

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

DATE: December 14, 2020

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**

PROJECT TITLE: Mariposa Industrial Park Project

CITY PROJECT FILE #: P20-0805

The City of Stockton intends to prepare an Environmental Impact Report (EIR) for the Mariposa Industrial Park 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 responsible agencies to make a meaningful response. The project description, location and the probable environmental effects 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 Monday, December 14, 2020, to Wednesday, January 13, 2021. 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]).

A virtual scoping meeting for this project will be held from 6:00 p.m. to 7:30 p.m. on Tuesday, January 5, 2021. You may attend the meeting by going to [www.webex.com](http://www.webex.com). The meeting number is 177 032 4196 and the password is pJPP3ppmM49. You may join by phone by dialing 1-415-655-0001, and using the meeting number for the access code.

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  
209-937-8598 or [Nicole.Moore@stocktonca.gov](mailto:Nicole.Moore@stocktonca.gov).

## ATTACHMENT A

### NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT FOR THE MARIPOSA INDUSTRIAL PARK PROJECT

#### A.1 PROJECT LOCATION

The project site consists of 205.8 acres of undeveloped land located in the unincorporated area of San Joaquin County southeast of the City of Stockton, south of Mariposa Road and east of the termini of Clark Drive and Marfargoa Road. The site is approximately 1.3 miles southeast of SR 99 along Mariposa Road (Figures 1 through 5). The project site consists of nine parcels shown on the attached figures and listed in Table 1 below. Greenlaw Partners, LLC, the current owner of parcels 179-220-018 and 019, is the project applicant.

TABLE 1  
PROPOSED ANNEXATION PARCELS

Parcels	Acres	Owner
179-220-010 179-220-011	12.46 7.46	KAHNCO, Inc. Ron Kahn 969 G Edgewater Boulevard, Suite 636 Foster City, California 94404
179-220-012 179-220-013	24.55 14.97	Investment Grade Loans, Inc. (servicing agent) Andy Lewis 475 S. San Antonio Road Los Altos, California 94022
179-220-016 179-220-017 179-220-024	19.52 14.97 0.50	E and F Financial Services, Inc. (representing 40+ owners) Bill Feldbrill 655 Mariners Island Boulevard, Suite 302 San Mateo, California 94404
179-220-018 179-220-019	65.73 43.31	Mariposa Road Owners, LLC c/o Greenlaw Partners, LLC 18301 Von Karman Avenue, Suite 250 Irvine, California 92660
Total Acres	205.77	

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 Sections 59 and 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' 13" North, and the approximate longitude is 121° 12' 39" West.

## A.2 EXISTING CONDITIONS

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The project site is presently within the land use planning jurisdiction of San Joaquin County. North Littlejohns Creek forms the approximate southern boundary of the project site, and Mariposa Road forms the approximate northeastern boundary. The northern half of the project site is devoted to orchards, while the southern half is largely vacant except for two widely separated rural residences; historically, the southern portion of the site has been used for agricultural purposes. The land area west of the site along Marfargoa Road and Clark Drive is predominantly rural residential in nature; three other rural residences, not a part of the project site, are located along the eastern boundary of the site south of Mariposa Road. Land to the east is vacant and in agricultural use. Land to the south of the site is approved for industrial development.

The site is immediately southeast of the City of Stockton in an area that the City has designated for industrial development and that has been developing progressively for industrial purposes over time. The Norcal Logistics Center, immediately south of the project site, consists of an approved industrial subdivision of approximately 325-acres. The Norcal project is located between Arch Road and Mariposa Road within the City limits. More recently, the City approved the Sanchez-Hoggan Annexation Project, which consists of an approved industrial development of two properties totaling approximately 170 acres. The Hoggan property is across North Littlejohns Creek from and southwest of the project site.

## A.3 PROJECT DESCRIPTION

The proposed project would modify the Stockton City boundary to include the proposed project parcels. In conjunction with annexation, the site would be rezoned 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 60 feet, would be permitted.

