

**CITY OF STOCKTON**  
**REVISED NOTICE OF PREPARATION**  
**OF A RECIRCULATED ENVIRONMENTAL IMPACT REPORT**

DATE: September 27, 2024

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

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

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

PROJECT TITLE: Mariposa Industrial Park #2

CITY PROJECT FILE NUMBER: P22-0303

STATE CLEARINGHOUSE NUMBER: 2023030679

The City of Stockton will revise and recirculate portions of the Draft Environmental Impact Report (EIR) for the Mariposa Industrial Park #2 project (hereafter, the “project”) pursuant to the requirements of Section 15088.5 of the CEQA Guidelines. The Draft EIR was originally circulated for agency and public review on September 29, 2023 and is available for review at [www.ci.stockton.ca.us/documents/bySC/Community\\_Development.html](http://www.ci.stockton.ca.us/documents/bySC/Community_Development.html) . Current information related to the project, project background, and the reasons why the Draft EIR is being revised and recirculated are discussed in detail on the following pages.

When a Lead Agency requires preparation of an EIR, Section 15082 of the CEQA Guidelines requires the City to prepare a 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. There is no known CEQA requirement that the Lead Agency prepare a revised NOP if it proposes to recirculate a Draft EIR. The initial NOP, circulated for review on March 21, 2023, and the original Draft EIR of September 29, 2023, described a set of developer-proposed mitigation measures that are no longer proposed as part of the project. This change in the project, requires modification of the Draft EIR’s Project Description and other chapters related to the modifications, notably the Air Quality and Greenhouse Gas chapters. Therefore, in consultation with and concurrence from the applicant, the City is circulating this Revised NOP to announce and explain the decision to revise and recirculate portions of the Draft EIR and solicit comments on the contents and scope thereof.

The project description, location and an initial description of the probable environmental effects of the project to be considered in the Revised and Recirculated Draft EIR are described in the remainder of the NOP, below.

As specified by the CEQA Guidelines, the Revised NOP will be circulated for a 30-day comment period. The comment period for the Revised NOP runs from August 9, 2024 to September 8, 2024. The City welcomes your input during the comment period. In the event the City has not received either a response or a well-justified request for additional time from 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 its potential employment, site acreage and potential building square footage the project is considered a project of “statewide, regional, or areawide significance” (CEQA Guidelines Section 15206 (b)(2)(E))<sup>1</sup> and therefore requires a scoping meeting (CEQA Guidelines Section 15082(c)(1)). A virtual scoping meeting for this project will be held from 6:00 p.m. to 7:30 p.m. on August 24, 2024. You may attend the meeting by going to [www.webex.com](http://www.webex.com). The meeting number is 87682395849; the meeting password is 2850.

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  
Email: [nicole.moore.ctr@stocktonca.gov](mailto:nicole.moore.ctr@stocktonca.gov).

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<sup>1</sup> CEQA Guidelines Section 15206(b)(2)(E) specifies that projects of “statewide, regional, or areawide significance” include: “A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.” The project meets all three of these criteria.

**Mariposa Industrial Park #2**  
**REVISED NOTICE OF PREPARATION**  
**SUPPLEMENTAL INFORMATION**

The following information consists of a description and location of the proposed project as well as information on the environmental issues to be discussed in the Revised and Recirculated EIR. As stated above in the NOP, the proposed project essentially unchanged from the project as it was described in the Draft EIR of September 29, 2023, except that the applicant's commitment to implement the range of additional mitigation measures assigned to the adjacent Mariposa Industrial Park project have been withdrawn.

The Revised and Recirculated EIR will describe changes to the 9-29-23 Draft EIR's description of the environmental effects, mitigation measures and alternatives resulting from that modification of the Project Description. These changes will be focused in revised versions of Chapters 6.0 Air Quality and 10.0 Greenhouse Gases chapters of the Draft EIR. The remaining chapters will be modified as required to reflect this change in the Project Description and any effect the resulting changes in the air quality and greenhouse gases affects the 9-29-23 Draft EIR's discussion related to the other environmental disciplines considered in the EIR.

