

CITY OF STOCKTON
NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: March 21, 2023

TO: Responsible and Trustee Agencies, Organizations, and Interested Parties

FROM: City of Stockton, Community Development Department (Lead Agency)

SUBJECT: **PREPARATION OF ENVIRONMENTAL IMPACT REPORT, MARIPOSA INDUSTRIAL PARK #2**

PROJECT TITLE: Mariposa Industrial Park #2

CITY PROJECT FILE #: P22-0303

The City of Stockton will prepare an Environmental Impact Report (EIR) for the Mariposa Industrial Park #2 Project (hereafter, the “Project”) pursuant to Section 15021 of the California Environmental Quality Act (CEQA) Guidelines. Section 15082 of the CEQA Guidelines requires the City to prepare this Notice of Preparation (NOP) to provide to the Office of Planning and Research, responsible and trustee agencies, and other interested parties with sufficient information describing the Project and its potential environmental effects to enable the agencies and other parties to make a meaningful response. The project description, location and an initial description of the probable environmental effects of the Project are contained in the attached materials.

As specified by the CEQA Guidelines, the NOP will be circulated for a 30-day review period. The comment period runs from Tuesday March 21, 2023 to Wednesday April 19, 2023. The City welcomes your input during the review period. In the event the City has not received either a response or a well-justified request for additional time by a responsible agency by the end of the review period, the City may presume that the responsible agency has no response (CEQA Guidelines Section 15082[b][2]).

By virtue of size, the Project is considered a project of “statewide, regional, or areawide significance” (CEQA Guidelines Section 15206) and therefore requires a scoping meeting (CEQA Guidelines Section 15082

A virtual scoping meeting for this project will be held from 6:00 p.m. to 7:30 p.m. on [April 4](#), 2023. You may attend the meeting by going to www.webex.com. The meeting number is 2460 164 5496; the meeting password is JrQrKZEU333.

If you have any questions regarding this matter or would like to submit comments on behalf of your agency/organization or as an individual, please submit your comments to the City’s Project Manager at:

City of Stockton
Community Development Department
Attention: Nicole Moore
345 N. El Dorado Street
Stockton, CA 95202
Work phone: 323-955-5501
Mobile phone: 510-604-1730
Email: nicole.moore.ctr@stocktonca.gov.

ATTACHMENT A

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE MARIPOSA INDUSTRIAL PARK #2 PROJECT

A.1 PROJECT LOCATION

The project site consists of a total of 114.01 acres of mostly undeveloped land. Of this total, approximately 113.54 acres are proposed to be annexed to the City of Stockton. The proposed project site includes an additional 0.47 acres proposed to construct an emergency vehicle access from the site to Newcastle Road to the south. The project site is in the unincorporated area of San Joaquin County southeast of the City of Stockton, south of Mariposa Road and north of the terminus of Newcastle Road. The site is approximately 1.6 miles southeast of SR 99 along Mariposa Road (Figures 1 through 6).

The proposed annexation area consists of four parcels shown on the attached figures and listed in Table 1 below. The additional 0.47 acres consists of portions of two other adjacent parcels, Assessor's Parcel Numbers 179-220-41 and 43 (Figure 5); these parcels are a part of the adjacent Norcal project and are already within the City of Stockton. Greenlaw Partners, LLC is the project applicant.

TABLE 1
PROPOSED ANNEXATION PARCELS

Parcels	Acres	Owner
179-220-07	107.48	Estate of Iris Galgiani et al. 4339 Misty Cove Pl. Stockton, CA 95219
179-220-14	2.48	John C. Lott Trust 5276 East Mariposa Road Stockton, CA 95215
179-220-15	2.48	Maria Tolentino 5262 East Mariposa Road Stockton, CA 95215
179-220-26	1.10	20-foot roadway strip
Total Acres	113.54	

The project site is bordered on the north by Mariposa Road, a County road and on the south and east by lands located within the Stockton city limits and undergoing development with industrial uses, chiefly warehouse and distribution centers. Lands immediately west of the site include the approved approximately 200-acre Mariposa Industrial Park #1 project.

The San Joaquin County General Plan designates the site A/UR: Agriculture Urban Reserve. The existing County zoning of the site is AG-40: Agriculture, 40-acre-minimum parcel size. The project site is shown on the Stockton East 7.5-minute quadrangle map within Section 69 of the Campo de los Franceses land grant subdivision in Township 1 North, Range 7 East, Mt. Diablo Baseline and Meridian. The approximate latitude of the project site is 37° 55' 10" North, and the approximate longitude is 121° 12' 12" West.

A.2 EXISTING CONDITIONS

The project site is presently within the land use planning jurisdiction of San Joaquin County. North Littlejohns Creek is located along the southern boundary of the project site, and Mariposa Road borders the site on the north. The project site is vacant except for two rural residences located in separate parcels adjacent to the western boundary of the proposed annexation area. Historically, the project site has been used for agricultural purposes. The proposed project is in an area that has been substantially developed or approved for development of industrial uses including the adjacent Mariposa Industrial Park #1 project west of the site. Land to the north and east of the site is vacant and in agricultural use; these lands are, however, designated for urban industrial development in the Stockton General Plan 2040. Land to the south of the site contains existing industrial/warehouse development.

