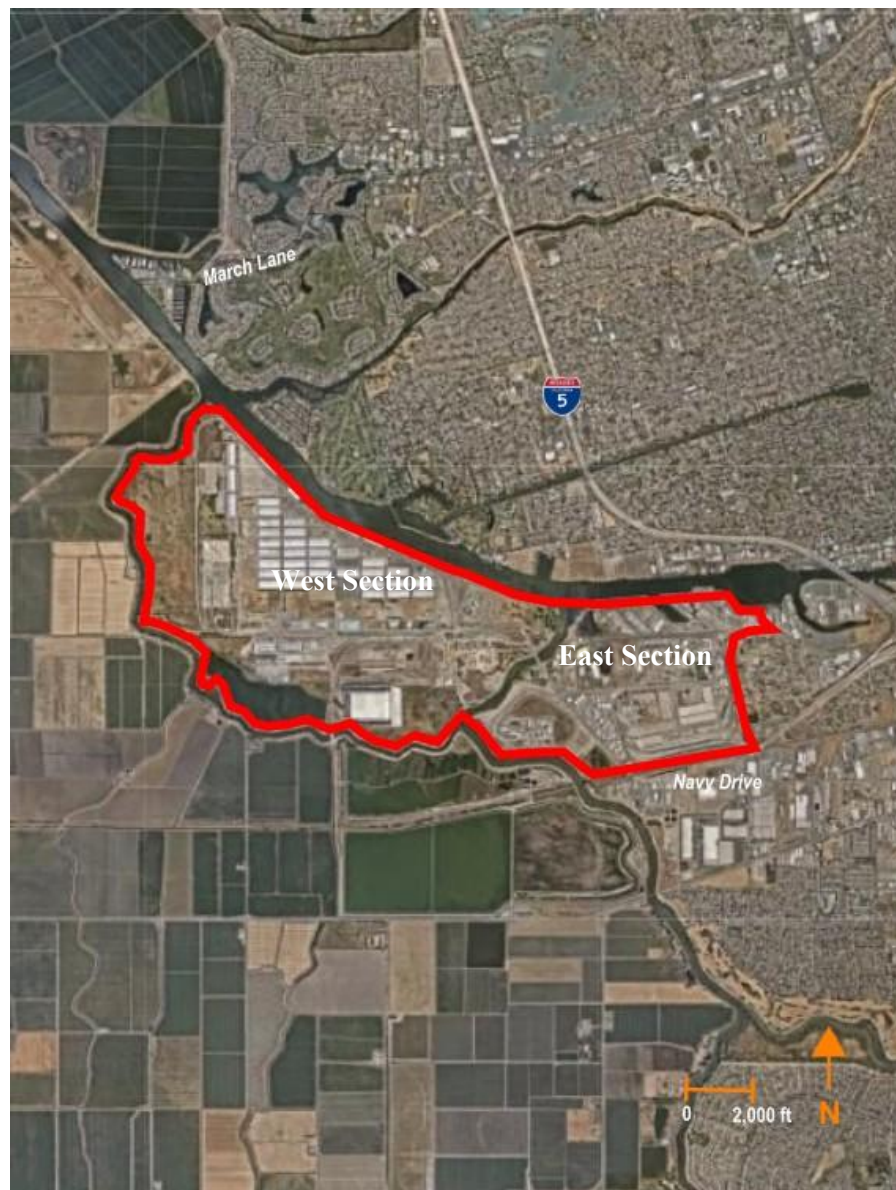
Steven A. Herum

Herum \Crabtree

5757 Pacific Avenue, Suite 222

Stockton, California 95207

**EXHIBIT 1- Aerial of Project Site**

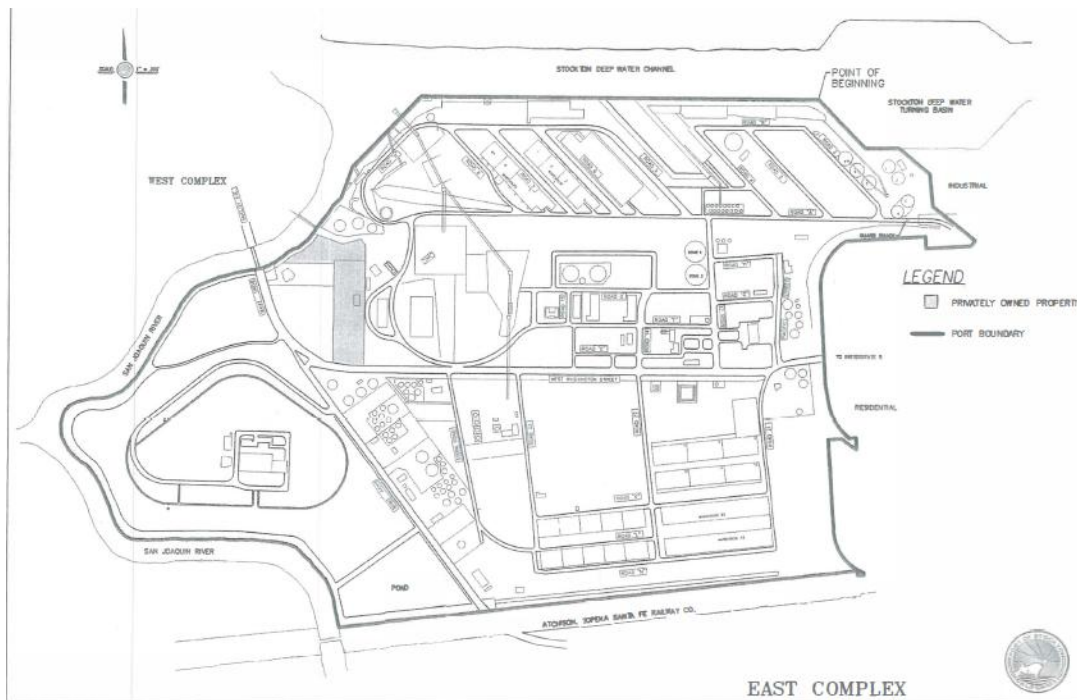


City of Stockton, CA: Landmaster Online Map, Stockton Aerial Photography 2025.

**EXHIBIT 2- Rough and Ready MDP- West Section**



**EXHIBIT 3- East Section**



**Project Name:** Sanctuary (DA3-05).

**Description/Size:** The Sanctuary Development Agreement (DA3-05) allows Sanctuary by Grupe, LLC. to establish approximately 7,070 dwelling units, 483,984 square feet of offices, 208,272 square feet of retail, and 100 hotel rooms, 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. The proposed construction will include improvements to the existing levees. On November 18, 2008, the Stockton City Council approved the Sanctuary Master Development Plan, Development Agreement, and Environmental Impact Report.

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

**County Recorder Fee #:** 2008-196215.

**Approval Date:** 11/18/2008.

**Effective Date:** 12/18/2008.

**Term:** 20-years from the date of the first building permit (No building permits have 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:** 2024.

**City Neighborhood:** Trinity/Northwest Stockton.

**Location:** The project is located on what is called the Shima Tract, west of Interstate 5, south, east and north of the White Slough. (Exhibit 1)

**General Plan:** Mixed Use.

**Zoning:** MX (Mixed Use).

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

**EIR/MMRP #:** EIR (SCH No. 2006022028) with MMRP.

**Approved Phasing:** Phasing is described in Section 7.4 of the MDP.

**Completed:** No substantial construction has begun. In the applicant's annual review letter, they engaged with a flood control engineer and the Reclamation District to work with SJAFCA for levee improvement project.

**Remaining:** The remainder of the project.

**Active Violations (Building or Code):** There does not appear to be any active violations.

**Specific DA Milestones:** Climate Action Plan.

**2025 DA Compliance Status:** Compliant.

**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:

Jeremy S. White  
Chief Operating Officer  
The Grupe Company  
3255 West March Lane, Suite 400  
Stockton, CA 95219

Sanctuary by Grupe, LLC  
3255 W. March Lane, Suite 400  
Stockton, CA 95219  
Attention: Nelson Bahler

Copy to:

Michael D. Hakeem, Esq.  
Hakeem, Ellis & Marengo  
3414 Brookside Road  
Stockton, CA 95219