**1. Project Location**

The project site consists of a total of 107.95 acres in two parcels of mostly undeveloped land. Of this total, approximately 107.48 acres are proposed to be annexed to the City of Stockton. The proposed project site includes an additional 0.47 acres that may be used to construct an emergency vehicle access from the site to Newcastle Road to the south; this parcel is, however, already within the City limits. Additional project location details may be found in Chapter 3.0 of the 9-29-23 Draft EIR and in the attached figures.

**2. Project Background**

The project site is presently within unincorporated San Joaquin County. The project site is vacant except for two rural residences adjacent to the west line of the site; these parcels are being considered for annexation to the City in a separate proposal. The project site is in an industrialized portion of southeastern Stockton, which has been undergoing industrial development since at least 1990. The project applicant obtained City approval of the adjacent Mariposa Industrial Park #1 project in December 2022, which was subsequently annexed to the City. Additional project background is provided in Chapter 1.0 of the 9-29-23 Draft EIR

**3. Project Description**

The proposed project involves annexation and rezoning of 107.48 acres of land into the City of Stockton to allow development of industrial uses. Under the proposed IL zoning designation, approximately 1.8 million square feet of industrial development could occur. Potential development is illustrated in a conceptual site plan (Figure 7). Utility services will be obtained

from existing City utilities that have been or are being extended to the adjacent Mariposa Industrial Park #1. The project would obtain its principal access from adjacent Mariposa Road. Additional project description detail is provided in Chapter 3.0 of the 9-29-23 Draft EIR.

The description of the Mariposa 2 project in Chapter 3.0 of the Draft EIR is unchanged from the 9-29-23 Draft EIR. The potential environmental effects of the project, which are largely dependent on the maximum potential size and layout of buildings and site improvements as described in the Draft EIR will be unaffected. The one change that would occur is that Section 3.5 of the 9-29-23 Draft EIR will be deleted from the Revised and Recirculated EIR. Section 3.5 provided Mariposa Industrial Park #1 background and enumerates 26 Additional Mitigation Measures that the applicant agreed would apply to the Mariposa #2 project. Since the Draft EIR was published, a number of related conditions have changed, including the City's adoption of its Warehouse Ordinance in 2023 and an amendment to that ordinance in 2024. Additional background information related to the formerly proposed Additional Mitigation Measures and adoption of the Warehouse Ordinance will be provided in detail in the Revised and Recirculated EIR.

#### 4. Issues to be Analyzed in the Revised and Recirculated EIR

The applicant's 2022 submittal of an application for approval of the Mariposa #2 project triggered the Lead Agency's (City of Stockton) determination that an Environmental Impact Report (EIR) would be prepared for the project. At the time, a Notice of Preparation was prepared and circulated that described the expected contents of the 9-29-23 Draft EIR. Both the NOP and the 9-29-23 Draft EIR are available for review on the City's website.

The Revised and Recirculated EIR will consider any changes to the potential environmental effects of the Mariposa #2 project, along with any changes to mitigation measures and alternatives to the project as described in the 9-29-23 Draft EIR that could result from the elimination of Section 3.5 of that EIR, as well as consideration of the Additional Mitigation Measures listed in that section.

Environmental concerns that will be addressed in the various chapters of the Revised and Recirculated EIR are summarized on a chapter by basis below. It is anticipated that changes to the 9-29-23 Draft EIR will be concentrated in Chapter 6.0 Air Quality and Chapter 10.0 Greenhouse Gases and that changes to other chapters will be minimal. Other 9-29-23 Draft EIR chapters will be screened to identify changes in the environmental impact analysis and recommended mitigation measures that could result from the elimination of Section 3.5 of the 9-29-23 Draft EIR. Any substantive resulting changes to the Draft EIR will be described in the Revised and Recirculated EIR.