The project site is in an industrialized portion of southeastern Stockton, which is an area that has been envisioned for and has been undergoing industrial development since at least 1990. The project site is immediately north of a 495-acre area known initially as the Arch Road Industrial Park, which was subject to environmental review in a 1988 EIR. The property south of the project site comprises the Norcal Logistics Center project, which was the subject of an updated EIR certified by the City in 2015. The project site is physically separated from the Norcal project by North Littlejohns Creek.

More recently, in December 2022, the City approved the Mariposa Industrial Park #1 project and certified its EIR. The Mariposa Industrial Park #1 project is adjacent to and west of the proposed project site and involves approved development of approximately 203 acres for warehousing and distribution land uses; LAFCo approval of the annexation of the site into the City is pending. The project applicant for the Mariposa Industrial Park #1 and #2 projects are one and the same.

A.3 PROJECT DESCRIPTION

The proposed project would annex unincorporated portions of the site into the City of Stockton. In conjunction with annexation, the site would be pre-zoned to allow development of industrial uses. Under the proposed IL zoning designation (Title 16 of the Stockton Municipal Code) industrial development of up to 60 percent of the site area, with building heights reaching a maximum of 60 feet, would be permitted. It is anticipated that the project applicant will seek either a Development Agreement or a Planned Development Permit that would allow building heights of up to 100 feet on the project site.

The conceptual site plan for the project proposes the construction of four buildings totaling approximately 1. million square feet in floor area, along with parking areas, vehicular access and circulation and City utility services. The development is expected to accommodate high-cube warehouses. A “high-cube warehouse” is a building that typically has at least 200,000 gross square feet of floor area, has a ceiling height of 24 feet or more, and is used primarily for the storage and/or consolidation of manufactured goods prior to their distribution to retail locations or other warehouses.

The project would obtain its principal access from Mariposa Road. Secondary emergency vehicle access would be provided from Newcastle Road to the south; the secondary access would require a bridge crossing of North Littlejohns Creek. The project would include widening and improvements along the Mariposa Road frontage, development of an internal access road and an emergency vehicle accessway along the perimeter of the site. Industrial buildings would be connected to an existing City water line in Mariposa Road, and to water and wastewater lines that will be extended to the site vicinity in conjunction with the adjacent approved Mariposa Industrial Park #1 development. An onsite storm drainage collection system would be installed in conjunction with industrial development of the site; the storm drainage system would connect to a regional storm water detention pond, pump station and discharge outfall to North Littlejohns Creek which is being developed as part of the adjacent approved Mariposa Industrial Park #1 development.

Proposed industrial uses will require a range of further discretionary approvals, including the following approvals from the City of Stockton:

- Annexation: The proposed annexation includes all four parcels listed in Table 2-1 totaling approximately 112.44 acres (Figures 5 and 6). All the parcels are within the Stockton Sphere of Influence and have been designated Industrial in the City’s recently adopted 2040 General Plan. Annexation of the site will also require the approval of the San Joaquin LAFCo.
- Pre-zoning: The proposed pre-zone would apply City IL-Industrial, Limited zoning to all the annexation parcels, consistent with the proposed industrial use (Figure 6). The proposed IL zoning is an implementing zone of the existing general plan

“Industrial” designation. Pre-zoning would become effective upon annexation of the site. The existing San Joaquin County zoning would be eliminated upon removal of the site from County jurisdiction. Under the proposed City IL zoning, industrial development of up to 60 percent of the site area, with building heights reaching 60 feet, would be permitted.

- Development Agreement: The project applicant may seek either a Development Agreement that would, among other provisions, allow building heights of up to 100 feet on the project site.
- Tentative Subdivision Map: The project may include one or more subdivision maps, which will be submitted to the City for review and approval as the type, size and configuration of future tenant development is defined.
- Site Plan Review/Design Review: The project proposes to develop the parcels with light industrial land uses. Planned industrial development is illustrated in Figure 7, a Conceptual Site Plan. Potential industrial development including nominal amounts of commercial development, estimated at 3% of the total building floor area, would total approximately 1.8 million square feet of floor area. The specifics of actual industrial development will be defined more precisely in one or more Site Plans to be submitted for formal City site plan and design review approvals.

A.4 ISSUES TO BE ANALYZED IN THE EIR

The City of Stockton has determined that an Environmental Impact Report (EIR) will be prepared for the project. The EIR, which is in preparation, will consider the potential environmental effects of the proposed development, along with mitigation measures for any significant environmental effects identified in the EIR and alternatives to the project that may avoid or reduce environmental effects. Concerns to be addressed in the EIR are summarized as follows:

Aesthetics and Visual Resources

The EIR will consider the size, height, massing and architectural character of potential industrial structures and associated site improvements, their relationship to surrounding lands and development and consistency with City of Stockton design standards. The EIR will consider potential lighting impacts on surrounding land uses and the night sky.

Agricultural Resources

Proposed development will involve conversion of agricultural land to urban uses. The EIR will consider direct agricultural land conversion that would result from the project, as well as any indirect effects the project may have on conversion of offsite agricultural lands. The analysis will occur in the context of the City’s analysis of larger agricultural conversion issues in the certified 2018 Stockton General Plan 2040 EIR. The analysis will also address LAFCo standards regarding impacts on prime agricultural lands.