**EXHIBIT 1- Aerial of Project Site**



City of Stockton, CA: Landmaster Online Map, Stockton Aerial Photography 2025.

**EXHIBIT 2- Permitted Land Use Plan**



*Conceptual Plan only. Specific design will be processed through Site Plan Review*

*SFR = Single Family Residential Housing  
 MF = Multi-Family Housing  
 MU = Mixed-Use*

The Sanctuary Master Development Plan (MDP), The Grupe Investment Company, Figure 2-2 – Permitted Land Use Plan, Page 2-5, September 2, 2008.

**Project Name:** Spanos Park West (Business Park) and Density Transfer Agreement (DA1-00), (DA3-01), (DA6-05), (P22-0099).

**Description:** Spanos Park West Development Agreement (DA1-00) allows A.G. Spanos Construction, Inc. to facilitate a mixed-use development of a 200-acre residential and commercial center. On January 9, 2002, the Stockton City Council approved the A.G. Spanos Business Park Master Development Plan (MDP), along with the Spanos Park West Development Agreement (DA1-00) and Density Transfer Development Agreement (DA3-01). The original DA1-00, divided the Spanos Park West development into two components: a mainly residential component, The Villages at Spanos Park and a mixed-use component, A.G. Spanos Business Park. 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 for the business park component. The Density Transfer Development Agreement included the requirement to construct 935 high density residential (HDR) units within the Business Park. In 2008, 308 HDR units had been built with the Pavilions Apartment Project but there was not sufficient vacant land in the Business Park to construct the remaining required 627 HDR units. On December 9, 2008, the city council approved an amendment to the Density Transfer Development Agreement (DA6-05) to permit the applicant to construct the remaining units on other entitled A.G. Spanos projects (Crystal Bay of the Westlake Villages DA, Atlas Tract, which is now called Delta Cove DA), elsewhere in the city, or cause to construct with payment of \$2,000 dollars per HDR unit not built to the city or to a non-profit charitable organization, that is reasonably approved by the city. The deadline for the remaining units was December 9, 2018. In 2022, the applicant requested a second amendment to extend the term limit for the Development Agreement and Density Transfer Development Agreement. On July 11, 2023, the City Council approved the second amendment, Spanos Park West Development Agreement and Density Transfer Agreement (DA3-01) (P22-0099) that extended the agreement and to fulfill the HDR housing obligations to February 28, 2032.

