Good morning,

The admin Draft Environmental Impact Report has not been provided to the City by the CEQA consultant. My understanding is we will be starting our review of the document over the next month. Once the City has had a chance to review the document and provide feedback to the CEQA consultant, the CEQA consultant will make any necessary revisions and then we will file a Notice of Completion and give the public notice of availability of the draft EIR.

Contact information for the Mariposa Project is Mike Souza.

A. Michael Souza, ALC, CRE
Souza Realty & Development
672 W. 11th St, Suite 110
Tracy, CA 95376
(O) (209) 835-8330
(F) (209) 229-7978
(C) (209) 649-4120
www.souzard.com
Good Morning Nicole,

Can you please tell me if there is a projected timeline for release of the Draft EIR for the Mariposa Industrial Project for public comment (SCH# 2020120283; P20-0805)? Also, can you please email me the contact information (name and email address/phone number) for the applicant?

Thank you, in advance, for your help.

Janet Laurain

Janet M. Laurain, Paralegal
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, CA  94080
(650) 589-1660
jlaurain@adamsbroadwell.com

This e-mail may contain material that is confidential, privileged and/or attorney work product for the sole use of the intended recipient. Any review, reliance or distribution by others or forwarding without express permission is strictly prohibited. If you are not the intended recipient, please contact the sender and delete all copies.
Yes, I connected those dots shortly after seeing your response!

She has not inquired further on the South Stockton Commerce Center project.

We did receive a Public Record Request from this legal firm yesterday afternoon for Mariposa. Please see attached:

---

From: Mike Souza <mike@souzard.com>
Sent: Wednesday, April 28, 2021 3:18 PM
To: Nicole Moore <Nicole.Moore@stocktonca.gov>; Charlie Simpson <csimpson@basecampenv.com>
Subject: RE: Mariposa Industrial Park Project (P20-0805)

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Hi Nicole:

On Feb. 16 you forwarded me an email from this same person who was asking for a contact person for the South Stockton Commerce Center and asking if you could forward my contact info. I said yes, but you probably had me confused with that project contact info. Like Charlie, I looked them up then and concluded she represents labor groups. Have you heard any more from her on the South Stockton Commerce Center project?

Yes, you can give her my contact info.
Charlie, Mike – please see the email from Janet below. Are they affiliated with the project at all? Mike, do you mind if I provide her with your contact information?

Thank you,
Nicole

Nicole D. Moore, LEED-AP
CURRENT PLANNING MANAGER
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8195

For City of Stockton Updates on COVID-19 please visit:
Twitter @stocktonUpdates
Facebook @CityofStockton
City Website http://www.stocktonca.gov

From: Janet M. Laurain <jlaurain@adamsbroadwell.com>
Sent: Wednesday, April 28, 2021 11:19 AM
To: Nicole Moore <Nicole.Moore@stocktonca.gov>
Subject: Mariposa Industrial Park Project (P20-0805)

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Good Morning Nicole,

Can you please tell me if there is a projected timeline for release of the Draft EIR for the Mariposa Industrial Project for public comment (SCH# 2020120283; P20-0805)? Also, can you please email me the contact information (name and email address/phone number) for the applicant?
Thank you, in advance, for your help.

Janet Laurain

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April 28, 2021

Via Email and U.S. Mail

City Clerk
City Clerk’s Office
City of Stockton
425 N. El Dorado Street, 1st Floor
Stockton, CA 95202
City.Clerk@stocktonca.gov

William Crew
Community Development Director
City of Stockton
345 N. El Dorado Street
Stockton, CA 95202
William.Crew@stocktonca.gov

City Online Portal:
https://user.govoutreach.com/stockton/faq.php?cmd=shell&goparms=cid%3D3412

Via Email Only

Nicole Moore, Planner, Nicole.Moore@stocktonca.gov

Re: Public Records Act Request – Mariposa Industrial Park Project, P20-0805; SCH# 2020120283

Dear City Clerk, Mr. Crew and Ms. Moore:

We are writing on behalf of the San Joaquin Residents for Responsible Development (“San Joaquin Residents”) to request a copy of any and all public records referring or related to the Mariposa Industrial Park Project, P20-0805; SCH #2020120283, (“Project”) by Greenlaw Partners LLC (“Applicant”). This request includes, but is not limited to, any and all file materials, applications, correspondence, resolutions, memos, notes, analysis, email messages, files, maps, charts, and any other documents related to the Project.
The proposed Project calls for annexation and development of up to 3.6 million square feet of high-cube warehouses on nine adjacent parcels in the City of Stockton. The 205.8-acre project site is approximately 1.3 miles SE of SR99 along Mariposa Road (near 5110 E. Mariposa Road). (APNs 179-220-010 thru -013; -016 thru -019; and -024).

San Joaquin Residents is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential impacts associated with Project development. San Joaquin Residents includes the International Brotherhood of Electrical Workers Local 595, Plumbers & Steamfitters Local 442, Sheet Metal Workers Local 104, Sprinkler Fitters Local 669 and the District Council of Ironworkers and their members and their families; and other individuals that live and/or work in the City of Stockton and San Joaquin County. San Joaquin Residents have a strong interest in enforcing the State’s environmental laws that encourage sustainable development and ensure a safe working environment for its members.

We are making this request pursuant to the California Public Records Act ("Act"),¹ and request the above documents pursuant to section 6253(a) of the Act. In addition, we request these materials pursuant to Article I, section 3(b) of the California Constitution, which provides a constitutional right of access to information concerning the conduct of the government. Article I, section 3(b) provides that any statutory right to information shall be broadly construed to provide the greatest access to government information and further requires that any statute that limits the right of access to information be narrowly construed.

Pursuant to Government Code section 6253.9, if the requested documents are in electronic format, please send them via a file hosting program such as Dropbox. Alternatively, if the electronic records are 10 MB or less (or can be easily broken into chunks of 10 MB or less), they may be emailed to jlaurain@adamsbroadwell.com as attachments.

We will pay for any direct costs of duplication associated with filling this request up to $200. However, please contact me at (650) 589-1660 with a cost estimate before copying/scanning the materials.

¹ Gov. Code, §§ 6250, et seq.
April 28, 2021
Page 3

Please use the following contact information for all correspondence regarding these requests:

Janet Laurain
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Ste. 1000
South San Francisco, CA 94080
jlaurain@adamsbroadwell.com
Phone: (650) 589-1660

Thank you for your assistance with this matter.

Sincerely,

[Signature]

Janet Laurain
Paralegal

JML/ljl
Hi Mike,

A new invoice for the remaining balance is attached. The previous check for $6405 was sent back shortly after your last email; I expect you would have received it by now but if not please let me know.

Thank you.

For City of Stockton Updates on COVID-19 please visit:
Twitter @stocktonUpdates
Facebook @CityofStockton
City Website http://www.stocktonca.gov

We would like the $6405 returned to us. Can you also send a new invoice as well?

Please confirm with me when the check is returned. Thanks.

A. Michael Souza, ALC, CRE
Souza Realty & Development
672 W. 11th St, Suite 110
Tracy, CA 95376
(O) (209) 835-8330
(F) (209) 229-7978
(C) (209) 649-4120
www.souzard.com
Hi Christine:

The $6088.14 is for Master Plan review # at $2029.38 each. Willie Wong was working on this with Mike Ebenal from Keir and Wright. We were provided a receipt for this check on March 31.

I am checking on the tentative map check.

---

**A. Michael Souza, ALC, CRE**

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---

Hi Mike,

I apologize for the delay on this; some of the fees were calculating incorrectly in our system, and we wanted to make sure that was sorted before applying any of your payments. As of this morning, the payment for the Environmental Review in the amount of $58,395.86 and has been applied to the project.