Air Quality

The EIR will quantify construction and operational air pollutant emissions associated with the project, their relationship to state and federal standards, exceedance of San Joaquin Valley Air Pollution Control District significance thresholds, carbon monoxide concentrations that may occur at congested intersections impacted by the project, emissions of toxic air contaminants, and odors. The EIR will report the results of a Health Risk Assessment, or a Facility Prioritization Assessment, of the project addressing potential air toxic emissions and potential health effects on residents of nearby communities and surrounding lands. The air quality analysis will consider the project's contributions to the cumulative impacts of planned urban development as discussed in the certified 2018 Stockton General Plan EIR.

Potential air quality impacts of industrial development on a nearby disadvantaged rural community were the subject of substantial discussion in the consideration of the Mariposa Industrial Park #1 project. Prior to certification of the EIR and project approval, a range of additional air quality mitigation measures were agreed to by the City, applicant, California Department of Justice and the Sierra Club and formally incorporated into the project. The Mariposa Industrial Park #2 applicant has agreed to incorporate all the mitigation measures applicable to Mariposa Industrial Park #1 into the Mariposa Industrial Park #2 project. The effectiveness of these mitigation measures in avoiding or reducing the potential air quality impacts of the project will be addressed in the EIR.

Biological Resources

The EIR will incorporate the results of a Biological Assessment (BA) of the project, which will identify the existing biological resources of the project site and describe the potential impacts of proposed industrial development on those resources. The BA will describe effects on habitat for special-status and migratory species, wetlands, riparian areas, stream channels, and other sensitive habitats, as well as potential mitigation measures available to reduce or avoid these effects. The analysis will consider existing and proposed conservation easement protections along North Littlejohns Creek, as well as the mitigating effects of required project participation in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan.

Cultural Resources

The EIR will incorporate the results of a cultural resources record search, survey of the project site, and cultural resources assessment of the project, including consideration of the potential impacts of proposed industrial development on any known or as yet-undiscovered historical and/or archaeological resources. The EIR will also consider the project's potential effects on Tribal Cultural Resources, as discussed below.

Energy

The EIR will consider and discuss predicted energy consumption associated with construction and operation of the project, along with conservation measures associated with the siting and operation of the project generally and energy conservation measures that would be incorporated into proposed buildings and site improvements. The energy conserving effects of air quality mitigation measures incorporated into the project and the foregoing Mariposa Industrial Park #1 project will be described in the EIR. The EIR will identify the project's potential, if any, for wasteful or inefficient use of energy.

Geology, Soils, and Mineral Resources

The EIR will describe the general geology of the project area, geotechnical and seismic hazards, soil quality and erosion potential, suitability of soil for development, potential project impact on accessibility of mineral resources, if any, and potential effects of the project on any unique geological or paleontological resources.

Greenhouse Gas (GHG) Emissions

The EIR will quantify and identify the significance of construction and operational GHG emissions associated with the project and the project's consistency with applicable GHG emission reduction and mitigation plans, including the California Greenhouse Gas Scoping Plan, California Air Pollution Control Officers Association (CAPCOA) and San Joaquin Valley Air Pollution Control District (SJVAPCD) mitigation strategies and the Stockton Climate Action Plan. The EIR will address the mitigating effect of the air quality mitigation measures developed for the Mariposa Industrial Park #1 on greenhouse gas emissions.

Hazards and Hazardous Materials

The EIR will document the presence or absence of documented environmental contamination on and near the project site, including past uses of hazardous materials and hazardous wastes as well as potential surface soil contamination from agricultural pesticide use. The EIR will consider potential use, storage, and transportation of hazardous materials associated with future industrial uses of the site, existing hazards registration and monitoring programs, and potential for environmental contamination that may be associated with the project. The EIR also will identify potential safety hazards associated with the operations at the nearby Stockton Metropolitan Airport.

Hydrology and Water Quality

The EIR will describe the surface and groundwater hydrologic resources of the project site and vicinity, as well as exposure to 100-year and 200-year flooding hazards. Potential for project encroachment on the floodplain and floodway of North Littlejohns Creek and other direct effects to surface and groundwater resources will be described. Project generation of storm water and storm water quality will be evaluated in the context of adopted City of Stockton storm water quality protection and treatment standards.

Land Use, Population, and Housing

The EIR will analyze project consistency with the Stockton General Plan, zoning, and other applicable land use plans and ordinances, along with the potential direct and indirect effects of the project on population growth and housing needs. The EIR will discuss the project's relationship to the City's adopted Municipal Services Review (MSR), including proposed modification of the MSR associated with the Mariposa Industrial Park #1 project, any further modifications to the MSR that may be needed, and any potential environmental effects that could result therefrom. The EIR will discuss potential effects of the project on unincorporated residential areas in the general vicinity of the project along with potential environmental justice concerns, as discussed below. The EIR will also discuss the role of LAFCo and the LAFCo requirements applicable to the project.

Noise

The EIR will describe the existing noise environment, including primary noise sources, and the potential noise effects of project construction and operation, including new light vehicle and heavy truck traffic generation, on sensitive land uses near the project site and along principal access routes to and from the site. Data for this analysis will be provided in a technical study prepared by a qualified acoustical consultant.