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

**County Recorder Fee #:** 2002-041898 [Spanos Park West Development Agreement (DA1-00)], 2002-041899 [Spanos Park West Density Transfer Development Agreement (DA 3-01)], 2009-007751 [first amendment to Spanos Park West Density Transfer Development Agreement (DA6-05)] and 2023-069227 [second amendment to Spanos Park West Development Agreement and Density Transfer Agreement (P22-0099)].

**Approval Date:** 01/29/2002.

**Effective Date:** 02/28/2002.

**Extension Approval Date:** 07/11/2023.

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

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

**Amendments:** 1<sup>st</sup> Amendment (2008). 2<sup>nd</sup> Amendment (2023).

**Last Annual Update:** 2024.

**City Neighborhood:** Trinity/Northwest Stockton

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

**General Plan:** Mixed Use.

**Zoning:** (MX) Mixed Use.

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

**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.

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

**Completed:** Major infrastructure has been completed. This includes roads, parks, drainage, and utilities. Most of the parcels have been developed. See Exhibit 1. In the applicant's annual report, it stated that \$200,000 was contributed to the organization that constructed the Anchor Village Apartments in downtown Stockton, that provides affordable housing and services for veterans at risk of homelessness, as well as individual living with special needs. That contribution would account for 100 of the HDR units. They anticipate that 392 of the HDR units will be built in Crystal Bay and 96 HDR units will be built in the Atlas Tract Project (Delta Cove). A parcel map (P23-0266) was recorded in 2025, splitting one parcel into five parcels, which proposed the development of a self-storage facility and three drive-through facilities including restaurants. A building permit was also submitted on a parcel for a hotel.

**Remaining:** Four parcels totaling  $\pm 7.3$ -acres remain undeveloped or without a proposed project. The completion of the HDR units.

**Active Violations (Building or Code):** There does not appear to be any active violations.

**Specific DA Milestones:** High-Density Residential Units: Spanos Business Park can construct the required high-density residential units in Crystal Bay, Delta Cove, another location in Stockton or pay an in-lieu fee if not constructed by 2032.

**2025 DA Compliance Status:** Compliant.

**Approved plans can be downloaded from 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)

### **CONTACTS:**

#### Owner/Developer

A.G. Spanos Construction,  
Inc.  
1341 W. Robinhood Drive,  
Suite B-5  
Stockton, CA 95207  
Attention: Jerry Murphy  
(Updated 04/14/2026)

Rosie A. Lemos  
General Counsel  
A.G. Spanos Construction, Inc.  
10100 Trinity Parkway, 5th  
Floor  
Stockton, CA 95219

John Briscoe  
Washburn, Briscoe &  
McCarthy  
55 Francisco Street, Suite 600  
San Francisco, CA 94133

**EXHIBIT 1- Aerial of Project Site**



City of Stockton, CA: Landmaster Online Map, Stockton Aerial Photography 2025.