We have two remaining checks from you; the first is for $6088.14 and we are not sure what this one is for. Please let me know if this should be applied to another project. The other is for $6,405 for the Tentative Map fee. I think there was some confusion because the first invoice for this was incorrect, and it looks like you’ve issued a check for both the incorrect amount of $3000 and the correct amount of $3405. The fee for the Tentative Map is $3405, please provide a payment in this amount. The other checks can either be shredded or returned to you, please let me know your preference.

If you have any questions or need more clarification, feel free to reach out to me again. Thank you.
I’ll check with Christine, since she’s been managing the intake of the fees for this project.

Hi Nicole:

Accounting is telling me that a check for $58,395.86 for EIR review and $6405 for invoice # 190294 for tent map fee have not been cashed. We have the same issue with the Master plan payments, and they located the checks in your vault. Can you check to see if you can locate the checks? Thanks.

A. Michael Souza, ALC, CRE
Souza Realty & Development
INVOICE

Record Number: P20-0805

Site Address: 5110 E MARIPOSA RD, STOCKTON, CA 95215
Parcel Number: 17922010

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tentative Map (5-25 lots)</td>
<td>$3,405.00</td>
</tr>
</tbody>
</table>

Total Fee: $3,405
Hi Nicole:

On Feb. 16 you forwarded me an email from this same person who was asking for a contact person for the South Stockton Commerce Center and asking if you could forward my contact info. I said yes, but you probably had me confused with that project contact info. Like Charlie, I looked them up then and concluded she represents labor groups. Have you heard any more from her on the South Stockton Commerce Center project?

Yes, you can give her my contact info.

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Charlie, Mike – please see the email from Janet below. Are they affiliated with the project at all? Mike, do you mind if I provide her with your contact information?

Thank you,
Nicole
Good Morning Nicole,

Can you please tell me if there is a projected timeline for release of the Draft EIR for the Mariposa Industrial Project for public comment (SCH# 2020120283; P20-0805)? Also, can you please email me the contact information (name and email address/phone number) for the applicant?

Thank you, in advance, for your help.

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From: Nicole Moore <Nicole.Moore@stocktonca.gov>
Date: Wednesday, April 28, 2021 at 2:28 PM
To: Charlie Simpson <csimpson@basecampenv.com>, Mike Souza <mike@souzard.com>
Subject: FW: Mariposa Industrial Park Project (P20-0805)

Charlie, Mike – please see the email from Janet below. Are they affiliated with the project at all? Mike, do you mind if I provide her with your contact information?

Thank you,
Nicole

For City of Stockton Updates on COVID-19 please visit:
Good Morning Nicole,

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Charlie, Mike – please see the email from Janet below. Are they affiliated with the project at all? Mike, do you mind if I provide her with your contact information?

Thank you,
Nicole

From: Janet M. Laurain <jlaurain@adamsbroadwell.com>
Sent: Wednesday, April 28, 2021 11:19 AM
To: Nicole Moore <Nicole.Moore@stocktonca.gov>
Subject: Mariposa Industrial Park Project (P20-0805)

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601 Gateway Boulevard, Suite 1000
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Janet Laurain

Janet M. Laurain, Paralegal
Adams Broadwell Joseph & Cardozo
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080
(650) 589-1660
jlaurain@adamsbroadwell.com
Hello again!


Nicole D. Moore, LEED-AP
CURRENT PLANNING MANAGER
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8195

For City of Stockton Updates on COVID-19 please visit:
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Facebook @CityofStockton
City Website http://www.stocktonca.gov

---

From: Terry Farmer <tfarmer@basecampe nv.com>
Sent: Tuesday, April 27, 2021 1:44 PM
To: Nicole Moore <Nicole.Moore@stocktonca.gov>
Subject: Mariposa Industrial Park

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Hi Nicole,

It is my understanding that the City requires a geotechnical report for some projects, certainly for ones as large as MIP. Is this requirement part of a City ordinance, or is it just City policy? Are there criteria to determine when a project must submit a geotechnical report?

Thanks.

Terry Farmer, AICP
BaseCamp Environmental, Inc.
802 W. Lodi Avenue
Lodi, CA 95240
209-224-8213 Office
tfarmer@basecampe nv.com
Hi Nicole,

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Thanks.

Terry Farmer, AICP
BaseCamp Environmental, Inc.
802 W. Lodi Avenue
Lodi, CA 95240
209-224-8213 Office
tfarmer@basecampenv.com
Hi,

Regarding Mariposa fees, we have returned the incorrect check to them. They are asking for a new invoice too, but because we had to do corrections its actually the sum of the three attached invoices, which seems confusing. Gareth said there is not a way to fix this in Acella, but I can just type up a invoice on letterhead and send that to them instead. Thoughts?

Christine Palacio
Assistant Planner
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8266 Direct: 209.937.8955

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Twitter @stocktonUpdates
Facebook @CityofStockton
City Website http://www.stocktonca.gov

From: Mike Souza <mike@souzard.com>
Sent: Friday, April 16, 2021 3:43 PM
To: Christine Palacio <Christine.Palacio@stocktonca.gov>
Cc: Nicole Moore <Nicole.Moore@stocktonca.gov>
Subject: RE: Mariposa

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

We would like the $6405 returned to us. Can you also send a new invoice as well?

Please confirm with me when the check is returned. Thanks.

A. Michael Souza, ALC, CRE
Souza Realty & Development
672 W. 11th St, Suite 110
Tracy, CA 95376
(O) (209) 835-8330
(F) (209) 229-7978
(C) (209) 649-4120
www.souzard.com

From: Mike Souza
Hi Christine:

The $6088.14 is for Master Plan review # at $2029.38 each). Willie Wong was working on this with Mike Ebenal from Keir and Wright. We were provided a receipt for this check on March 31.

I am checking on the tentative map check.

---

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Souza Realty & Development  
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Tracy, CA 95376  
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[www.souzard.com](http://www.souzard.com)

---

Hi Mike,

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We have two remaining checks from you; the first is for $6088.14 and we are not sure what this one is for. Please let me know if this should be applied to another project. The other is for $6,405 for the Tentative Map fee. I think there was some confusion because the first invoice for this was incorrect, and it looks like you’ve issued a check for both the incorrect amount of $3000 and the correct amount of $3405. The fee for the Tentative Map is $3405, please provide a payment in this amount. The other checks can either be shredded or returned to you, please let me know your preference.

If you have any questions or need more clarification, feel free to reach out to me again. Thank you.
Nicole D. Moore, LEED-AP  
CURRENT PLANNING MANAGER  
Community Development Department  
345 N. El Dorado Street, Stockton CA 95202  
Office: 209.937.8561  Direct: 209.937.8195

From: Mike Souza <mike@souzard.com>  
Sent: Monday, April 12, 2021 4:25 PM  
To: Nicole Moore <Nicole.Moore@stocktonca.gov>  
Subject: Mariposa

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Hi Nicole:

Accounting is telling me that a check for $58,395.86 for EIR review and $6405 for invoice # 190294 for tent map fee have not been cashed. We have the same issue with the Master plan payments, and they located the checks in your vault. Can you check to see if you can locate the checks? Thanks.