##### Aesthetics and Visual Resources

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential effects of the project on aesthetics and visual resources.

### Agricultural Resources

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential effects of the project on agricultural resources.

### Air Quality

Substantive changes to Chapter 6.0 of the 9-29-23 Draft EIR are anticipated. Elimination of Draft EIR Section 3.5 and the Additional Mitigation Measures it contained removed fundamental assumptions underlying the Draft EIR's analysis of air quality impacts. Chapter 6.0 will be modified and included in the Revised and Recirculated EIR with the following changes:

- Review of Environmental Setting information, update as required

- Review of Regulatory Setting, update as required

- Review assumptions, adjustments and revised results of air emissions modeling, if any

- Consider the mitigating effects of the adopted Stockton Warehouse Ordinance requirements as they pertain to air quality impacts

- Identify additional mitigation measures needed to reduce significant air quality effects to a less than significant level, which may include one or more of the mitigation measures deleted from Draft EIR Section 3.5

### Biological Resources

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential biological effects of the project. The Revised and Recirculated EIR will consider updated biological resources information available from engineering and permitting of the Mariposa #1 and report that information as appropriate under CEQA.

### Cultural Resources

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential cultural resource effects of the project.

### Energy

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential energy effects of the project.

### Geology, Soils, and Mineral Resources

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential geologic, soils and paleontological effects of the project.

### Greenhouse Gas (GHG) Emissions

Substantive changes to Chapter 10.0 of the 9-29-23 Draft EIR may be needed, subject to further evaluation. Elimination of Draft EIR Section 3.5 and the Additional Mitigation Measures it contained removed fundamental assumptions underlying the Draft EIR's analysis greenhouse

gases impacts. Chapter 10.0 Greenhouse Gases will be modified and included in the Revised and Recirculated EIR with any changes resulting from the following considerations:

Review of Environmental Setting information, update as required

Review of Regulatory Setting, update as required

Review assumptions, adjustments and results of greenhouse gas emissions modeling

Consider the mitigating effects of the adopted Stockton Warehouse Ordinance requirements as they pertain to greenhouse gas impacts

Identify additional mitigation measures needed to reduce significant greenhouse gas effects to a less than significant level, which may include mitigation measures deleted from Draft EIR Section 3.5, as required

#### Hazards and Hazardous Materials

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential hazards and hazardous materials effects of the project.

#### Hydrology and Water Quality

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential hydrology and water quality effects of the project.

#### Land Use, Population, and Housing

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential land use, population and housing effects of the project.

#### Noise

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential noise effects of the project. The potential effects of the Stockton Warehouse Ordinance on noise and noise impacts will be evaluated and reported in the Revised and Recirculated EIR as appropriate.

#### Public Services and Recreation

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential public services and recreation effects of the project. Progress in establishing funding and a site for new fire control facilities will be evaluated and reported in the Revised and Recirculated EIR as appropriate.

#### Transportation

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential transportation effects of the project, and the revised project Description will not result in any increases or changes in planned industrial development or transportation impacts and demands associated with development. Recent offsite industrial

development and improvements along the Mariposa Road corridor will be considered and reported in the Revised and Recirculated EIR as appropriate.

#### Tribal Cultural Resources

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential tribal cultural resource effects of the project.

#### Utilities

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential utilities and services effects of the project. Several of the utility services to Mariposa Industrial Park #1 will also serve Mariposa #2. Updates to these planned services or construction details are emerging from the engineering and development of the Mariposa Industrial Park #1 infrastructure. This information will be reviewed and disclosed in the Revised and Recirculated EIR as appropriate.

#### Wildfire

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential wildfire effects of the project.

#### Cumulative Impacts

The Revised and Recirculated EIR will reconsider the potential cumulative impacts of the project in all the above-listed resource areas, including changes associated with removal of the Additional Air Quality Mitigation Measures.