**EXHIBIT 2- Conceptual Site Plan**

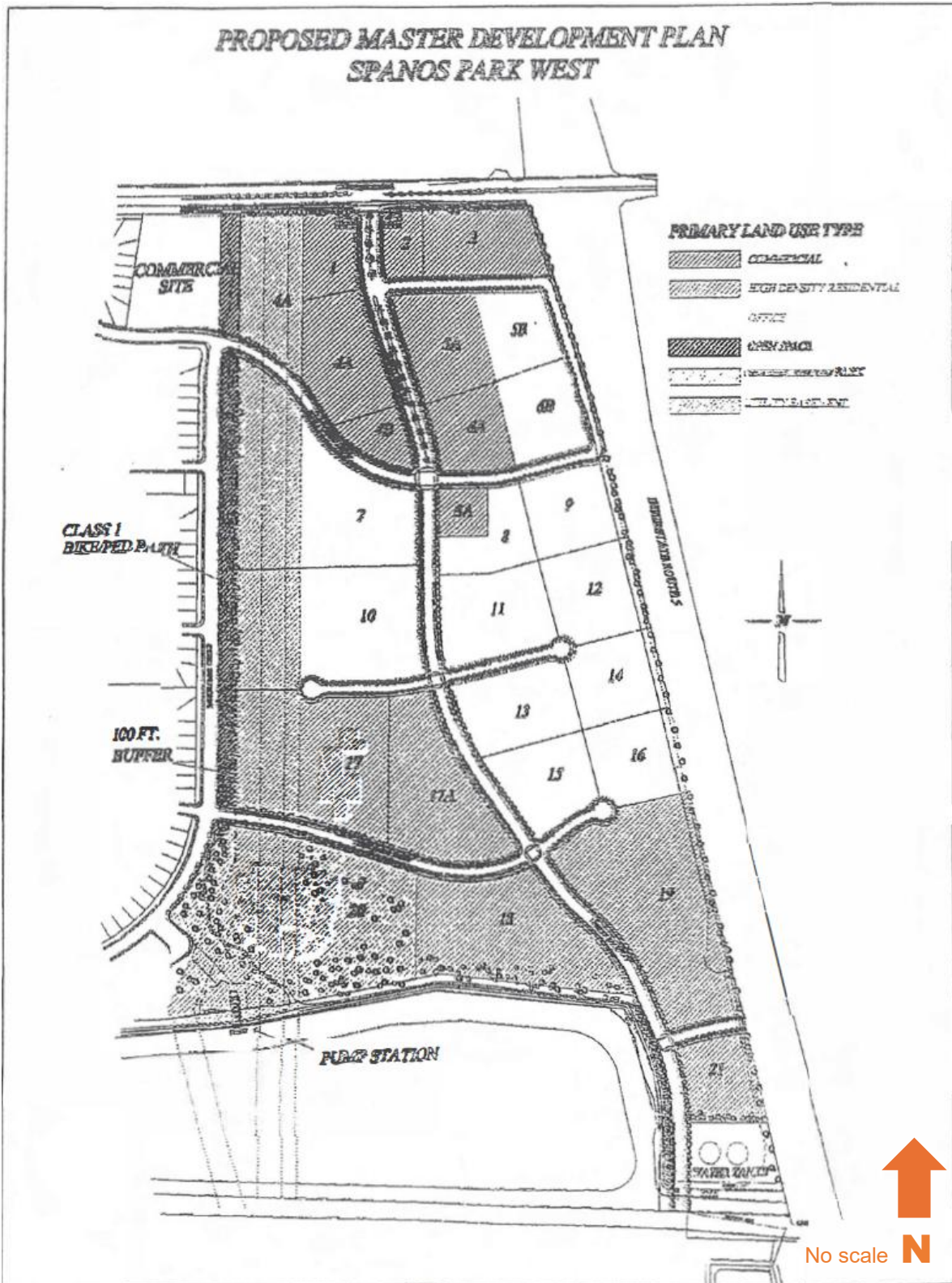


FIGURE 3.1 CONCEPTUAL SITE PLAN

3-3

Conceptual Site Plan, A.G. Spanos Business Park Master Development Plan, The A.G. Spanos Companies, Figure 3-1, Page 3-3, January 9, 2002.

Development Agreement (DA) Summary- *St. Joseph's*

04/21/2026

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

**Description:** The St. Joseph's Medical Center of Stockton Development Agreement (DA) and St. Joseph's Medical Center of Stockton Hospital Expansion Project Master Development Plan (MDP) provides the Port City Operating Company, LLC with a vested right to expand and modernize the existing medical center within a MDP on multiple parcels on approximately 18.7 acres on multiple parcels that are largely developed with existing buildings used for the St. Joseph's Medical Center. On September 26, 2023, the Stockton City Council approved the project (P21-0958) that included a DA, MDP and Environmental Impact Report (EIR). The proposed expansion will include the removal of some existing buildings, construction of a new Acute Care Hospital Tower approximately 331,000 square feet in size, construction of a new parking structure to replace the existing surface parking, and modernization of other facilities on the Medical Center property. The Agreement provides for an initial 20-year term to carry out development of the Master Plan.

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

**County Recorder Fee #:** 2023-093473.

**Approval Date:** 09/26/2023.

**Effective Date:** 10/26/2023.

**Extension Approval Date:** N/A.

**Term:** 20 years (expires 10/26/2043). The initial term may be extended by two successive eight-year increments from the date of expiration provided that obligations are met.

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

**Amendments:** N/A.

**Last Annual Update:** 2024.

**City Neighborhood:** Midtown.

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

**General Plan:** Administrative Professional, Commercial and Medium Density Residential.

**Zoning:** CG (Commercial, General), CN (Commercial, Neighborhood), CO (Commercial, Office), RM (Residential, Medium Density), and PF (Public Facilities).

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

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

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

**Completed:** The applicant applied for building permits, one lot line adjustment (LLA25-2385) and other reviews with city staff. In the applicant's annual report, it stated that several permits have been submitted and construction for Phase 1 (Administrative Support Building) will begin after final permit issuance from the city. The Administrative Support Building will be two stories

Development Agreement (DA) Summary- *St. Joseph's*

04/21/2026

tall, consisting of approximately 26,000 square feet and will house support offices as well as sleeping quarters for medical personnel.