A. Michael Souza, ALC, CRE  
Souza Realty & Development
# INVOICE

**Record Number:** P20-0805  
**Site Address:** 5110 E MARIPOSA RD, STOCKTON, CA 95215  
**Parcel Number:** 17922010  
**Invoice Number:** 190294  
**Invoice Date:** 12/28/2020

## Payment Details

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<tr>
<th>Description</th>
<th>Quantity</th>
<th>Fee</th>
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<tbody>
<tr>
<td>Tentative Map (5 - 25 lots) (PR)</td>
<td>0.03</td>
<td>$90.00</td>
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<tr>
<td>Rezoning / Prezoning (PR)</td>
<td>0.00</td>
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<tr>
<td>Tentative Map (5 - 25 lots) (ET)</td>
<td>0.69</td>
<td>$2,070.00</td>
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<tr>
<td>Tentative Map (5 - 25 lots) (PLN)</td>
<td>0.25</td>
<td>$750.00</td>
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<td>Rezoning / Prezoning (ET)</td>
<td>0.00</td>
<td>$0.00</td>
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<tr>
<td>Rezoning/Prezoning (PLN)</td>
<td>0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Tentative Map (5 - 25 lots) (FIRE)</td>
<td>0.02</td>
<td>$60.00</td>
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<tr>
<td>Tentative Map (5 - 25 lots) (MUD)</td>
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</tr>
<tr>
<td>Rezoning / Prezoning (MUD)</td>
<td>0.00</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Total Fee:** $3,000.00
# INVOICE

**Record Number:** P20-0805  
**Site Address:** 5110 E MARIPOSA RD, STOCKTON, CA 95215  
**Parcel Number:** 17922010  
**Invoice Number:** 190300  
**Invoice Date:** 12/28/2020

## Payment Details

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Fee</th>
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<tr>
<td>Community Rating System Admin Fee - Planning</td>
<td>0.00</td>
<td>$3,683.75</td>
</tr>
<tr>
<td>Technology Fee - Planning</td>
<td>0.00</td>
<td>$4,604.69</td>
</tr>
</tbody>
</table>

**Total Fee:** $8,288.44
## INVOICE

**Record Number:** P20-0805  
**Site Address:** 5110 E MARIPOSA RD, STOCKTON, CA 95215  
**Parcel Number:** 17922010  
**Invoice Number:** 194846  
**Invoice Date:** 4/13/2021

### Payment Details

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Community Rating System Admin Fee - Planning</td>
<td>-3,503.75</td>
<td>-$3,503.75</td>
</tr>
<tr>
<td>Technology Fee - Planning</td>
<td>-4,379.69</td>
<td>-$4,379.69</td>
</tr>
</tbody>
</table>

**Total Fee:** -$7,883.44
We would like the $6405 returned to us. Can you also send a new invoice as well?

Please confirm with me when the check is returned. Thanks.

A. Michael Souza, ALC, CRE
Souza Realty & Development
672 W. 11th St, Suite 110
Tracy, CA 95376
(O) (209) 835-8330
(F) (209) 229-7978
(C) (209) 649-4120
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Hi Mike,
I apologize for the delay on this; some of the fees were calculating incorrectly in our system, and we wanted to make sure that was sorted before applying any of your payments. As of this morning, the payment for the Environmental Review in the amount of $58,395.86 has been applied to the project.

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If you have any questions or need more clarification, feel free to reach out to me again. Thank you.

Christine Palacio
Assistant Planner
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8266  Direct: 209.937.8955

Nicole Moore, LEED-AP
CURRENT PLANNING MANAGER
City Website http://www.stocktonca.gov
Hi Nicole:

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(C) (209) 649-4120
www.souzard.com
Their project team is comprised of Mike Souza (main contact), Rob Mitchell with Greenlaw Partners, and their consultant team (Kier + Wright for civil, Basecamp for environmental). Mike Hakeem is their legal counsel.

They've also had a Derek Meddings with Greenlaw Partners in some of the correspondence.

Hate to bother you but the CM is asking who the developer is for this project. I know you have been working with Mike Souza; is he the developer also?

Sent from my iPhone

On Apr 13, 2021, at 4:27 PM, Nicole Moore <Nicole.Moore@stocktonca.gov> wrote:

I have to ask – was there something that came up and is a problem?
Hello All:

Harry and the CMO is having high level conversations regarding this project. Harry would like a fee estimate for the project described below and the attached site plan. I suspect you will need more information so let me know what you need and I will contact Mr. Souza. John A wants me to be the only one contacting them from CDD. BTW we need to get this to Harry by tomorrow morning.

Sorry for the rush.

From: John Alita <John.Alita@stocktonca.gov>
Sent: Tuesday, April 13, 2021 2:05 PM
To: William Crew <William.Crew@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan

Come and see me.

From: Harry Black <Harry.Black@stocktonca.gov>
Sent: Tuesday, April 13, 2021 1:41 PM
To: John Alita <John.Alita@stocktonca.gov>; Maraskeshia Smith <Maraskeshia.Smith@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan
Good Afternoon Harry:

Thanks for talking to Rob and I about this exciting opportunity.

As discussed, I have attached the site plan. We will need fees calculated for the 1,693,440 sf building.

Following is a draft letter I have put together as a start for a letter from you to the potential user:

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The City’s recent accomplishments are proof that we can and will perform to deliver what you need to locate your facility in Stockton. We are excited to work with you and meet your goals and expectations. Please feel free to contact me with any questions or concerns at ………

Hopefully your folks can do more bragging about Stockton and your ability and desire to perform!

Please let me know if you have any questions or need more information. We look forward to seeing a draft of the letter before noon tomorrow. Thanks!

A. Michael Souza, ALC, CRE
Souza Realty & Development
672 W. 11th St, Suite 110
Tracy, CA 95376
(O) (209) 835-8330
(F) (209) 229-7978
(C) (209) 649-4120
www.souzard.com
Hi!

We are still waiting for the admin draft of the EIR – but we have a traffic study scope of work: 

Traffic Study

For City of Stockton Updates on COVID-19 please visit:
Twitter @stocktonUpdates
Facebook @CityofStockton
City Website http://www.stocktonca.gov

Good morning Nicole:
Can you please point me to the subject project docs? Also what is the current status of the project?

Thank you,

From: Even Marcelo <Even.Marcelo@stocktonca.gov>
Sent: Thursday, April 15, 2021 8:55 AM
To: Nicole Moore <Nicole.Moore@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan
Importance: High

From: Michael McDowell
Sent: Thursday, April 15, 2021 8:24 AM
To: Even Marcelo <Even.Marcelo@stocktonca.gov>
Cc: Willie Wong <Willie.Wong@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan
Even,
FYI, for your catching up, this is regarding the Mariposa Industrial Project annexation (site plan attached) that Nicole Moore is managing. I’m not sure where they are getting the traffic signal requirement information, the environmental is still in admin draft form but perhaps the traffic study is call for traffic signal at their driveway or elsewhere. You will probably need to coordinate with Nicole in reviewing this information. You will also need to coordinate with MUD on any PFF credit for basin/pump station. I would like to have a draft response before end of today.
Thanks,
Mike
Good morning Nicole:

Can you please point me to the subject project docs? Also what is the current status of the project?

Thank you,

Even G. Marcelo, P.E.
Principal Civil Engineer
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8627

From: Michael McDowell
Sent: Thursday, April 15, 2021 8:24 AM
To: Even Marcelo <Even.Marcelo@stocktonca.gov>
Cc: Willie Wong <Willie.Wong@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan

Even,

FYI, for your catching up, this is regarding the Mariposa Industrial Project annexation (site plan attached) that Nicole Moore is managing. I’m not sure where they are getting the traffic signal requirement information, the environmental is still in admin draft form but perhaps the traffic study is call for traffic signal at their driveway or elsewhere. You will probably need to coordinate with Nicole in reviewing this information. You will also need to coordinate with MUD on any PFF credit for basin/pump station. I would like to have a draft response before end of today.

Thanks,
Mike
Hi Christine:

The $6088.14 is for Master Plan review # at $2029.38 each). Willie Wong was working on this with Mike Ebenal from Keir and Wright. We were provided a receipt for this check on March 31.

I am checking on the tentative map check.

---

A. Michael Souza, ALC, CRE  
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Tracy, CA 95376  
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(F) (209) 229-7978  
(C) (209) 649-4120  
www.souzard.com

Hi Mike,

I apologize for the delay on this; some of the fees were calculating incorrectly in our system, and we wanted to make sure that was sorted before applying any of your payments. As of this morning, the payment for the Environmental Review in the amount of $58,395.86 and has been applied to the project.