#### Alternatives to the Proposed project

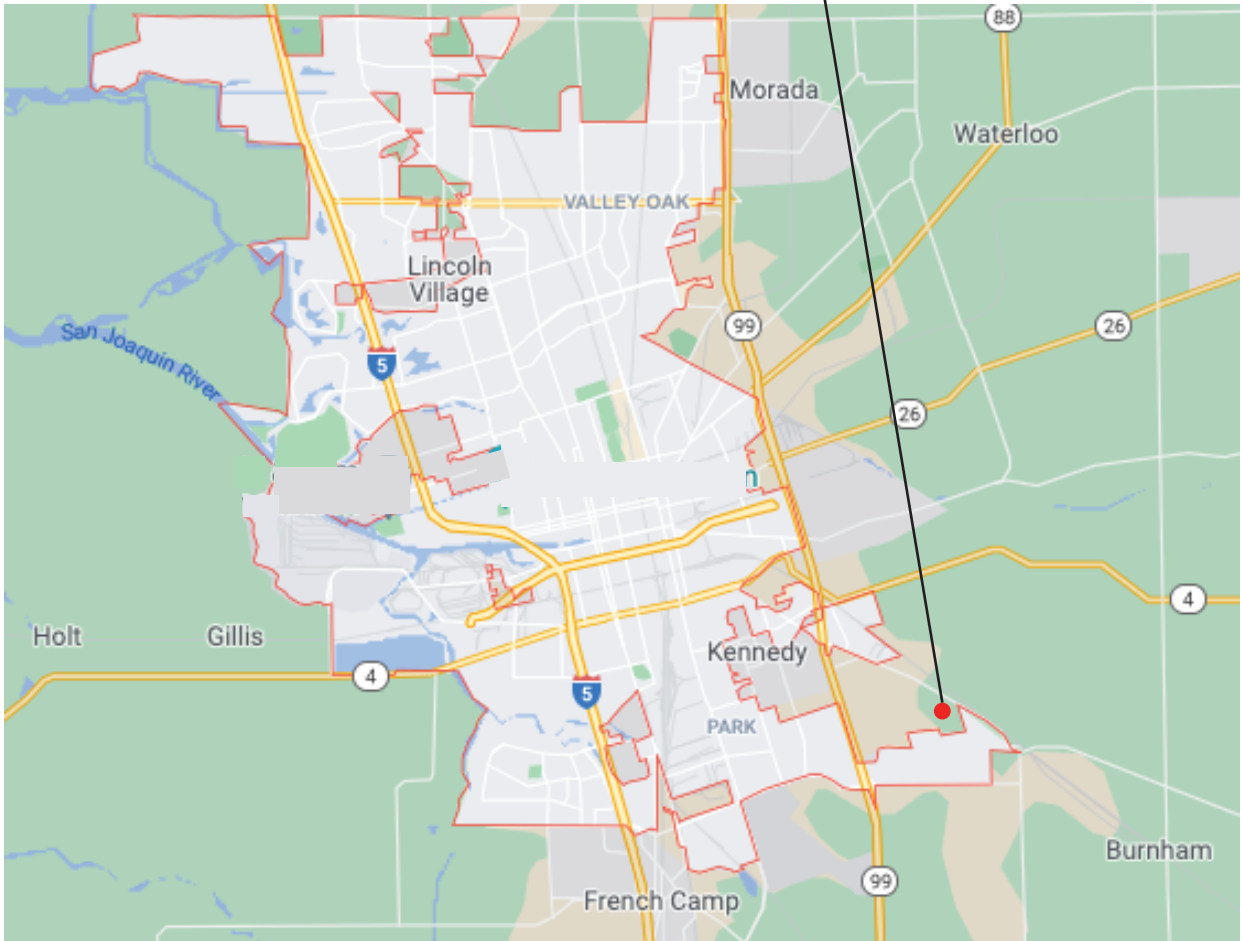
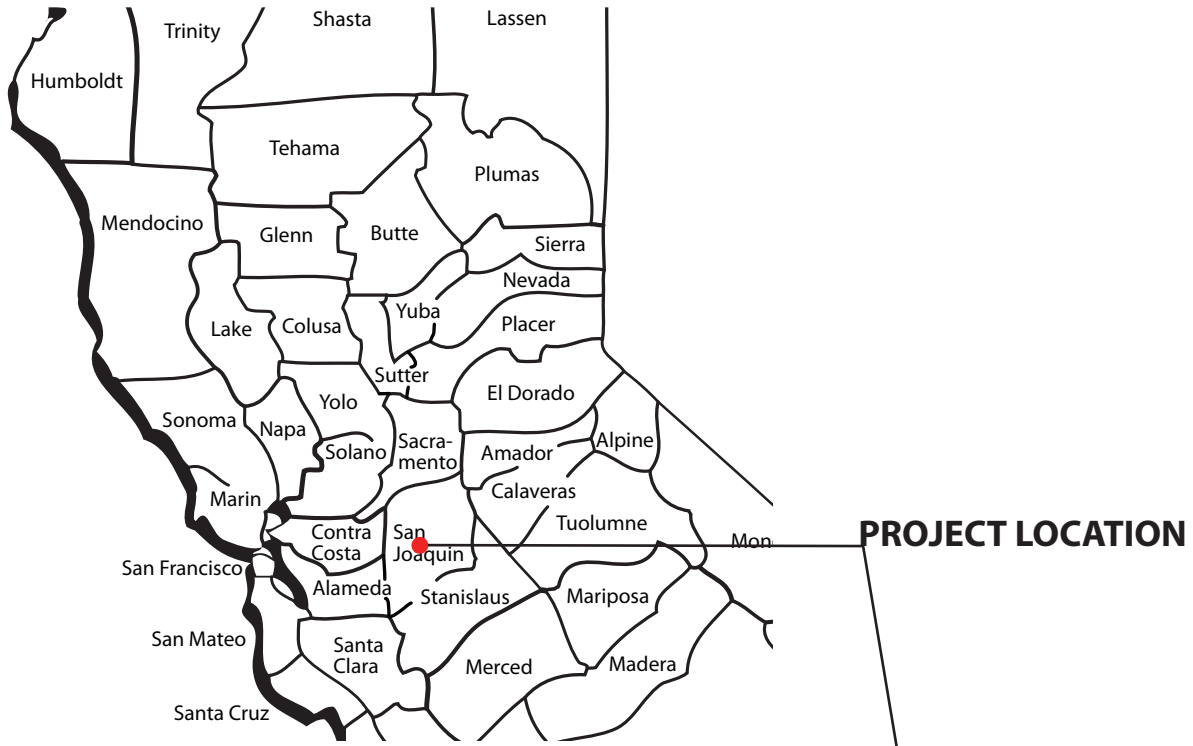
The Revised and Recirculated EIR will evaluate any changes to the 9-29-23 Draft EIR's comparative description of alternatives to the proposed project that may be warranted based on the foregoing analyses.