The Conceptual Site Plan for the project proposes the construction of seven buildings totaling approximately 3.6 million square feet in floor area, along with parking areas and vehicular access and storm drainage detention areas. The project would include improvements along the Mariposa Road frontage, development of an internal access road and an emergency vehicle accessway along the perimeter of the site. One or more storm drainage detention ponds that would collect runoff from the developed area are proposed in the southern portion of the project site. A pump station would discharge collected storm flows to the adjacent North Littlejohns Creek. Industrial buildings would be connected to existing water and wastewater lines adjacent to the site.

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

- Annexation: The proposed annexation includes all nine parcels listed in Table 2-1 totaling approximately 205.8 acres. All the parcels are within the Stockton Sphere of Influence and have been designated as Industrial by the City's 2040 General Plan. Annexation of the site will also require the approval of the San Joaquin LAFCo.
- Prezone: The proposed prezone would apply City IL-Industrial, Limited zoning to all of the subject parcels, consistent with the proposed industrial use. 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 expire upon removal of the site from County jurisdiction.
- Tentative Subdivision Map: The applicant has submitted a Tentative Subdivision Map (Figure 7) for City approval, which defines a total of nine lots that would accommodate proposed industrial buildings, street dedications and storm drainage detention basins.
- Site Plan Review/Design Review: The project proposes to develop the nine parcels with light industrial land uses. Project planning and engineering are in progress as illustrated in Figure 6, a Conceptual Site Plan. Potential industrial development would total approximately 3.7 million square feet. The specifics of the proposed development will be defined more precisely in a proposed Site Plan to be submitted for 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, mitigation measures and alternatives to the proposed industrial development. Concerns to be addressed in the EIR are summarized as follows:

##### Aesthetics and Visual Resources

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

##### Agricultural Resources

Proposed industrial development will involve conversion of agricultural land to urban industrial use. The EIR will consider direct agricultural land conversion as a result of the

project as well as indirect effects 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 EIR.

#### 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 applicable emissions thresholds, carbon monoxide concentrations at nearby congested intersections, toxic air contaminants and odors. The EIR will report on a Health Risk Assessment of the project addressing potential air toxic emissions and potential health effects on occupants of surrounding lands. The air quality analysis will also consider the context of the certified 2018 Stockton General Plan EIR.

#### Biological Resources

The EIR will include a Biological Assessment (BA) of the project identifying the existing biological resources of the project site and describing the potential impacts of proposed industrial development 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 mitigations for these effects. The analysis will consider existing and proposed conservation easement protections along the creeks, as well as the mitigating effect of the project participating in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan.

#### Cultural Resources

The EIR will include 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 known and as yet-undiscovered historical and/or archaeological resources. The EIR will also consider Tribal Cultural Resources, as discussed below.

#### Energy

The EIR will consider and discuss predicted energy consumption associated with the project, along with conservation measures associated with the siting and operation of the project generally and those that would be incorporated into proposed buildings. The EIR will identify the project 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, and potential effects on 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 management plans, including the Stockton Climate Action Plan.

### Hazards and Hazardous Materials

The EIR will document the presence or absence of documented environmental contamination on and near the project site, including potential surface soil contamination from agricultural use. Use, storage, and transportation of hazardous materials associated with proposed industrial uses and potential for environmental contamination will be evaluated.

### 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 North Littlejohns Creek and other direct effects to surface and groundwater resources will be described as will storm water volume and quality and conformance with 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 impacts on population growth and housing needs. The EIR will discuss the project's relationship to the City's adopted Municipal Services Review (MSR), any required modifications to the MSR and any potential environmental effects that could result therefrom. The EIR will discuss potential effects on the adjacent unincorporated community and potential environmental justice concerns.

### Noise

The EIR will describe the existing noise environment and the potential effects of project construction and operation on sensitive land uses adjacent to and near the project and access routes. The analysis will consider noise impacts associated with industrial development, impacts of increased traffic on roadway noise, and the effects of roadway noise increases on land uses along primary project traffic routes.

### Public Services and Recreation

The EIR will describe existing public service providers 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 addition of any new or expanded public facilities on the environment. Ongoing discussions between the Stockton Fire Department and the San Joaquin LAFCo regarding fire service response times will be discussed.