We have two remaining checks from you; the first is for $6088.14 and we are not sure what this one is for. Please let me know if this should be applied to another project. The other is for $6,405 for the Tentative Map fee. I think there was some confusion because the first invoice for this was incorrect, and it looks like you’ve issued a check for both the incorrect amount of $3000 and the correct
amount of $3405. The fee for the Tentative Map is $3405, please provide a payment in this amount. The other checks can either be shredded or returned to you, please let me know your preference.

If you have any questions or need more clarification, feel free to reach out to me again. Thank you.

---

Nicole D. Moore, LEED-AP
CURRENT PLANNING MANAGER
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8195

From: Nicole Moore <Nicole.Moore@stocktonca.gov>
Sent: Tuesday, April 13, 2021 7:49 AM
To: Mike Souza <mike@souzard.com>
Cc: Christine Palacio <Christine.Palacio@stocktonca.gov>
Subject: RE: Mariposa

I’ll check with Christine, since she’s been managing the intake of the fees for this project.

---

Mike Souza <mike@souzard.com>
Sent: Monday, April 12, 2021 4:25 PM
To: Nicole Moore <Nicole.Moore@stocktonca.gov>
Subject: Mariposa

**CAUTION:** This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Hi Nicole:

Accounting is telling me that a check for $58,395.86 for EIR review and $6405 for invoice # 190294 for tent map fee have not been cashed. We have the same issue with
the Master plan payments, and they located the checks in your vault. Can you check to see if you can locate the checks? Thanks.

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(O) (209) 835-8330
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www.souzard.com
Hey Everyone: John A said we can revise this letter. Feel free to take a crack at it. Need it ASAP.

Letter of Support - Greenlaw

This link will work for anyone.
Will and I have our one on one at 9:30, we can huddle up then.

---

Yes. This came as a surprise from the CMO. Looks like they have made some decisions on this.

Sent from my iPhone

On Apr 14, 2021, at 8:34 AM, Michael McDowell <Michael.McDowell@stocktonca.gov> wrote:

Will,
If you have time, I would like to have a brief huddle up with you, Nicole and any others involved in CDD this morning to discuss. Nicole is managing the application entitlements for this project and her primary project contact is Mike Souza, so this becomes difficult for Nicole if John A wants you to be the only one contacting them. I think it would be helpful for you to know their schedule that was prepared at the outset and how well they have been doing following it. She is currently waiting on them to submit the administrative draft EIR. Let me know if you are available.
Thanks,
Mike

---

Hello All:
Harry and the CMO is having high level conversations regarding this project. Harry would like a fee estimate for the project described below and the attached site plan. I suspect you will need more information so let me know what you need and I will contact Mr. Souza. John A wants me to be the only one contacting them from CDD. BTW we need to get this to Harry by tomorrow morning.

Sorry for the rush.

From: John Alita <John.Alita@stocktonca.gov>
Sent: Tuesday, April 13, 2021 2:05 PM
To: William Crew <William.Crew@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan

From: Harry Black <Harry.Black@stocktonca.gov>
Sent: Tuesday, April 13, 2021 1:41 PM
To: John Alita <John.Alita@stocktonca.gov>; Maraskesha Smith <Maraskesha.Smith@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan

Come and see me.

---

From: Mike Souza <mike@souzard.com>
Sent: Tuesday, April 13, 2021 1:25 PM
To: Harry Black <Harry.Black@stocktonca.gov>
Cc: rob@greenlawpartners.com
Subject: FW: Mariposa Industrial Park Updated Site Plan

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Good Afternoon Harry:

Thanks for talking to Rob and I about this exciting opportunity.
As discussed, I have attached the site plan. We will need fees calculated for the 1,693,440 sf building.

Following is a draft letter I have put together as a start for a letter from you to the potential user:

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A. Michael Souza, ALC, CRE
Souza Realty & Development
672 W. 11th St, Suite 110
Tracy, CA 95376
From: William Crew
To: Michael McDowell
Cc: John Schweigerdt; Ariana Adame; Stephanie Ocasio; Nicole Moore
Subject: Re: Mariposa Industrial Park Updated Site Plan
Date: Wednesday, April 14, 2021 8:48:17 AM
Attachments: image001.png

Yes. This came as a surprise from the CMO. Looks like they have made some decisions on this.

Sent from my iPhone

On Apr 14, 2021, at 8:34 AM, Michael McDowell <Michael.McDowell@stocktonca.gov> wrote:

Will,
If you have time, I would like to have a brief huddle up with you, Nicole and any others involved in CDD this morning to discuss. Nicole is managing the application entitlements for this project and her primary project contact is Mike Souza, so this becomes difficult for Nicole if John A wants you to be the only one contacting them. I think it would be helpful for you to know their schedule that was prepared at the outset and how well they have been doing following it. She is currently waiting on them to submit the administrative draft EIR. Let me know if you are available.
Thanks,
Mike

From: William Crew <William.Crew@stocktonca.gov>
Sent: Tuesday, April 13, 2021 2:15 PM
To: John Schweigerdt <John.Schweigerdt@stocktonca.gov>
Cc: Michael McDowell <Michael.McDowell@stocktonca.gov>; Ariana Adame <Ariana.Adame@stocktonca.gov>; Stephanie Ocasio <Stephanie.Ocasio@stocktonca.gov>; Nicole Moore <Nicole.Moore@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan

Hello All:

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Cc: rob@greenlawpartners.com
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The initial schedule with our comments is the PDF dated 08.06.20. It was sent to them on 8/26/20. They prepared their new schedule (11.03.2020 date).

So, as you can see based on the timeline below – we have worked diligently to adhere to their schedule. We were supposed to have received the admin DEIR 2/2/21 and have yet to receive it.

10/19/20: Applicant submits payment to start project
10/28/20: project sent for referral
12/1/20: NOP draft, AB52 and draft mailers sent to applicant for review
12/2/20: IS comments sent to applicant for review/incorporation
12/11/20: Incomplete letter sent to applicant
12/14/20 – 1/13/20: NOP period
1/5/20: Scoping Mtg and Neighborhood Mtg
12/11/20: Applicant provides traffic study to City.
12/15/20: City provides comments back on traffic study.
2/22/21: Applicant resubmittal of tentative map documents, updated title reports, legal desc., etc.
2/24/21: Water Supply Assessment completed by the City
3/10/21: Dodgie and Parviz respond to Traffic Scope of Work
3/22/21: DUC survey results provided to City and County
4/6/21: EIR Consultant states admin DEIR is a couple weeks out.
<table>
<thead>
<tr>
<th>ID</th>
<th>Task Name</th>
<th>Duration</th>
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<td>Draft Application to City</td>
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<td>Notice of Preparation</td>
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<td>9 days</td>
<td>Wed 9/2/20</td>
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<td>Mon 4/19/21</td>
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**Project: Greenlaw Entitlement 7**

**Date: Thu 8/6/20**
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<td>Fri 5/21/21</td>
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<td>Mon 4/19/21</td>
<td>Fri 5/14/21</td>
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<td>5 days</td>
<td>Tue 6/1/21</td>
<td>Mon 6/7/21</td>
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<td>1 day</td>
<td>Tue 6/8/21</td>
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<td>Tue 7/20/21</td>
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<td>111 days</td>
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<td>Determine Dedications and Vacations (Easements and ROW)</td>
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<td>Mon 1/18/21</td>
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<tr>
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**Project: Greenlaw Endivment**

Date: Thu 8/6/20

**Task**
- **Project Summary**
- **Manual Task**
- **Start only**
- **Deadline**
- **Manual Progress**

**Split**
- **Inactive Task**
- **Manual Summary Rollup**
- **External Tasks**
- **Critical Split**
- **Progress**
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From: Michael McDowell
To: William Crew; John Schweigerdt
Cc: Ariana Adame; Stephanie Ocasio; Nicole Moore
Subject: RE: Mariposa Industrial Park Updated Site Plan
Date: Wednesday, April 14, 2021 8:34:05 AM
Attachments: image001.png

Will,

If you have time, I would like to have a brief huddle up with you, Nicole and any others involved in CDD this morning to discuss. Nicole is managing the application entitlements for this project and her primary project contact is Mike Souza, so this becomes difficult for Nicole if John A wants you to be the only one contacting them. I think it would be helpful for you to know their schedule that was prepared at the outset and how well they have been doing following it. She is currently waiting on them to submit the administrative draft EIR. Let me know if you are available.