Public Services and Recreation

The EIR will describe the providers of existing public services to the project site and vicinity and providers that would be responsible for public services upon annexation of the project site to the City of Stockton. The EIR will consider the need for new or expanded facilities required for agencies responsible for fire protection, police protection, schools, and parks and recreation, and the potential impacts of any new or expanded public facilities on these services. As was addressed in the foregoing Mariposa Industrial Park EIR, the EIR for the proposed project will describe past and ongoing discussions and planning related to large industrial development in southeast Stockton and ongoing efforts of the Stockton Fire Department and industrial developers to establish, and provide construction and operations funding for, a new south Stockton fire station that will improve fire service response times and meet growing fire protection needs in the project vicinity.

Transportation

The EIR will describe the location, nature, and operation of existing transportation systems serving the project site and vicinity. The EIR will quantify and consider the potential effects of the project on Vehicle Miles Traveled (VMT). The traffic study prepared for the project will include the estimated generation of traffic from new industrial uses for use in analyzing the project's air quality and noise impacts. Although not required by CEQA, the study will document the effects of the project on traffic flow on streets and intersections in the project vicinity and identify transportation improvements that may be needed to address their effects. The EIR will also evaluate

consistency of the project and associated road improvements with applicable transportation plans as well as impacts on or related to alternative travel modes. Transportation studies incorporated in the EIR will be prepared in coordination with and subject to the review and approval of Stockton Public Works Traffic.

Tribal Cultural Resources

The EIR will document City compliance with the AB 52 tribal cultural resource requirements, including the AB 52 notification process, tribal requests for consultation, impacts on resources of potential importance to local tribes, and the results of the consultation process.

Utilities

The EIR will describe existing and planned utility systems serving the project site and surrounding development, including the extension of existing City wastewater and potable water in conjunction with the Mariposa Industrial Park #1 project. The EIR will identify any necessary extension of water, wastewater, storm drainage, solid waste, and other utilities, their consistency with City utility master plans and the potential environmental impacts of those extensions.

Wildfire

The EIR will document existing or potential future contributions to wildfire hazards associated with the project.

Cumulative Impacts

The EIR will consider the potential cumulative impacts of the project in all the above-listed resource areas, based on both the analysis of citywide environmental effects in the recently adopted Envision Stockton General Plan 2040 EIR and on the presence of constructed or approved development projects in the vicinity.