#### 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 generation of traffic from new industrial uses, including the impacts on traffic flow on streets and intersections in the project vicinity and the vehicle miles traveled impacts of the project. The EIR will also evaluate consistency with applicable transportation plans and impacts on or related to alternative travel modes.

#### 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. The EIR will identify any necessary extension of water, wastewater, storm drainage, solid waste, and other utilities and the potential environmental impacts of those extensions.

#### Wildfire

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

#### Cumulative Impacts

The EIR will consider the potential cumulative impacts of the project in all of the above-listed resource areas, based primarily on the analysis of citywide environmental effects in the recently adopted Envision Stockton General Plan 2040 EIR.

#### 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

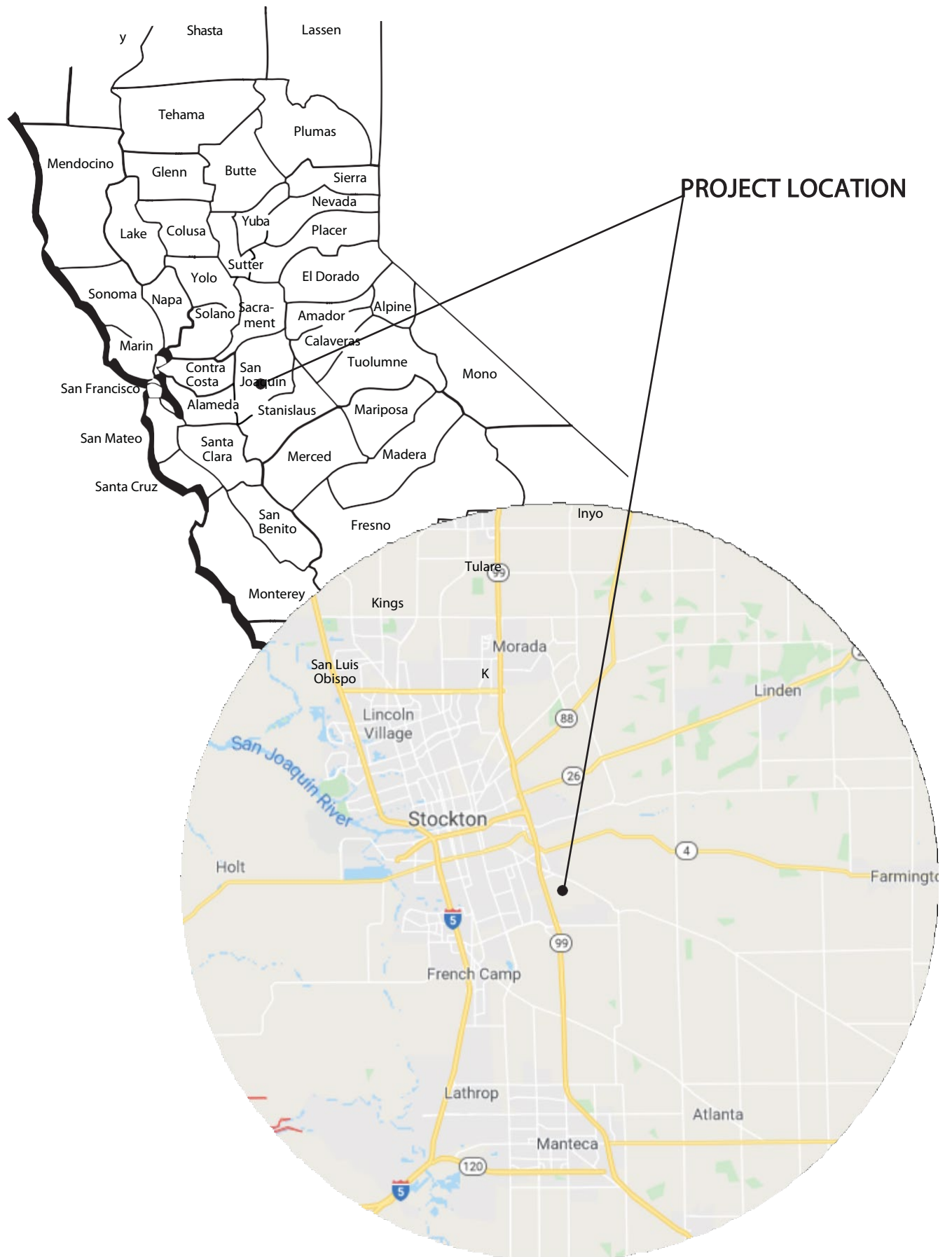
The EIR will consider the potential effects of the proposed industrial development on planned or potential urban development in the southeast Stockton area using the

“general plan projections method,” relying on the City’s recently adopted Envision Stockton 2040 General Plan and EIR.