Thanks,
Mike

From: William Crew <William.Crew@stocktonca.gov>
Sent: Tuesday, April 13, 2021 2:15 PM
To: John Schweigerdt <John.Schweigerdt@stocktonca.gov>
Cc: Michael McDowell <Michael.McDowell@stocktonca.gov>; Ariana Adame <Ariana.Adame@stocktonca.gov>; Stephanie Ocasio <Stephanie.Ocasio@stocktonca.gov>; Nicole Moore <Nicole.Moore@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan

Hello All:

Harry and the CMO is having high level conversations regarding this project. Harry would like a fee estimate for the project described below and the attached site plan. I suspect you will need more information so let me know what you need and I will contact Mr. Souza. John A wants me to be the only one contacting them from CDD. BTW we need to get this to Harry by tomorrow morning.

Sorry for the rush.

From: John Alita <John.Alita@stocktonca.gov>
Sent: Tuesday, April 13, 2021 2:05 PM
To: William Crew <William.Crew@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan

From: Harry Black <Harry.Black@stocktonca.gov>
Sent: Tuesday, April 13, 2021 1:41 PM
To: John Alita <John.Alita@stocktonca.gov>; Maraskeshia Smith <Maraskeshia.Smith@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan
Good Afternoon Harry:

Thanks for talking to Rob and I about this exciting opportunity.

As discussed, I have attached the site plan. We will need fees calculated for the 1,693,440 sf building.

Following is a draft letter I have put together as a start for a letter from you to the potential user:

The City of Stockton is excited to partner with Greenlaw Development to propose the Mariposa Industrial Park site for your consideration in locating your facility. Located in the heart of the Central Valley, Stockton is well located to provide ready access to all points along the West Coast. We have a diverse work force that can fulfill all your employment needs. (would be good to have your economic development folks add some facts and figures here, particularly regarding available workforce).

Last year, the City partnered with another developer to bring an Amazon Fulfillment Center to the City of Stockton, on a parcel just south of the Mariposa Industrial Park. The project was delivered on schedule as promised to Amazon. The City is committed to providing the same resources to this very similar project so it will be in the City of Stockton entitled with all land...
use approvals by the end of the year. We are also committed to concurrently processing your construction plans so construction can begin soon after land use approval are complete.

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Tracy, CA 95376
(O) (209) 835-8330
(F) (209) 229-7978
(C) (209) 649-4120
www.souzard.com
Hi Janice and Nicole

To support the “letter of support,” here is what we have prepared to date. At this time, we are awaiting their submittal of the Admin Draft of the EIR. I have over 300 emails in my project folder for this one, so if you need something more specific, please let me know. We have been very communicative with this applicant and have kept to their schedule, almost to the T.

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Nicole D. Moore, LEED-AP
CURRENT PLANNING MANAGER
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8195

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December 11, 2020

Rob Mitchell
c/o Greenlaw Partners, LLC
18391 Von Karman Avenue, Suite 250
Irvine, CA 92660
rob@greenlawpartners.com

RE: Application for Prezoning, Tentative Map, Environmental Review and Annexation
#P20-0805 (5280, 5290, 5110, and 5150 East Mariposa Road; 4522 and 4600 East Marfargoa Drive; and 4490, 4500 and 5100 East Clark Drive; APNs 179-220-010 through -013; -016 through -019; and -024.)

Mr. Mitchell,

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It is important to note that while every effort is made to obtain timely comments from all Departments and Divisions in the City, at times comments are received after the incomplete letter is sent to the Applicant. If additional commentary is received, it will be passed along immediately via email.

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1. In accordance with SMC and the City’s Submittal Matrix, the following items are needed to process the proposed annexation and prezoning request.

   a. Prezoning Exhibit: Please submit One (1) 8 ½”x11” plan and with an electronic version showing the existing and proposed boundaries, zoning designations. Legal Description(s) and exhibits for proposed rezoning/prezoning shall additionally be prepared and submitted. Plans
shall identify Assessor’s Parcel Numbers (APNs), existing and proposed General Plan land use designations for project site and adjacent parcels. Refer to the Rezoning Brochure for further details. Submission shall also include a completed Environmental Checklist Form.

b. Annexation Exhibit: all of the proposed annexation areas coinciding with the legal descriptions described below, and including bearings and dimensions (metes and bounds). This should also include a vicinity map for context.

c. Legal Description for the annexation: this includes basis of bearing and dimensions (metes and bounds) of the proposed annexation area, streets and other right-of-way, and acreage of total annexation area.

d. Cost Benefit Analysis/City Services Plan: Annexation requires the preparation of a cost benefit analysis as well as an analysis of the city’s capacity to serve new commercial development at the proposed site (prepared by an independent contractor). This is to be evaluated by the City’s Development Review Committee who will make a recommendation to the City Manager. Please see the Annexation Application form for more specific on the contents of the plan.

e. Agricultural Conversion Statement: The City and LAFC require this as part of the annexation submission package to verify the land proposed for annexation and development is not prime agricultural land. While the site does not appear to be in contract per the Williamsons Act, the site appears to be listed as having Local Importance per the General Plan Environmental Impact Report (EIR).

2. Provide a current title report for all parcels affected by the application, including copies of all documents reference therein.

3. While the project narrative does not state that a Development Agreement is being proposed, please clarify if one is or isn’t being provided as a part of this application.

Building Division – Community Development Department

4. Most of the proposed area is located within a FEMA designated ‘X’ Zone for floodplain management purposes, however the area at the South end of the development has areas located in Zone ‘AO’ and Zone ‘A’. Any development in the Zone A or AO areas must comply with Section 15.44 of the SMC for flood damage prevention.

5. SB 5 finding required. Based on the effective map you may make the shallow flooding finding per SMC Section 16.90.020 A(5)

6. Separate building permits will be required for each of the structures shown on Figure 7.

7. Any future development requires written approval from the maintaining agency for North Little John’s Creek. (Specific to the Tentative Map)
8. Any future development on Parcels 8 and 9 are subject to Section 15.44 of the Stockton Municipal Code for flood damage prevention. *(Specific to the Tentative Map)*

If you have any questions about these comments, please contact Deputy Building Official John Schweigerdt at john.schweigerdt@stocktonca.gov or (209) 937-8565.

**Fire Department**

9. Review of the proposed development would require the owners/developers and all other stakeholders for this project to meet with the Fire management team to include the Fire Chief, Deputy Fire Chief and Fire Marshal to discuss the mitigation plan to reduce response times as required by NFPA Standards and the city's General Plan 2040. This will most likely result in the need to build a new fire station or secure land for a future fire station.

10. Civil utility infrastructure expansion to the site would require Fire Department input and review with the project civil design team to ensure all public and private utility infrastructure is installed and in place prior to any combustible construction start-up.

11. Access into the project site is presently limited to two driveway entrances from Mariposa Road. A typical industrial park, this one being proposed with a total of (7) buildings will require additional emergency vehicle access points from the two southern flank access streets (Marfargoa Road and Clark Drive).

12. Each building will be required to meet the California Fire and Building Codes for construction to include fire protection design and installation for automatic fire sprinklers per NFPA 13 Standards. NOTE: If the project is assigned to the Stockton Fire Department for review of all building infrastructure, we would encourage additional meetings with the stakeholders to discuss the requirements.

If you have any questions about these comments, please contact Phil Simon, Assistant Fire Marshal at phil.simon@stocktonca.gov or (209) 937-8271.