**Remaining:** Building construction/demolition had not been completed as of 04/21/2026.

**Active Violations (Building or Code):** There appear to be no active violations.

**Specific DA Milestones:** Staff will verify compliance with conditions and mitigation measures.

**2025 DA Compliance Status:** Compliant.

**Approved plans can be downloaded from 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:**

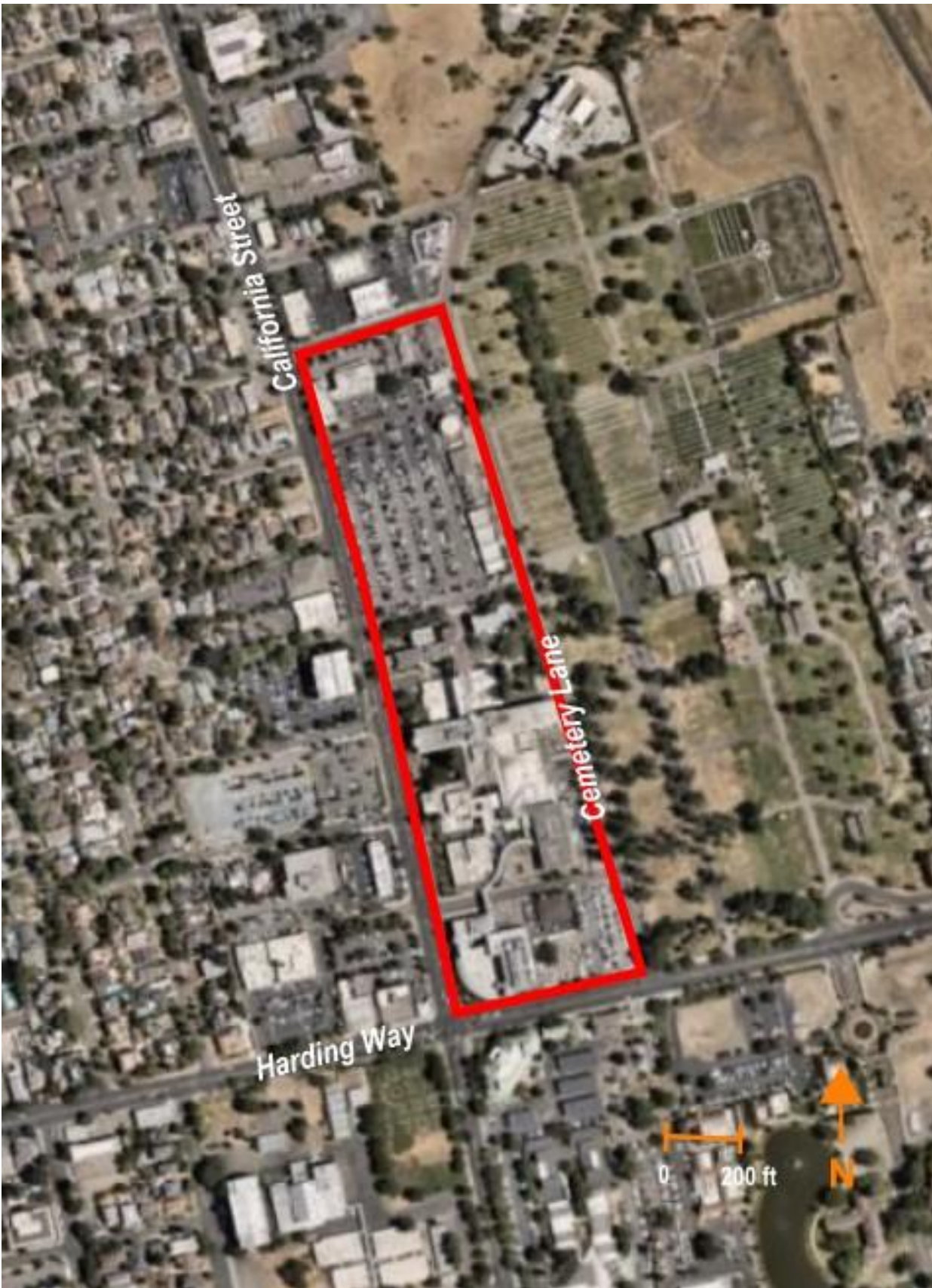
CommonSpirit Health  
3200 N. Central Avenue  
23<sup>rd</sup> Floor  
Phoenix, AZ 65012  
Attention: Senior Vice President National Real Estate Services

CommonSpirit Health  
3400 Data Drive  
Rancho Cordova, CA 95670  
Attention: National Real Estate Services

CommonSpirit Health  
3200 N. Central Avenue  
23<sup>rd</sup> Floor  
Phoenix AZ 65012  
Attention: Legal Team  
(Updated 03/25/2025)

President and CEO  
St. Joseph's Medical Center  
1800 N. California Street  
Stockton, CA 95204

**EXHIBIT 1- Aerial of Project Site**



City of Stockton, CA: Landmaster Online Map, Stockton Aerial Photography 2025.

**EXHIBIT 2- Site Master Plan**



Site Master Plan, St. Joseph's Medical Center of Stockton Hospital Expansion Project Master Development Plan, Dignity Health, Page 4.1-1, September 2023.

**Project Name:** University Park (DA3-03).

**Description:** The University Park Development Agreement (DA3-03) and University Park Master Development Plan (MDP) were approved by the Stockton City Council on November 18, 2003. The DA allows the Stockton Center Site Authority (Joint Powers created by the city and the Trustees of the California State University and the Grupe Huber Company), to establish a mixed-use development that includes: a long-term educational center and a mix of commercial and residential development on approximately 103-acres of land. The MDP includes standards and preferences to retain existing historic buildings.

**Agreement Parties:** City of Stockton, Stockton Center Site Authority (Joint Powers created by the City of Trustee of the California State University) and the Grupe Huber Company (GHC), formerly The Grupe Commercial Company.

**County Recorder Fee #:** 2004-04534.

**Approval Date:** 11/18/2003.

**Effective Date:** 12/18/2003.

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

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

**Amendments:** None.

**Last Annual Update:** 2024.

**City Neighborhood:** Midtown.

**General Plan:** Administrative Professional.

**Zoning:** UC (University/College).

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

**EIR/MMRP #:** Environmental Impact Report (SCH # 2002062002) and a Mitigation Monitoring/Reporting Program (MMRP) were prepared for the project.

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

**Completed:** In the applicant's annual review letter, it states that the California State University Stanislaus completed construction of a two story 55,000 square foot building with classrooms. This building is located at 605 Acacia Street. The KIPP Charter School completed its final phase of construction of three new buildings of its K-8 school, which was now be able to accommodate 1,000 elementary students. The KIPP Charter School also proposed a new high school, that they estimate to commence construction in mid-2026. 10 new buildings have been constructed. 12 existing buildings have been remodeled, some of which were historic. It was estimated that over 2,900 students received educational services and there are over 1,000 employees on site.