### Environmental Justice

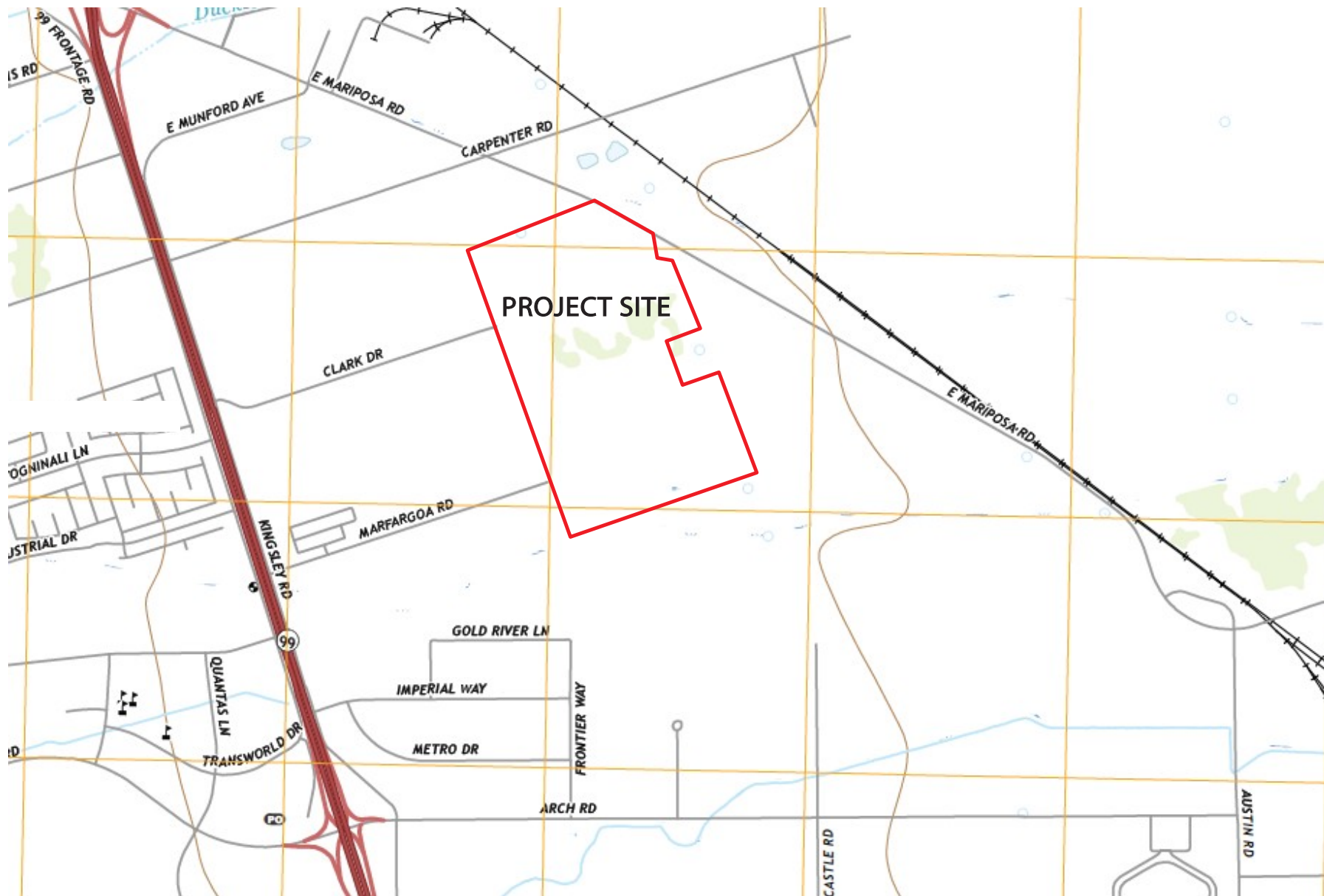
The State has taken a more active role on environmental justice issues in land use and environmental planning. The EIR will discuss environmental justice as it applies to this project. It will identify any communities that may experience disproportionate adverse environmental impacts resulting from the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