**Municipal Utilities Division – Public Works Department**

13. Per the Stockton Municipal Code Section 16-188.030, the tentative map shall include the location and size of all existing and proposed sanitary sewers, water mains, storm drains; locations of existing wells and septic tanks; location of proposed pump station and detention basin; the width, location, and identity of all existing, proposed, private and public easements. In addition, identify the point of connection for water, sewer, and storm drainage for every parcel. *(Specific to the Tentative Map)*

14. MUD will be actively involved through the environmental clearance process to evaluate the City utility needs of this area.

If you have any questions about these comments, please contact Ann Okubo Municipal Utilities Department at Ann.Okubo@stocktonca.gov or (209) 937-8250.

**Review Process**
Once the plan set is revised and resubmitted, it will proceed through the following review steps:

- **Completeness Review**: Revised application materials will be routed for internal review. A written response to the materials will be provided within 30 days.

- **Environmental Review**: Staff has reviewed and provided comments on the Notice of Preparation and Initial Study and has initiated the NOP process. A scoping session and neighborhood meeting have been set for early January of 2021, at the end of the NOP period. We look forward to continuing to work with the applicant, the CEQA consultant and remainder of the team as we work towards a certified Environmental Impact Report (EIR). The Initial Study comments have been provided to the applicant prior to issuance of this letter.

- **Design Review**: The project received Design Review approval on 11/25/2020. An approval letter specific to the design review approval will be forthcoming.

- **Development Review Committee**: The Development Review Committee (DRC) will evaluate the City Services Plan and the cost/benefit analysis and annexation proposal. The DRC will provide a written recommendation to the Director for all Annexations, condominium projects, development agreements, master development plans, multifamily projects, planned development permits, precise road plans, sphere of influence amendments and updates, specific plans, street name changes, tentative maps, and utility master plans and major utility extensions. (SMC §16.212)

- **Planning Commission**: With a complete application, DRC recommendation to the Director, and Design Review completed, staff will begin preparation of a recommendation to the Planning Commission. The Planning Commission will then provide a Prezoning recommendation to the City Council for decision. Public notice will be provided in the newspaper and to owners within 300-feet of the project site. The Commission will then consider the application at a public hearing.

- **City Council**: Annexation requests are subject to the requirements of CEQA. Upon completion of CEQA, the City Council will make a decision on the Prezoning recommendation from the Planning Commissions, and then, potentially at the same meeting, approve a resolution authorizing the filing of the annexation. Upon Council approval to file, the Director shall file the annexation proposal with LAFCO, including the justification of proposal, the Council’s resolution, the City Services Plan, environmental documents, legal description and map. (SMC 16.216.070 (H))

- **San Joaquin County Local Agency Formation Commission (LAFCO)**: The annexation, detachment, and reorganization processes involve the review and approval of the application by the Local Agency Formation Commission (LAFCO), in compliance with State law. (Government Code §56000 et seq.) (SMC §16.216.030) Public hearings before LAFCO shall be conducted in compliance
with State law. (Government Code §56000 et seq.) After an annexation is ordered, notifications of the annexation shall be sent to all affected property owners and appropriate departments and agencies. (SMC 16.216.070 (K))

• Construction Permits: If annexation approval is granted by the San Joaquin LAFCO, a Building Permit application may be filed with the Stockton Building & Life Safety Division for construction purposes. Alternatively, you may propose, at your own risk, the concurrent review of planning and building permits in advance of the Commission hearing.

Conclusion

Please provide a written response to each comment in this letter. Where plan revisions are required, provide one digital copy in PDF format. I am available at any time should you need additional clarification on any of the items mentioned above. You can contact me at Nicole.Moore@stocktonca.gov or at (209) 937-8195.

Nicole D. Moore, LEED-AP, Senior Planner
City of Stockton | Community Development Department
Will:

Attached is the fee estimate for Building 1 shown on the site plan and associated site improvements. This estimate includes all permit fees, utility connection fees (water/sewer), and Public Facilities Fees.

The following assumptions were made to prepare this estimate:

- A calculated valuation of $84,753,285.40 was used for the estimate. This calculation is based on the ICC building valuation data tables for a shell building.
- A water meter size of 2” for both domestic and irrigation meters
- The PFF – Agricultural Land Mitigation fee was charged based on 119 gross acres as shown on the site plan

Additional fees applicable to the project from outside agencies include:

- School district developer fees (Stockton Unified)
- Habitat mitigation fees (SJCOG)
- PG&E utility fees

Let me know if you need any additional information on this.

---

Hello All:

Harry and the CMO is having high level conversations regarding this project. Harry would like a fee estimate for the project described below and the attached site plan. I suspect you will need more
information so let me know what you need and I will contact Mr. Souza. John A wants me to be the only one contacting them from CDD. BTW we need to get this to Harry by tomorrow morning.

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Sent: Tuesday, April 13, 2021 2:05 PM
To: William Crew <William.Crew@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan

From: Harry Black <Harry.Black@stocktonca.gov>
Sent: Tuesday, April 13, 2021 1:41 PM
To: John Alita <John.Alita@stocktonca.gov>; Maraskeshia Smith <Maraskeshia.Smith@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan

Come and see me.

From: Mike Souza <mike@souzard.com>
Sent: Tuesday, April 13, 2021 1:25 PM
To: Harry Black <Harry.Black@stocktonca.gov>
Cc: rob@greenlawpartners.com
Subject: FW: Mariposa Industrial Park Updated Site Plan

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Good Afternoon Harry:

Thanks for talking to Rob and I about this exciting opportunity.

As discussed, I have attached the site plan. We will need fees calculated for the 1,693,440 sf building.
Following is a draft letter I have put together as a start for a letter from you to the potential user:

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This ESTIMATE is based on the information provided. The fee amounts reflect the charges in effect at the time of the estimate and may change as City Council approves periodic updates.

Please note that the estimate below may not include all of the fees you can expect on your project. Additional fee items may include, but are not limited to, Special District, Engineering and MUD fees which can be calculated during project review and may not be shown in the initial fee estimate.

<table>
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<tr>
<th>Current Status:</th>
<th>Estimate</th>
<th>Date:</th>
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<td>Sub Category:</td>
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<td>Category:</td>
<td>Industrial</td>
<td>Parcel No:</td>
<td>179-220-41</td>
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<tr>
<td>Site Address:</td>
<td>6440 E MARIPOSA RD</td>
<td>Square Footage:</td>
<td>1,693,440</td>
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<tr>
<td>Permit Valuation:</td>
<td>$84,753,285.40</td>
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<td>Nature of Work:</td>
<td>New 1,693,440 SF industrial shell building.</td>
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**CONTRACTOR**

MICHAEL SOUZA

, CA

---

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<tr>
<th>Fee Description</th>
<th>Fee Amount</th>
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<td>PW - DevSvcs Const Permit</td>
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<td></td>
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</tbody>
</table>
From: Nicole Moore
To: William Crew
Subject: RE: Mariposa Industrial Park Updated Site Plan
Date: Tuesday, April 13, 2021 4:27:00 PM
Attachments: image002.png
image003.png
image004.png
image005.png
image006.png

I have to ask – was there something that came up and is a problem?

Nicole D. Moore, LEED-AP
CURRENT PLANNING MANAGER
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561 Direct: 209.937.8195

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Sent: Tuesday, April 13, 2021 2:15 PM
To: John Schweigerdt <John.Schweigerdt@stocktonca.gov>
Cc: Michael McDowell <Michael.McDowell@stocktonca.gov>; Ariana Adame <Ariana.Adame@stocktonca.gov>; Stephanie Ocasio <Stephanie.Ocasio@stocktonca.gov>; Nicole Moore <Nicole.Moore@stocktonca.gov>
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shall identify Assessor's Parcel Numbers (APNs), existing and proposed General Plan land use designations for project site and adjacent parcels. Refer to the Rezoning Brochure for further details. Submission shall also include a completed Environmental Checklist Form.

b. Annexation Exhibit: of the proposed annexation areas coinciding with the legal descriptions described below and including bearings and dimensions (metes and bounds). This should also include a vicinity map for context.

c. Legal Description for the annexation: this includes basis of bearing and dimensions (metes and bounds) of the proposed annexation area, streets and other right-of-way, and acreage of total annexation area.

d. Cost Benefit Analysis/City Services Plan: Annexation requires the preparation of a cost benefit analysis as well as an analysis of the city's capacity to serve new commercial development at the proposed site (prepared by an independent contractor). This is to be evaluated by the City's Development Review Committee who will make a recommendation to the City Manager. Please see the Annexation Application form for more specific on the contents of the plan.

e. Agricultural Conversion Statement: The City and LAFC require this as part of the annexation submission package to verify the land proposed for annexation and development is not prime agricultural land. While the site does not appear to be in contract per the Williamson's Act, the site appears to be listed as having Local Importance per the General Plan Environmental Impact Report (EIR).