Alternatives to the Proposed Project

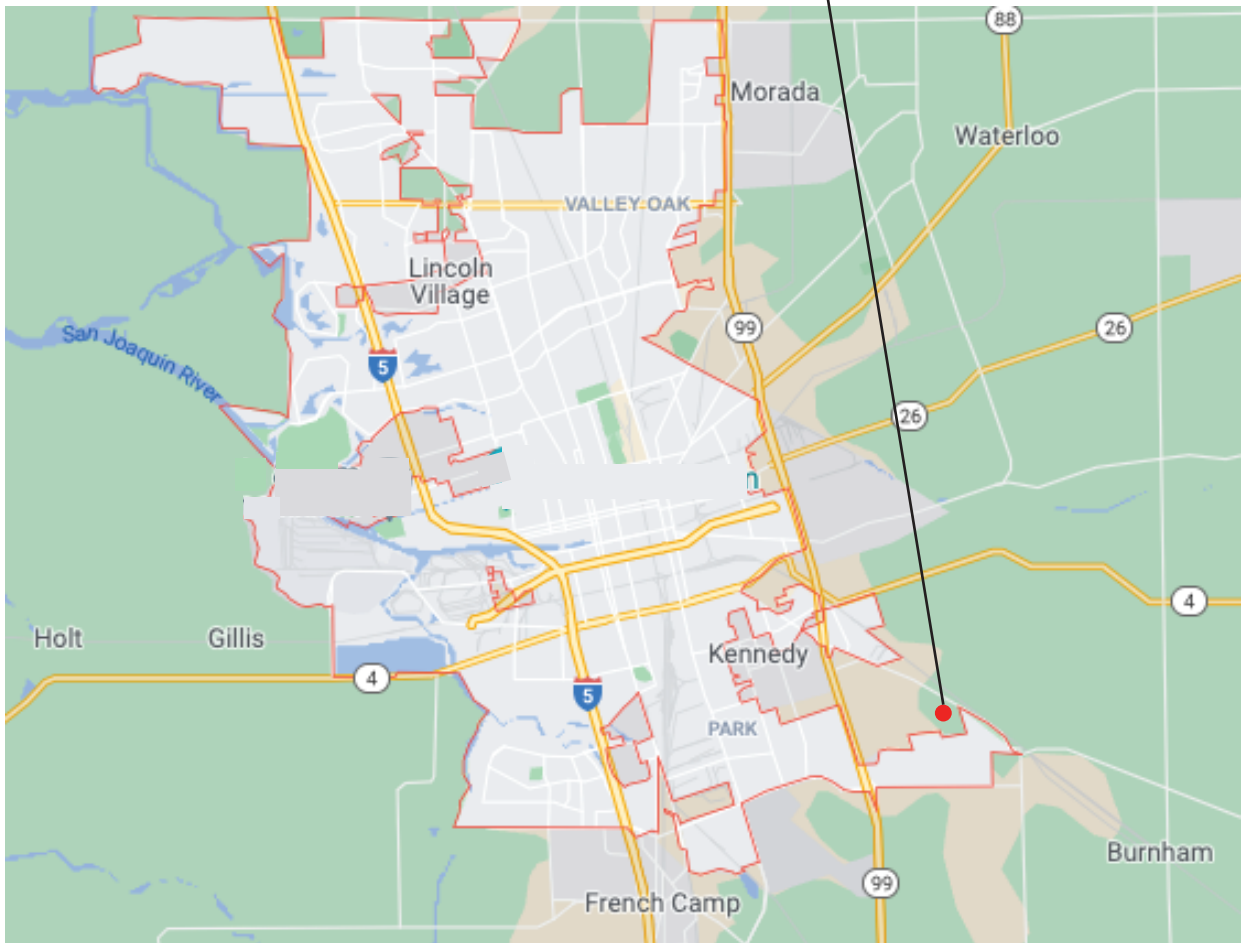
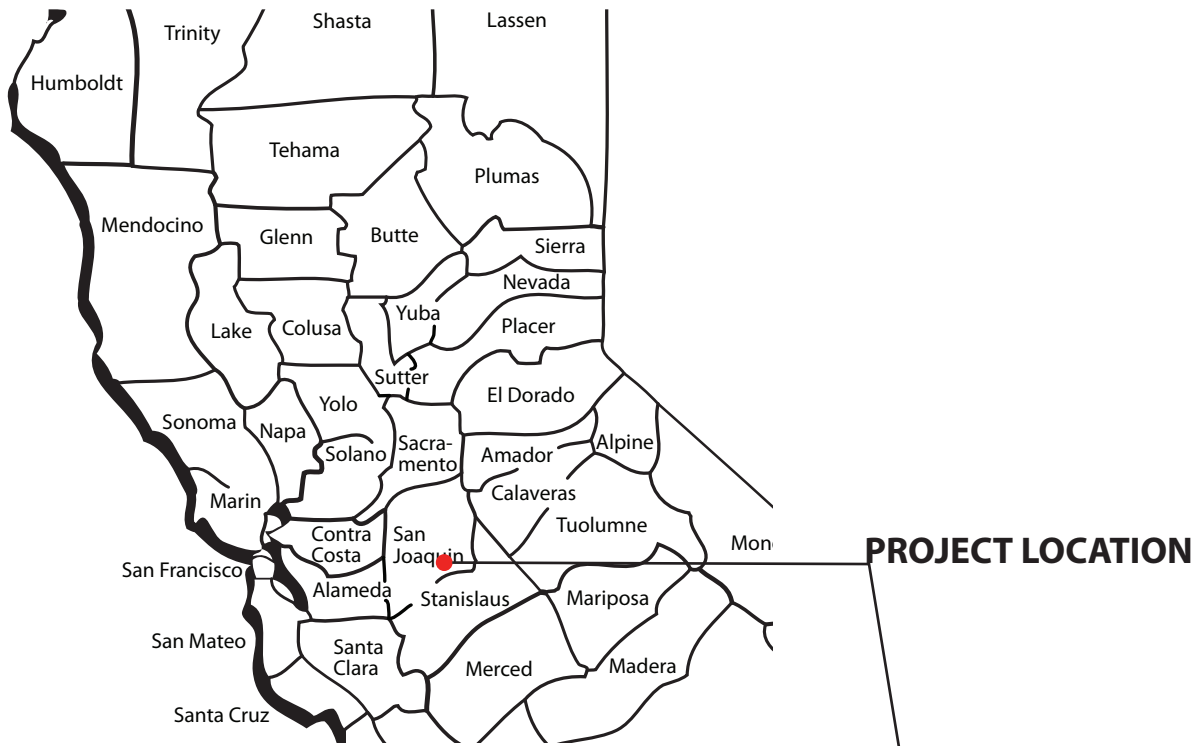
The EIR will evaluate the comparative environmental effects of a reasonable range of alternatives to the proposed project, including the required No Project Alternative. The range of alternatives is to be determined.