SOURCE: Google Maps







SOURCE: Google Maps

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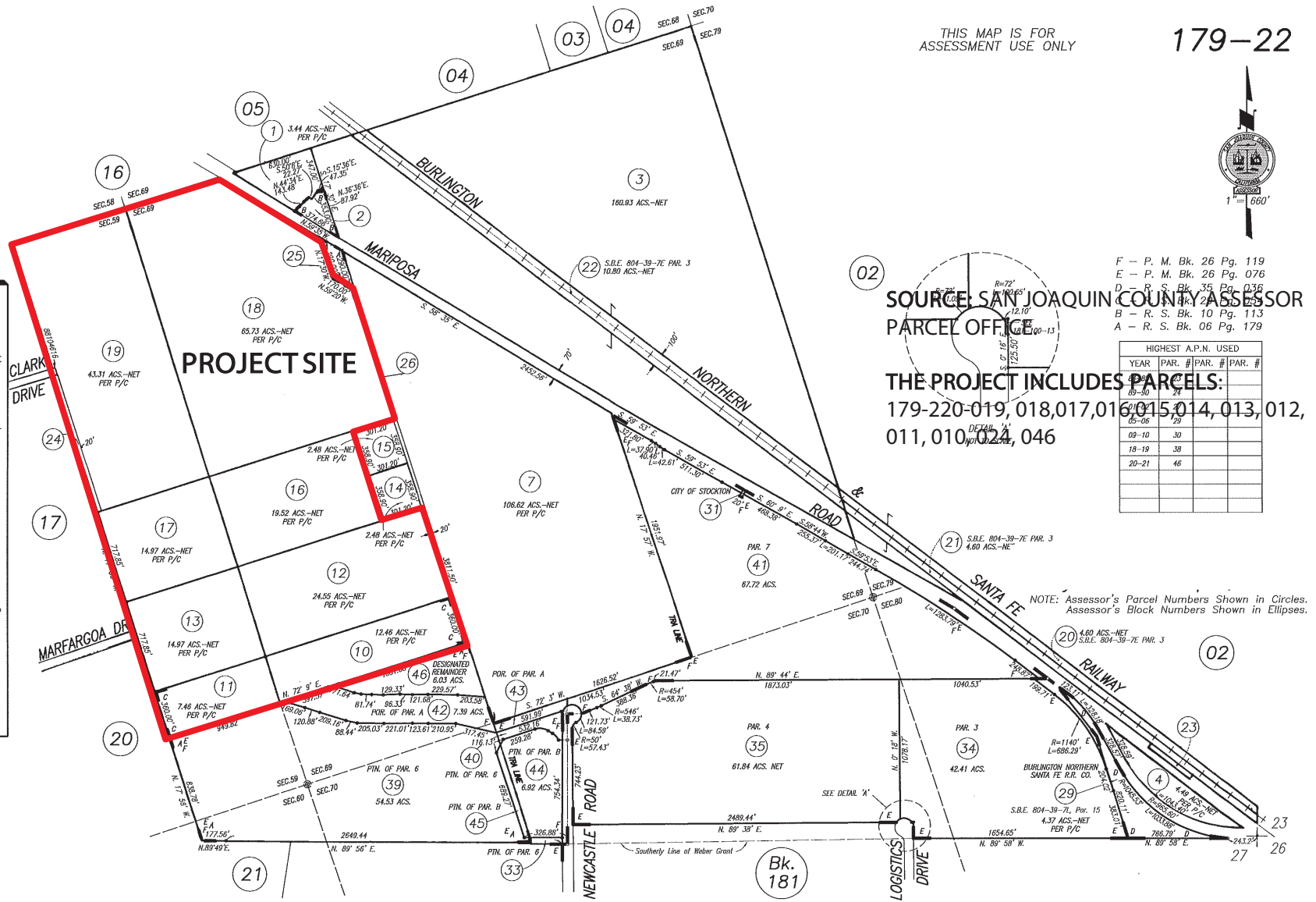