2. Provide a current title report for all parcels effected by the application, including copies of all documents reference therein.

3. While the project narrative does not state that a Development Agreement is being proposed, please clarify if one is or isn’t being provided as a part of this application.

Building Division – Community Development Department

4. Most of the proposed area is located within a FEMA designated 'X' Zone for floodplain management purposes, however the area at the South end of the development has areas located in Zone 'AO' and Zone 'A'. Any development in the Zone A or AO areas must comply with Section 15.44 of the SMC for flood damage prevention.

5. SB 5 finding required. Based on the effective map you may make the shallow flooding finding per SMC Section 16.90.020 A(5)

6. Separate building permits will be required for each of the structures shown on Figure 7.

7. Any future development requires written approval from the maintaining agency for North Little John’s Creek. (Specific to the Tentative Map)
8. Any future development on Parcels 8 and 9 are subject to Section 15.44 of the Stockton Municipal Code for flood damage prevention. *(Specific to the Tentative Map)*

If you have any questions about these comments, please contact Deputy Building Official John Schweigerdt at john.schweigerdt@stocktonca.gov or (209) 937-8565.

**Fire Department**

9. Review of the proposed development would require the owners/developers and all other stakeholders for this project to meet with the Fire management team to include the Fire Chief, Deputy Fire Chief and Fire Marshal to discuss the mitigation plan to reduce response times as required by NFPA Standards and the city’s General Plan 2040. This will most likely result in the need to build a new fire station or secure land for a future fire station.

10. Civil utility infrastructure expansion to the site would require Fire Department input and review with the project civil design team to ensure all public and private utility infrastructure is installed and in place prior to any combustible construction start-up.

11. Access into the project site is presently limited to two driveway entrances from Mariposa Road. A typical industrial park, this one being proposed with a total of (7) buildings will require additional emergency vehicle access points from the two southern flank access streets (Marfargoa Road and Clark Drive).

12. Each building will be required to meet the California Fire and Building Codes for construction to include fire protection design and installation for automatic fire sprinklers per NFPA 13 Standards. NOTE: If the project is assigned to the Stockton Fire Department for review of all building infrastructure, we would encourage additional meetings with the stakeholders to discuss the requirements.

If you have any questions about these comments, please contact Phil Simon, Assistant Fire Marshal at phil.simon@stocktonca.gov or (209) 937-8271.

**Municipal Utilities Division – Public Works Department**

13. Per the Stockton Municipal Code Section 16-188.030, the tentative map shall include the location and size of all existing and proposed sanitary sewers, water mains, storm drains; locations of existing wells and septic tanks; location of proposed pump station and detention basin; the width, location, and identity of all existing, proposed, private and public easements. In addition, identify the point of connection for water, sewer, and storm drainage for every parcel. *(Specific to the Tentative Map)*

14. MUD will be actively involved through the environmental clearance process to evaluate the City utility needs of this area.

If you have any questions about these comments, please contact Ann Okubo Municipal Utilities Department at Ann.Okubo@stocktonca.gov or (209) 937-8250.
Once the plan set is revised and resubmitted, it will proceed through the following review steps:

- **Completeness Review**: Revised application materials will be routed for internal review. A written response to the materials will be provided within 30 days.

- **Environmental Review**: Staff has reviewed and provided comments on the Notice of Preparation and Initial Study and has initiated the NOP process. A scoping session and neighborhood meeting have been set for early January of 2021, at the end of the NOP period. We look forward to continuing to work with the applicant, the CEQA consultant and remainder of the team as we work towards a certified Environmental Impact Report (EIR). The Initial Study comments have been provided to the applicant prior to issuance of this letter.

- **Design Review**: The project received Design Review approval on 11/25/2020. An approval letter specific to the design review approval will be forthcoming.

- **Development Review Committee**: The Development Review Committee (DRC) will evaluate the City Services Plan and the cost/benefit analysis and annexation proposal. The DRC will provide a written recommendation to the Director for all Annexations, condominium projects, development agreements, master development plans, multifamily projects, planned development permits, precise road plans, sphere of influence amendments and updates, specific plans, street name changes, tentative maps, and utility master plans and major utility extensions. (SMC §16.212)

- **Planning Commission**: With a complete application, DRC recommendation to the Director, and Design Review completed, staff will begin preparation of a recommendation to the Planning Commission. The Planning Commission will then provide a Prezoning recommendation to the City Council for decision. Public notice will be provided in the newspaper and to owners within 300-feet of the project site. The Commission will then consider the application at a public hearing.

- **City Council**: Annexation requests are subject to the requirements of CEQA. Upon completion of CEQA, the City Council will make a decision on the Prezoning recommendation from the Planning Commissions, and then, potentially at the same meeting, approve a resolution authorizing the filing of the annexation. Upon Council approval to file, the Director shall file the annexation proposal with LAFCO, including the justification of proposal, the Council’s resolution, the City Services Plan, environmental documents, legal description and map. (SMC 16.216.070 (H))

- **San Joaquin County Local Agency Formation Commission (LAFCO)**: The annexation, detachment, and reorganization processes involve the review and approval of the application by the Local Agency Formation Commission (LAFCO), in compliance with State law. (Government Code §56000 et seq.) (SMC §16.216.030) Public hearings before LAFCO shall be conducted in compliance
with State law. (Government Code §56000 et seq.) After an annexation is ordered, notifications of the annexation shall be sent to all affected property owners and appropriate departments and agencies. (SMC 16.216.070 (K))

• Construction Permits: If annexation approval is granted by the San Joaquin LAFCO, a Building Permit application may be filed with the Stockton Building & Life Safety Division for construction purposes. Alternatively, you may propose, at your own risk, the concurrent review of planning and building permits in advance of the Commission hearing.

Conclusion

Please provide a written response to each comment in this letter. Where plan revisions are required, provide one digital copy in PDF format. I am available at any time should you need additional clarification on any of the items mentioned above. You can contact me at Nicole.Moore@stocktonca.gov or at (209) 937-8195.

Nicole D. Moore, LEED-AP, Senior Planner
City of Stockton | Community Development Department
I can prepare this estimate relatively quickly based on the information on the site plan, it’s a large building but pretty straightforward for fee calculation. I’ll have something to you shortly.

- John

From: William Crew <William.Crew@stocktonca.gov>
Sent: Tuesday, April 13, 2021 2:15 PM
To: John Schweigerdt <John.Schweigerdt@stocktonca.gov>
Cc: Michael McDowell <Michael.McDowell@stocktonca.gov>; Ariana Adame <Ariana.Adame@stocktonca.gov>; Stephanie Ocasio <Stephanie.Ocasio@stocktonca.gov>; Nicole Moore <Nicole.Moore@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan

Hello All:

Harry and the CMO is having high level conversations regarding this project. Harry would like a fee estimate for the project described below and the attached site plan. I suspect you will need more information so let me know what you need and I will contact Mr. Souza. John A wants me to be the only one contacting them from CDD. BTW we need to get this to Harry by tomorrow morning.

Sorry for the rush.