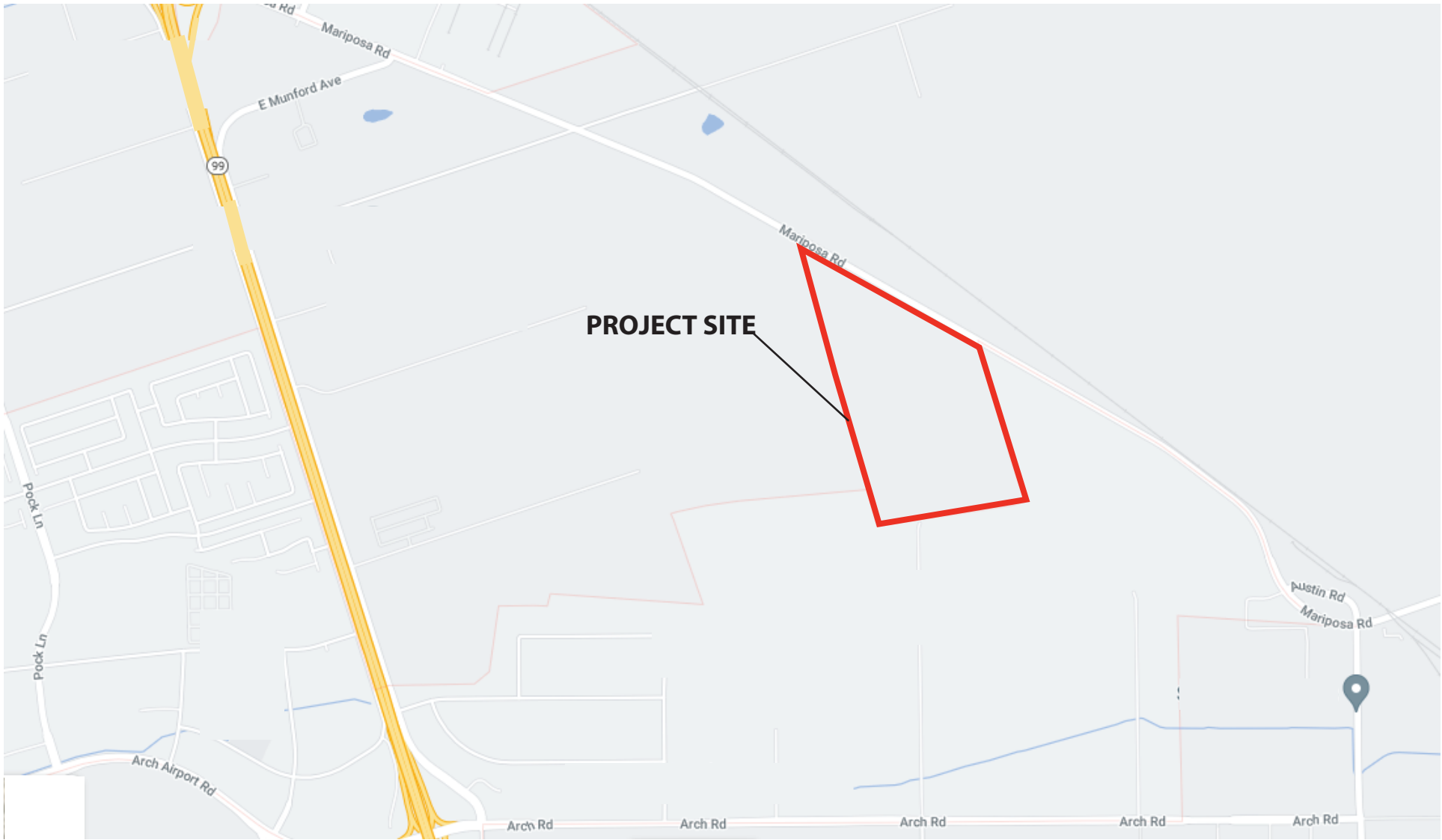
#### Growth-Inducing Impacts

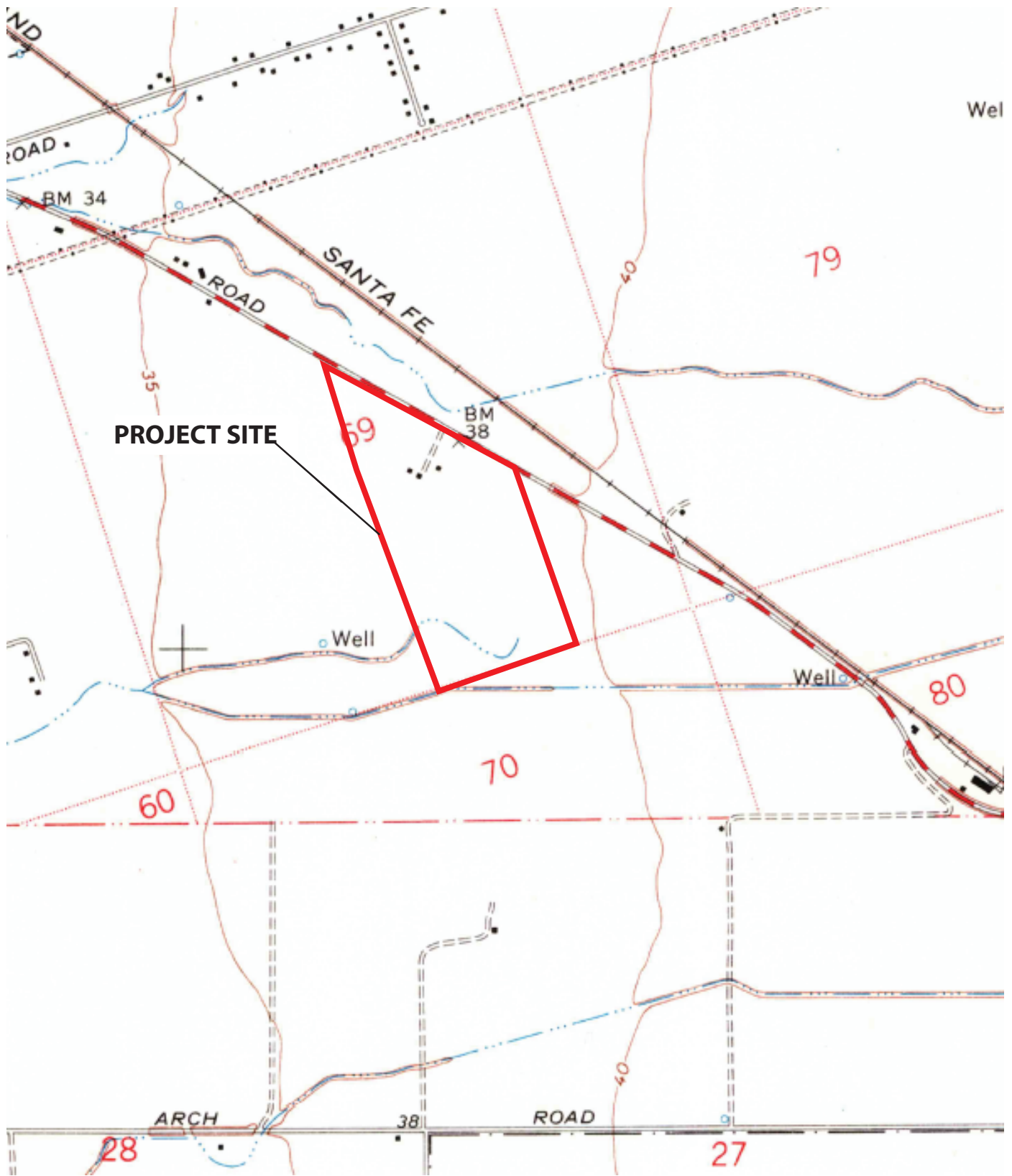
The Revised and Recirculated EIR will revisit and summarize the environmental impacts of the project considered significant and unavoidable and describe any changes to the irreversible environmental commitments identified in the 9-29-23 Draft EIR. The Revised and Recirculated EIR will reconsider the potential growth-inducing impacts of the project and report any substantive changes.

#### Environmental Justice

No substantive changes to the 9-29-23 Draft EIR are anticipated. The Draft EIR adequately considered the potential environmental justice effects of the project.







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



SOURCE: Google Earth

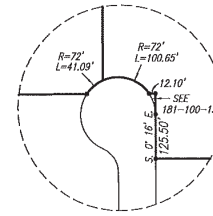
THIS MAP IS FOR  
ASSESSMENT USE ONLY

179-22



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

- 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. #
04-05	23		
09-10	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.