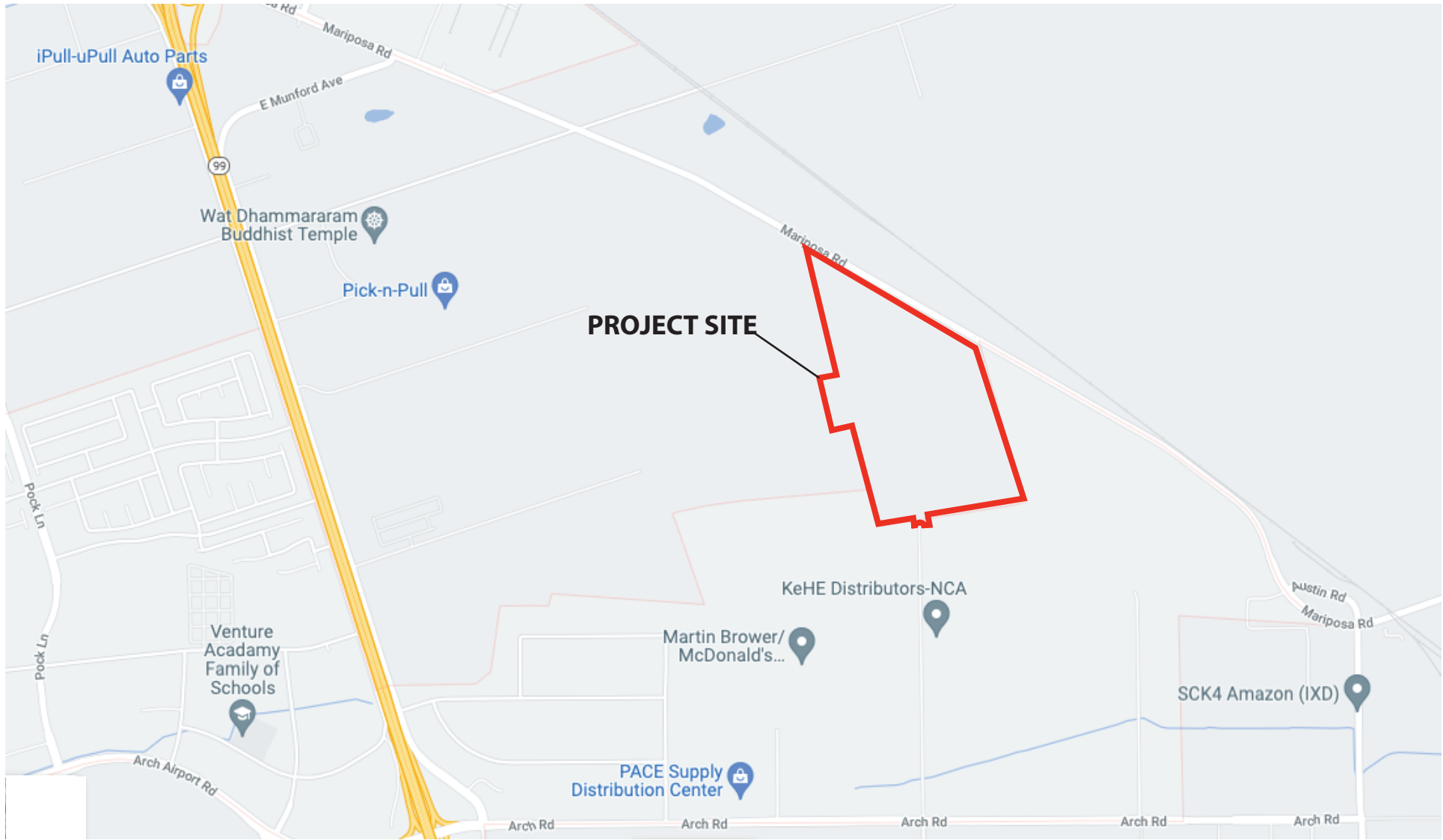
Growth-Inducing Impacts

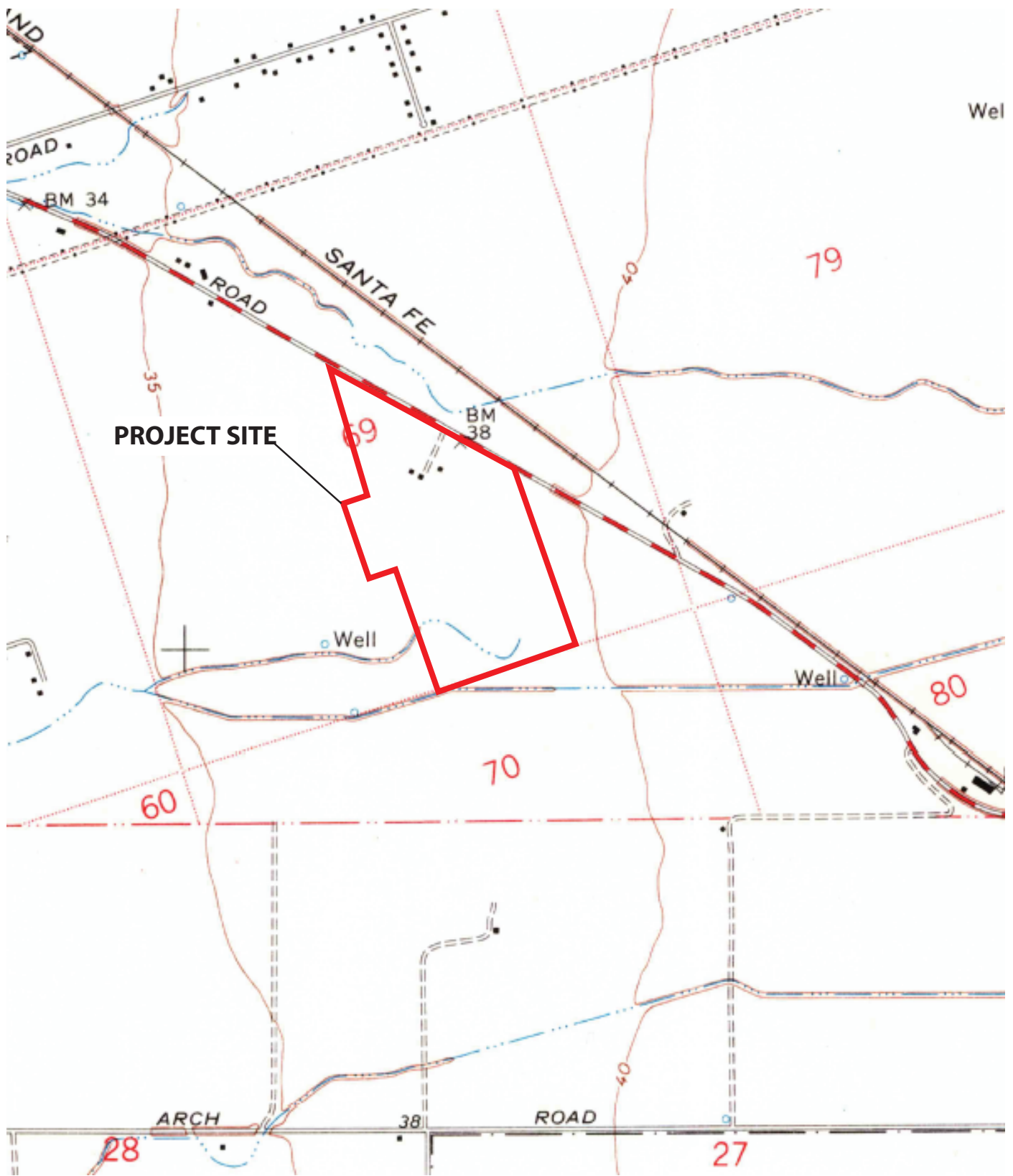
The EIR will summarize the environmental impacts considered significant and unavoidable, as well as the irreversible environmental commitments associated with project development. The EIR will consider the potential growth-inducing impacts of the project, including growth that may be induced through the removal of development obstacles.