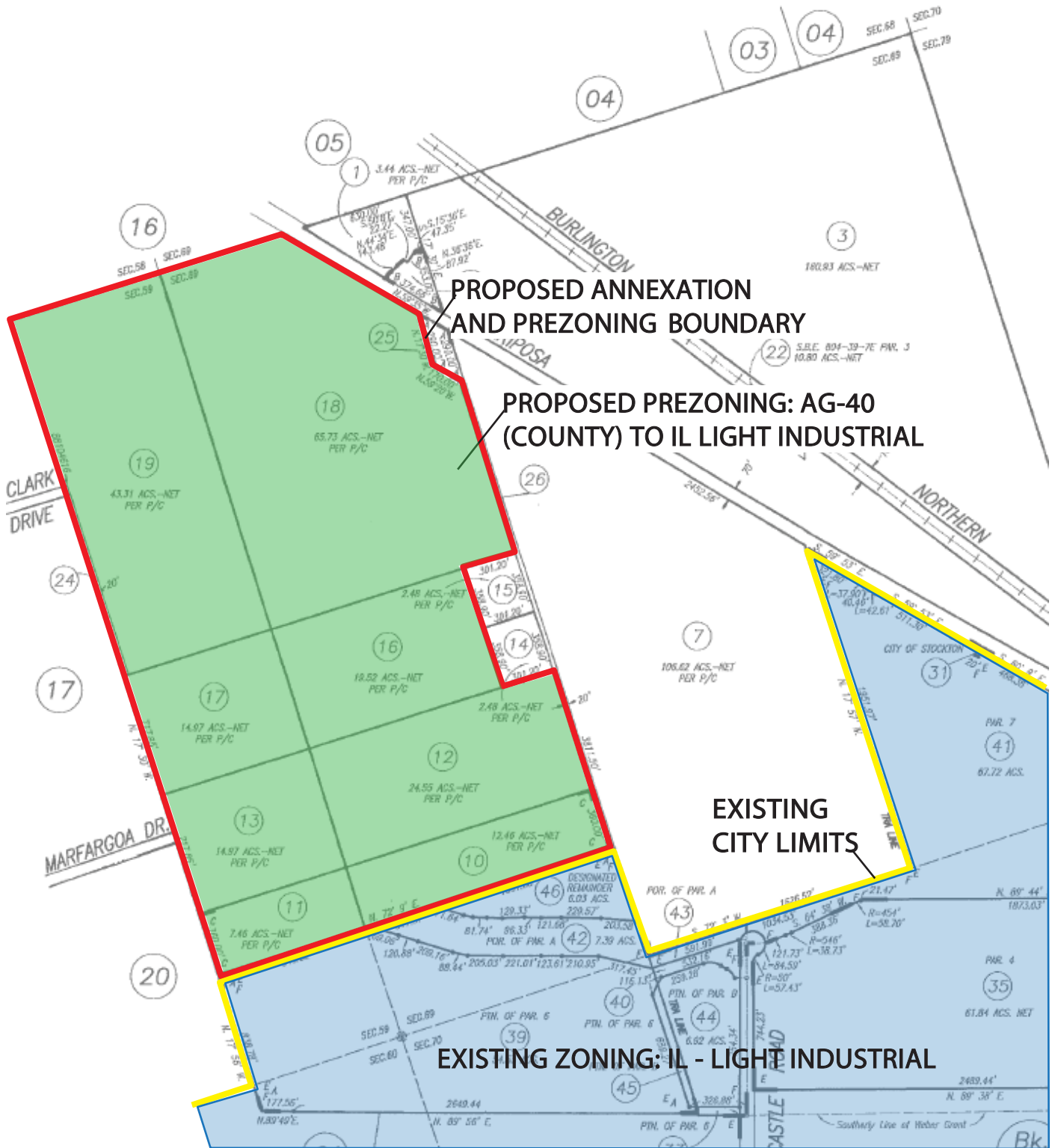
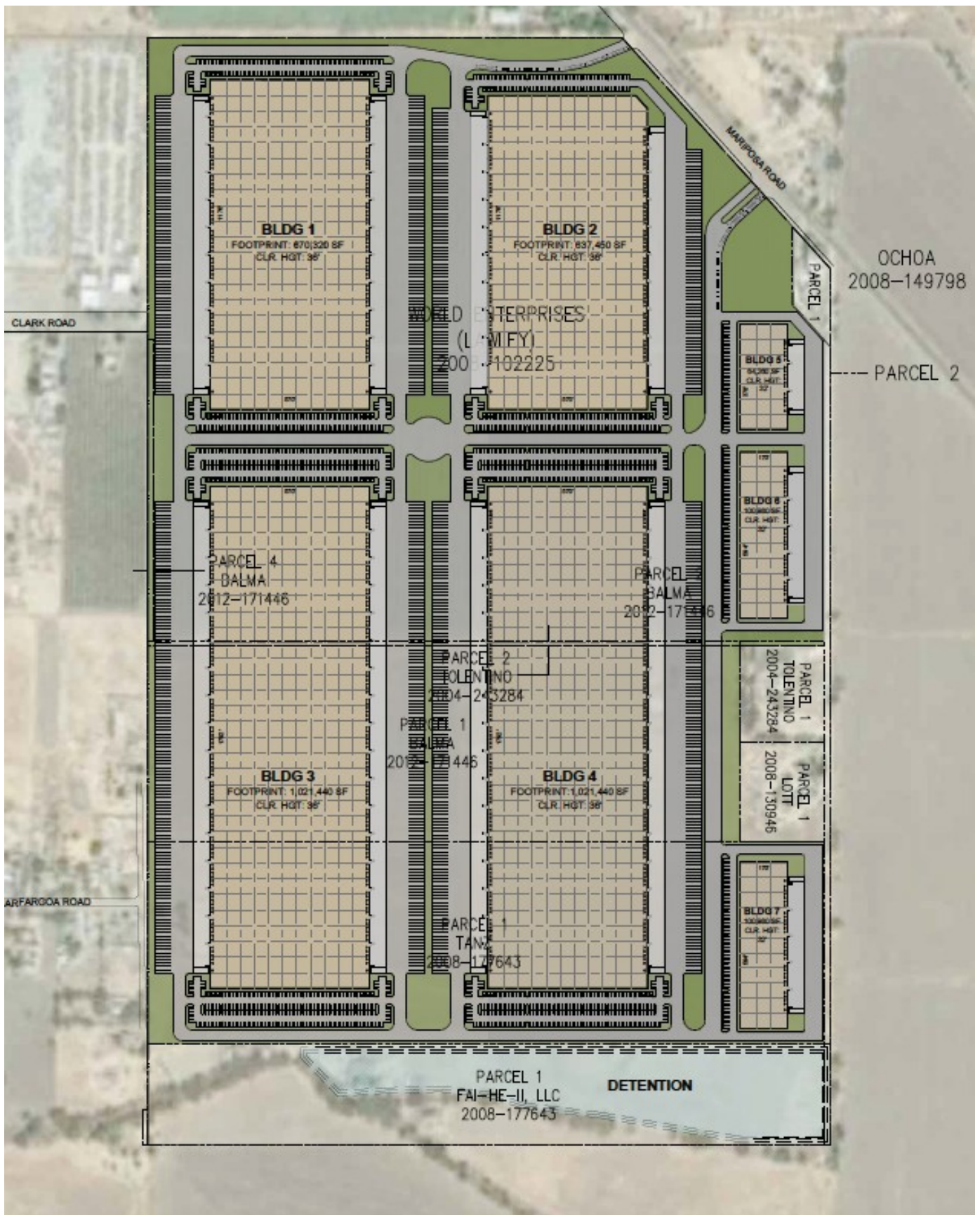