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

Development Agreement (DA) Summary- *University Park*

04/21/2026

**Active Violations (Building or Code):** There does not appear to be open violations.**Specific DA Milestones:** N/A.**2025 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)

**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

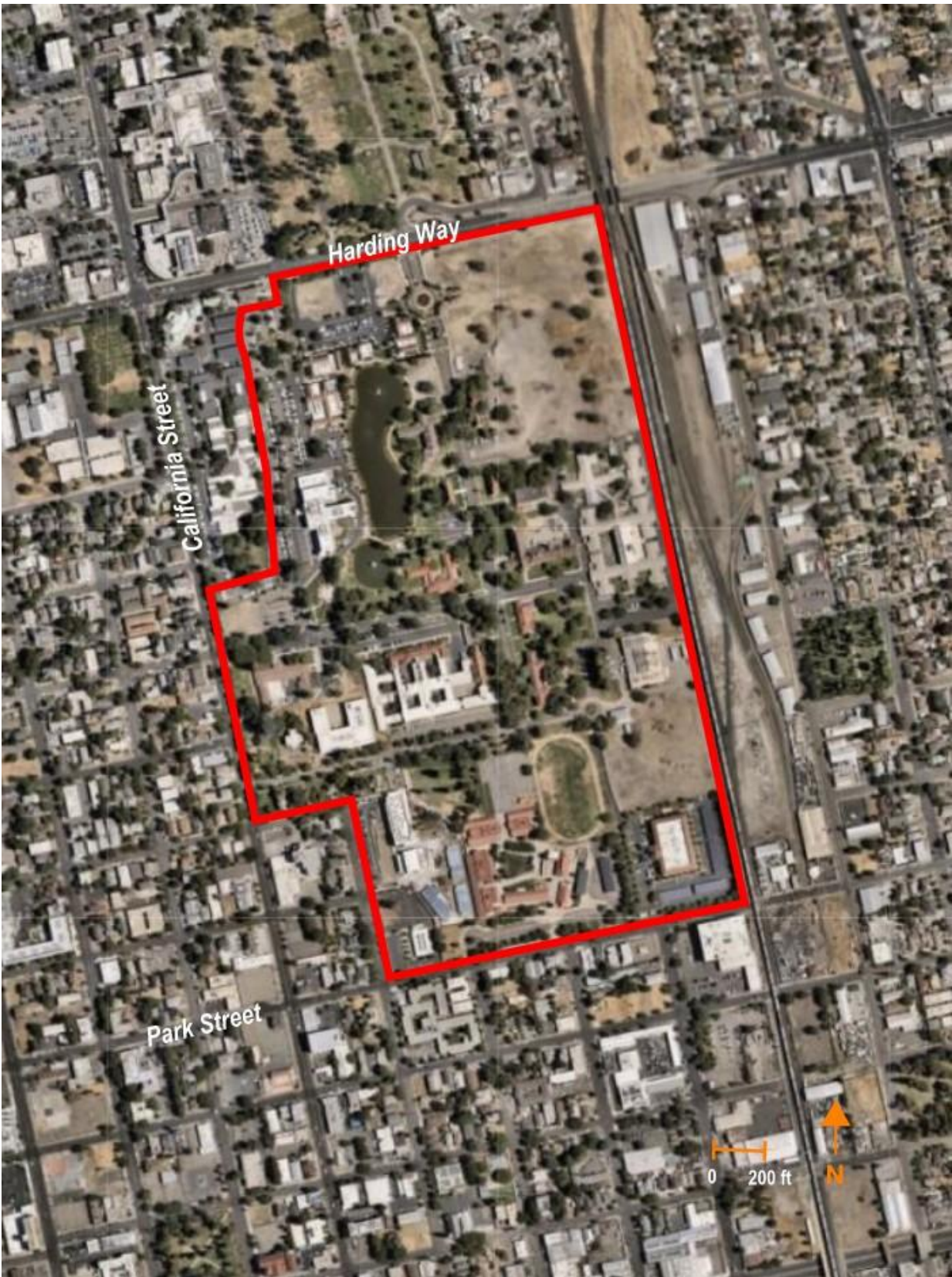
Grupe Huber Company  
c/o Nelson Bahler  
3255 W. March Lane  
Stockton, CA 95219  
(Updated 03/26/2025)

**Developer:**

Dan Keyser  
Chief Operating Officer  
Grupe Huber Company  
1203 N. Grant Street  
Stockton, CA 95202