Environmental Justice

The State has taken a more active role on environmental justice issues in land use and environmental planning. The EIR will discuss environmental justice as it applies to this project. It will identify any communities that may be subject to disproportionate adverse environmental impacts resulting from the project, including Disadvantaged Unincorporated Communities, and discuss any measures that may be needed to reduce these impacts.







SOURCE: USGS Quadrangle Map, Stockton East, 1968.
T 11N, R 7E, S 69



SOURCE: Google Earth

THIS MAP IS FOR
ASSESSMENT USE ONLY

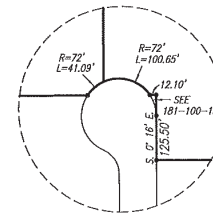
179-22

SEC. 69 & POR. SECS. 59,
60, 70, 80, WEBER GRANT



1" = 660'

F - P. M. Bk. 26 Pg. 119
E - P. M. Bk. 26 Pg. 076
D - R. S. Bk. 35 Pg. 036
C - R. S. Bk. 29 Pg. 054
B - R. S. Bk. 10 Pg. 113
A - R. S. Bk. 06 Pg. 179

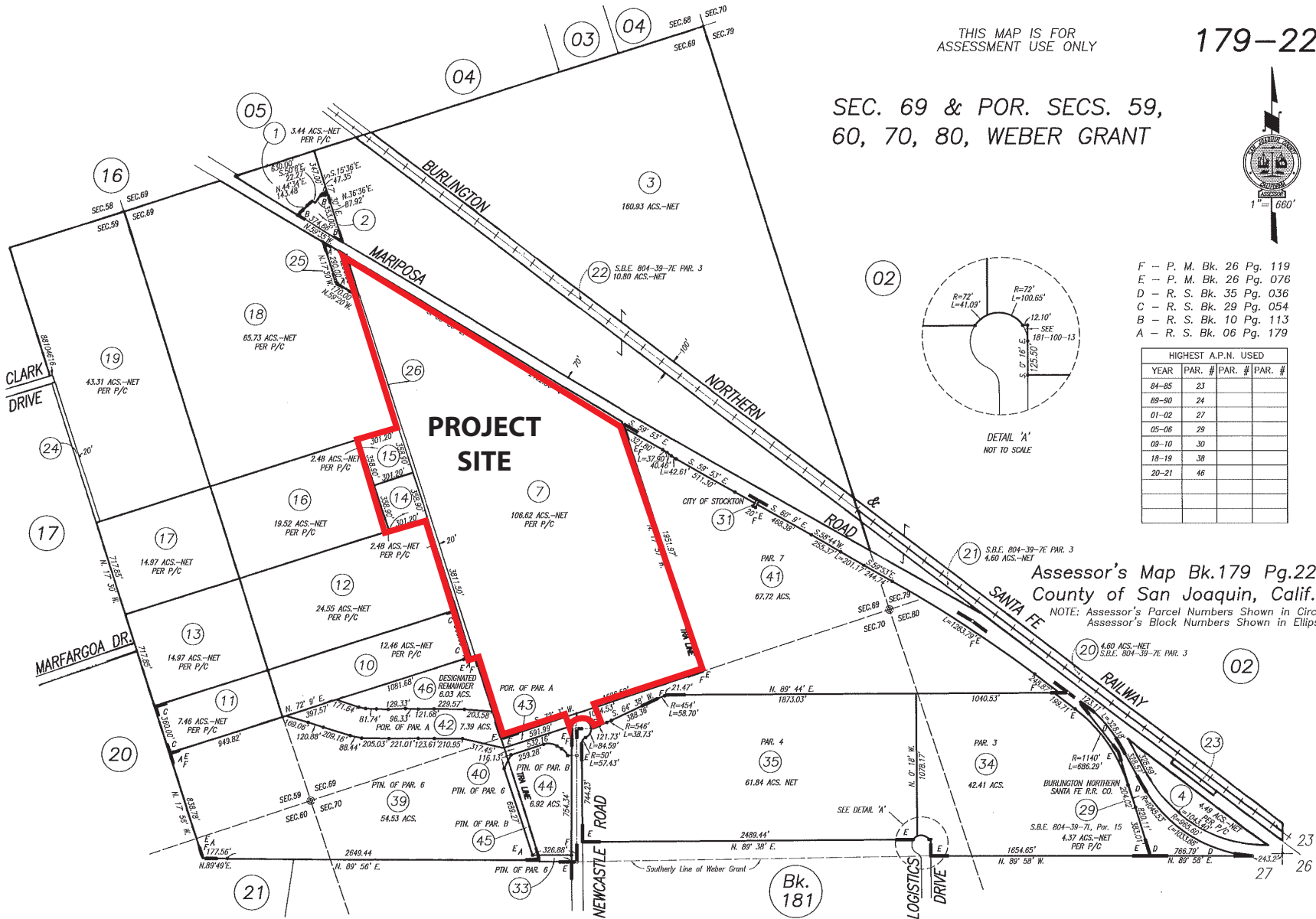


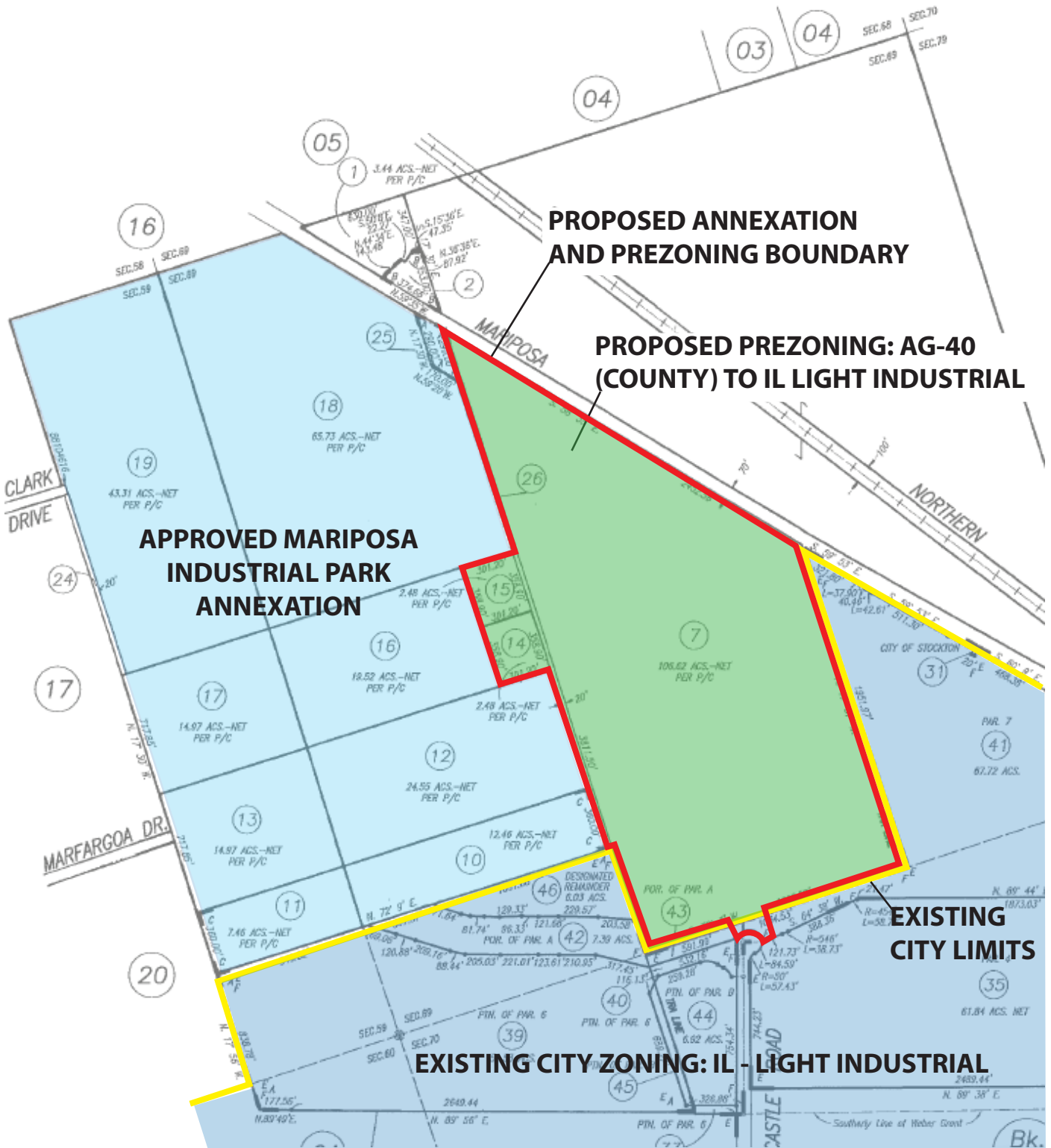
DETAIL 'A'
NOT TO SCALE

HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
84-85	23		
89-90	24		
01-02	27		
05-06	29		
08-10	30		
18-19	38		
20-21	46		

Assessor's Map Bk.179 Pg.22
County of San Joaquin, Calif.

NOTE: Assessor's Parcel Numbers Shown in Circles.
Assessor's Block Numbers Shown in Ellipses.





MARIPOSA INDUSTRIAL PARK #2
CONCEPTUAL SITE PLAN

Figure 7