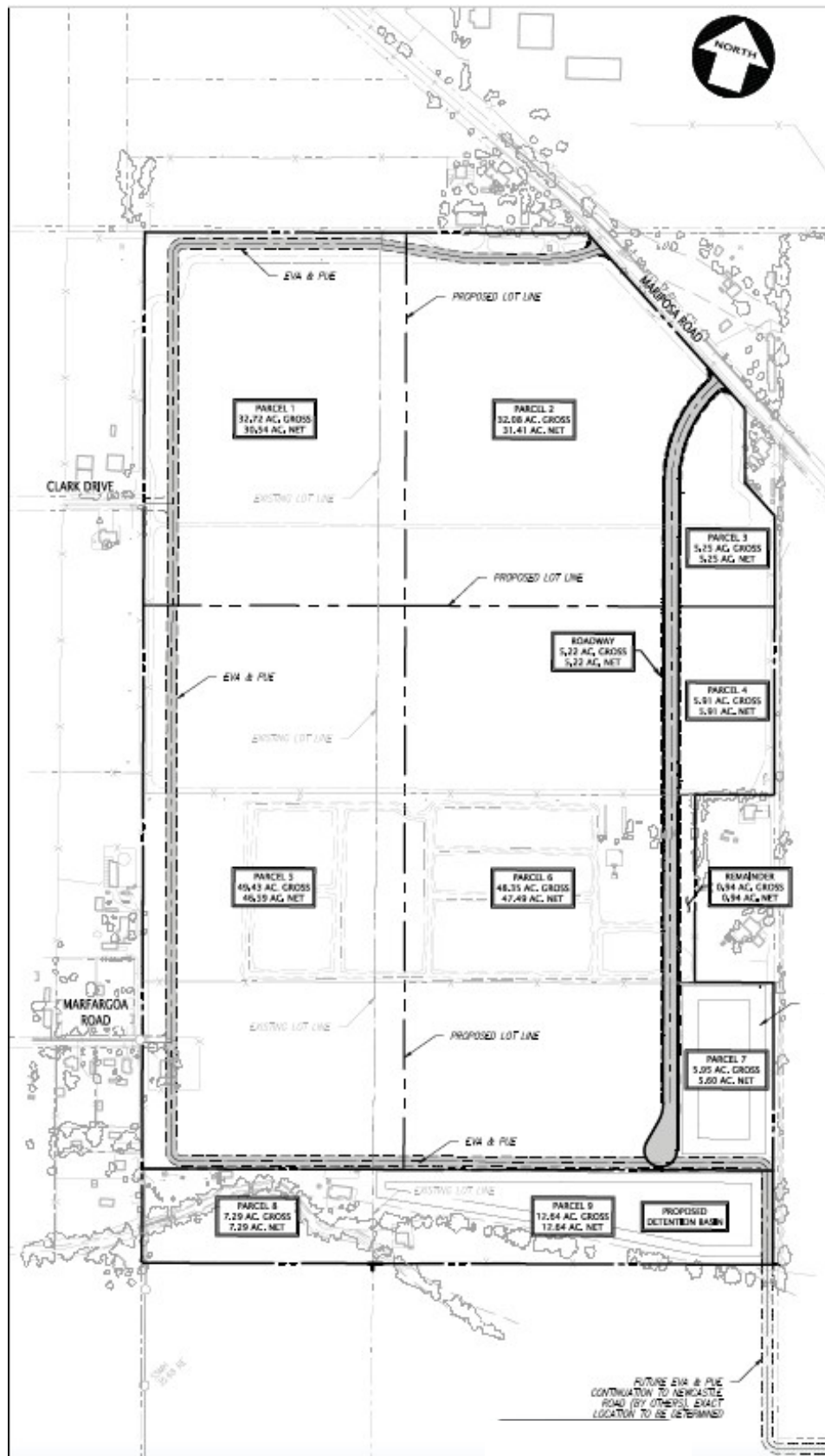
Figure 5  
ASSESSOR PARCEL MAP







SOURCE: Ware Malcomb



SOURCE: Kier & Wright