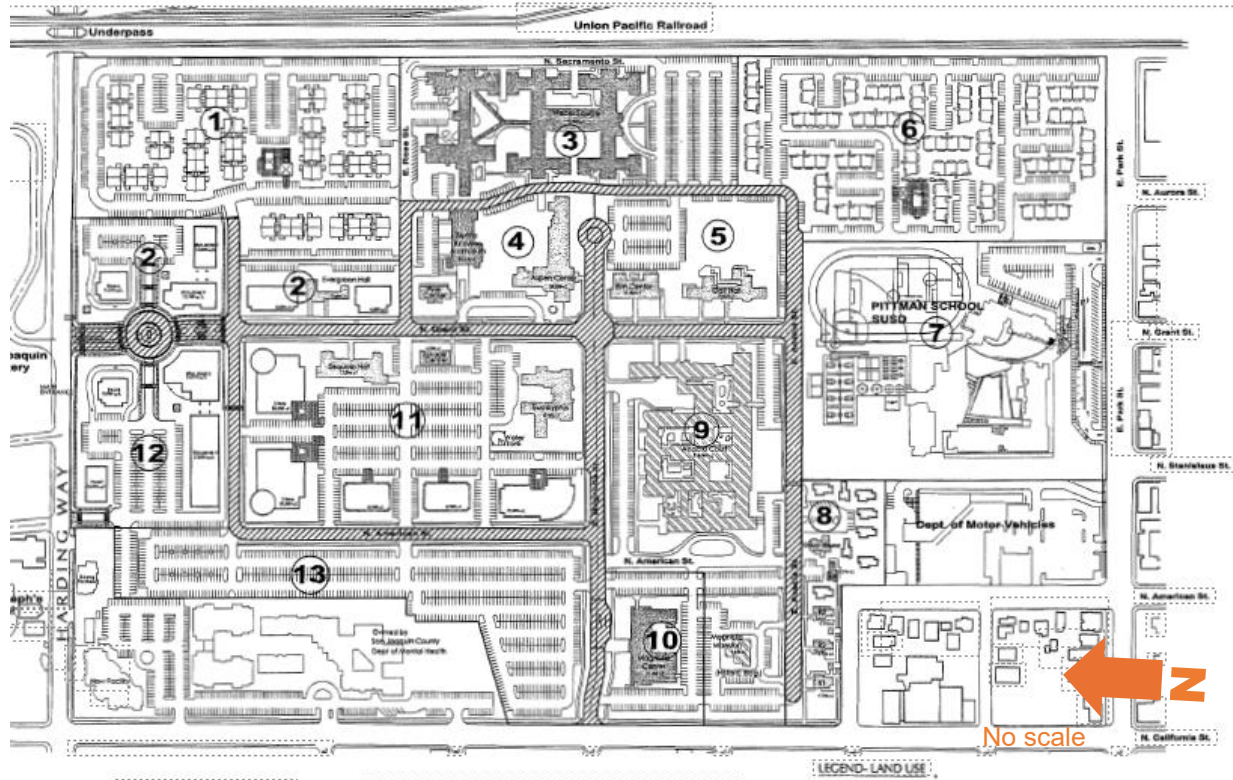
Grupe Huber Company  
c/o Kevin Huber  
3255 W. March Lane  
Stockton, CA 95219

**EXHIBIT 1- Aerial of Project Site**



City of Stockton, CA: Landmaster Online Map, Stockton Aerial Photography 2025.

**EXHIBIT 2- University Park Site Plan**



Land Use Plan, University Park Master Development Plan, Figure 4-2, Page 4-1, June 13, 2003.

**Project Name:** Westlake Villages (DA1-04).

**Description:** On September 14, 2004, the Stockton City Council approved The Westlake Villages Development Agreement (DA1-04), the Spanos West Master Development Plan, and the Final EIR (EIR 1-04). The approval allowed the construction of 689.6 acres into a 2,800-unit residential community and Paradise Point Marina (Paradise Marina). The DA included a 173.6-acre neighboring property, “The Spanos Property” that was located in unincorporated San Joaquin County. In 2008, “The Spanos Property” was approved as the Crystal Bay Residential Project which included annexation and Planned Development (PD) standards for constructing a 1,343-unit residential community with parks, roads, infrastructure, and landscaping. The first amendment to the DA (P10-190) was approved by the city council on June 29, 2010, to amend some of the language. The second amendment to the DA (P19-0583), was approved by the city council on October 19, 2019, that provided a time extension and replaced the name “The Spanos Property” to Crystal Bay. The Crystal Bay property was conveyed to a new owner by a grant deed recorded October 31, 2024, and the rights and obligations regarding the Crystal Bay property (but not with respect to the remainder of the Westlake Villages portion) under the Westlake development agreement were assigned by the partial assignment and assumption agreement, also recorded on October 31, 2024. Since the Crystal Bay portion was assigned to a new developer, it will be reported separately. In 2025, a minor amendment to the MDP (P25-0062) was approved to permit the construction of single-family homes and public streets, rather than an active senior adult community with private, gated streets.

**Agreement Parties:** City of Stockton (City), The Spanos Family Partnership and A.G. Spanos (Trustee of the Alex and Faye Spanos Trust). The Crystal Bay portion has a separate owner.

**County Recorder Fee #:** 2004-242808.

**Approval Date:** 09/15/2004.

**Effective Date:** 10/26/2004.

**Extension Approval Date:** 10/29/2019.

**Term:** 21-year extension (expires 01/10/2040), originally a 15-year term.

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

**Amendments:** 1<sup>st</sup> Amendment (2010), 2<sup>nd</sup> Amendment (2019).

**Last Annual Update:** 2024.

**City Neighborhood:** Trinity/Northwest Stockton.

**Location:** Directly south of Eight Mile Road, west of the Spanos Park West development, north of Pixley Slough and east of Bishop Cut. (Exhibit 1-2).

**General Plan:** Mixed Use.

**Zoning:** MX (Mixed Use).

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

**EIR/MMRP:** An EIR (SCH# 2004052105) and a Mitigation Monitoring/Reporting Program (MMRP) were prepared for the project.

**Approved Phasing:** Phasing is described in the Westlake at Spanos Park West Master Development Plan (MDP). Section 5 designates five stages, although the anticipated project phasing schedule should be considered a guideline.

**Completed:** Westlake Villages Units 2-18 final maps have been recorded and are mostly constructed, including single-family housing and infrastructure, consistent with the DA. There is ongoing construction. In the applicant's annual report, it states that the recreation center is now completed. In 2025, a minor amendment to the MDP (P25-0062) was approved to permit the construction of single-family homes and public streets, rather than an active senior adult community with private, gated streets. City staff are reviewing a final map and improvement plan for this portion of the DA.

**Remaining:** There are residential units, infrastructure and improvements to the Marina area that have not yet been completed. An amendment to the Spanos Park West Density Transfer Agreement (DA3-01), required that 392 high-density residential units be built within the Crystal Bay portion.

**Active Violations (Building or Code):** There does not appear to be open violations.

**Specific DA Milestones:** N/A.

**2025 DA Compliance Status:** Compliant.

**Approvals can be downloaded from 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)

**CONTACTS:**

Owner/Developer

The Spanos Family Partnership  
10100 Trinity Parkway, 5th Floor  
Stockton, CA 95219  
Attention: Jerry Murphy

A.G. Spanos, as Trustee of the Alex and Faye  
Spanos Trust  
10100 Trinity Parkway, 5th Floor  
Stockton, CA 95219  
Attn: Michael A. Spanos  
(Updated 04/14/2026)

Copy to

Rosie A. Lemos  
General Counsel  
A.G. Spanos Construction, Inc.  
10100 Trinity Parkway, 5th Floor  
Stockton, CA 95219

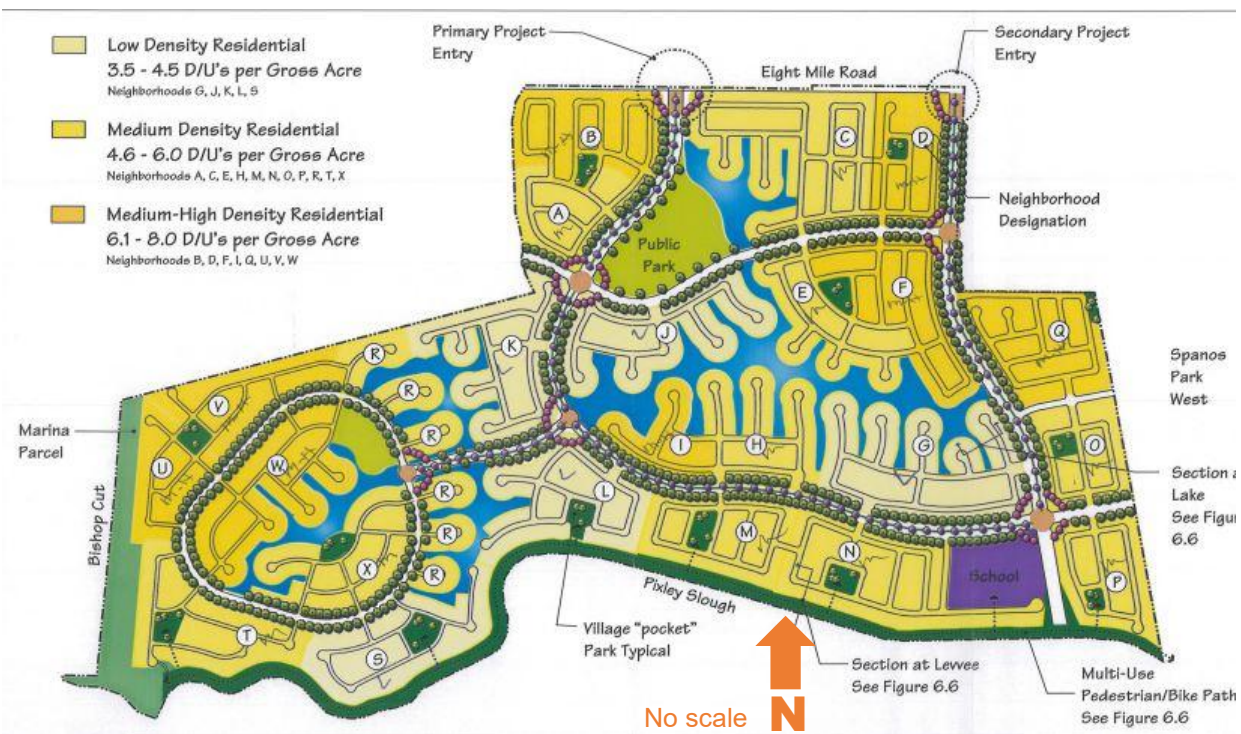
Gerald A. Sperry  
Of-Counsel  
10100 Trinity Parkway, 5th Floor  
Stockton, CA 95219

**EXHIBIT 1- Aerial of Project Site**



City of Stockton, CA: Landmaster Online Map, Stockton Aerial Photography 2025.

**EXHIBIT 2- Westlake Villages Master Development Plan**



Westlake at Spanos Park West, Master Development Plan, The Spanos Family Trust, Figure 3.1 Conceptual General Development Plan, Page 3-7, August 2004.