From: John Alita <John.Alita@stocktonca.gov>
Sent: Tuesday, April 13, 2021 2:05 PM
To: William Crew <William.Crew@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan

From: Harry Black <Harry.Black@stocktonca.gov>
Sent: Tuesday, April 13, 2021 1:41 PM
To: John Alita <John.Alita@stocktonca.gov>; Maraskeshia Smith <Maraskeshia.Smith@stocktonca.gov>
Subject: FW: Mariposa Industrial Park Updated Site Plan

Come and see me.
Good Afternoon Harry:

Thanks for talking to Rob and I about this exciting opportunity.

As discussed, I have attached the site plan. We will need fees calculated for the 1,693,440 sf building.

Following is a draft letter I have put together as a start for a letter from you to the potential user:

The City of Stockton is excited to partner with Greenlaw Development to propose the Mariposa Industrial Park site for your consideration in locating your facility. Located in the heart of the Central Valley, Stockton is well located to provide ready access to all points along the West Coast. We have a diverse work force that can fulfill all your employment needs. (would be good to have your economic development folks add some facts and figures here, particularly regarding available workforce).

Last year, the City partnered with another developer to bring an Amazon Fulfillment Center to the City of Stockton, on a parcel just south of the Mariposa Industrial Park. The project was delivered on schedule as promised to Amazon. The City is committed to providing the same resources to this very similar project so it will be in the City of Stockton entitled with all land use approvals by the end of the year. We are also committed to concurrently processing your construction plans so construction can begin soon after land use approval are complete.
The City’s recent accomplishments are proof that we can and will perform to deliver what you need to locate your facility in Stockton. We are excited to work with you and meet your goals and expectations. Please feel free to contact me with any questions or concerns at ……..

Hopefully your folks can do more bragging about Stockton and your ability and desire to perform!

Please let me know if you have any questions or need more information. We look forward to seeing a draft of the letter before noon tomorrow. Thanks!

A. Michael Souza, ALC, CRE
Souza Realty & Development
672 W. 11th St, Suite 110
Tracy, CA 95376
(O) (209) 835-8330
(F) (209) 229-7978
(C) (209) 649-4120
www.souzard.com
Hi Mike,

I apologize for the delay on this; some of the fees were calculating incorrectly in our system, and we wanted to make sure that was sorted before applying any of your payments. As of this morning, the payment for the Environmental Review in the amount of $58,395.86 and has been applied to the project.

We have two remaining checks from you; the first is for $6088.14 and we are not sure what this one is for. Please let me know if this should be applied to another project. The other is for $6,405 for the Tentative Map fee. I think there was some confusion because the first invoice for this was incorrect, and it looks like you’ve issued a check for both the incorrect amount of $3000 and the correct amount of $3405. The fee for the Tentative Map is $3405, please provide a payment in this amount.

The other checks can either be shredded or returned to you, please let me know your preference.

If you have any questions or need more clarification, feel free to reach out to me again. Thank you.

Christine Palacio
Assistant Planner
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8266  Direct: 209.937.8955

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City Website http://www.stocktonca.gov

Nicole Moore <Nicole.Moore@stocktonca.gov>
Sent: Tuesday, April 13, 2021 7:49 AM
To: Mike Souza <mike@souzard.com>
Cc: Christine Palacio <Christine.Palacio@stocktonca.gov>
Subject: RE: Mariposa

I’ll check with Christine, since she’s been managing the intake of the fees for this project.

Nicole D. Moore, LEED-AP
CURRENT PLANNING MANAGER
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8195

For City of Stockton Updates on COVID-19 please visit:
Hi Nicole:

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Subject: FW: Mariposa Industrial Park Updated Site Plan

Come and see me.

Harry Black
City Manager
City of Stockton
425 N. El Dorado Street, Stockton, CA 95202
(209) 937-8212
harry.black@stocktonca.gov
www.stocktonca.gov

From: Mike Souza <mike@souzard.com>
Sent: Tuesday, April 13, 2021 1:25 PM
To: Harry Black <Harry.Black@stocktonca.gov>
Cc: rob@greenlawpartners.com
Good Afternoon Harry:

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Following is a draft letter I have put together as a start for a letter from you to the potential user:

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A. Michael Souza, ALC, CRE
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(F) (209) 229-7978
(C) (209) 649-4120
www.souzard.com
They haven’t submitted it yet. Hopefully soon – maybe when they submit their admin DEIR.

Matt Diaz, AICP
ADVANCED PLANNING MANAGER
Office: 209.937.8561  Direct: 209.937.8598

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From: Mike Souza <mike@souzard.com>
Sent: Monday, April 12, 2021 2:59 PM
To: Nicole Moore <Nicole.Moore@stocktonca.gov>; Matt Diaz <Matt.Dial@stocktonca.gov>; Charlie Simpson <csimpson@basecampenv.com>
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Looks like we satisfied the DUC requirement.

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From: Glaser, Jim [LAFCO] <jglaser@sjgov.org>
Sent: Monday, April 12, 2021 2:30 PM
To: Mike Souza <mike@souzard.com>
Subject: Re: DUC Survey, Mariposa Industrial Park

Mike,
I did receive it and reviewed it. I believe it meets the requirement so as not to cause separate annexation application. Looks as though they did a very comprehensive survey and analysis. Good job.
Jim

Hi Jim:

Wanted to check to make sure you received this and see if there is anything else you need from us. Please confirm this meets the requirements for the Commission to make the finding. Thanks.
Good Morning Jim:

Attached, please find the results of the survey conducted by CV Strategies of the Disadvantaged Unincorporated Community in the vicinity of the Mariposa Industrial Park Project.

This survey, conducted by a professional polling company, provides written evidence as required in policy 14(2) of the Change of Organization Policies and Procedures that a majority of the registered voters within the DUC (at least 56.9%) are opposed to annexation. As such, the Commission can make the finding that a majority of the registered voters within the DUC are opposed to annexation and a concurrent application to annex the DUC shall not be required.

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From: Nicole Moore  
To: Matt Diaz  
Subject: RE: DUC Survey, Mariposa Industrial Park  
Date: Tuesday, April 13, 2021 7:48:00 AM  
Attachments:  

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From: Matt Diaz <Matt.Diaz@stocktonca.gov>  
Sent: Monday, April 12, 2021 3:42 PM  
To: Nicole Moore <Nicole.Moore@stocktonca.gov>  
Subject: RE: DUC Survey, Mariposa Industrial Park  

I bet that hurt for Jim to say.

Do you have a copy of their City Service Plan I could review? Curious as I am dealing with some boundary/service issues in that area.

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---

From: Mike Souza <mike@souzard.com>  
Sent: Monday, April 12, 2021 2:59 PM  
To: Nicole Moore <Nicole.Moore@stocktonca.gov>; Matt Diaz <Matt.Diaz@stocktonca.gov>; Charlie Simpson <csimpson@basecampenv.com>
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From: Mike Souza
Sent: Monday, March 22, 2021 9:13 AM
To: Glaser, Jim [LAFCO] <jglaser@sjgov.org>
Cc: rob@greenlawpartners.com; Tara Bravo <tara@cvstrat.com>; Matt Diaz <Matt.Diaz@stocktonca.gov>; Nicole Moore <Nicole.Moore@stocktonca.gov>; Mike Hakeem (mhakeem@hemlaw.com) <mhakeem@hemlaw.com>; Charlie Simpson <csimpson@basecampenv.com>
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Thank you Nicole! This helps a bunch. I will be in contact if I have any additional questions.
FYI: if we wanted to transition this project over to the Advanced Planning team, now would be the time:

Charlie Simpson
BaseCamp Environmental, Inc.
802 West Lodi Avenue
Lodi, CA  95240
209-224-8213
Thanks for the heads up, Charlie! I appreciate it.

Nicole D. Moore, LEED-AP  
CURRENT PLANNING MANAGER  
Community Development Department  
345 N. El Dorado Street, Stockton CA 95202  
Office: 209.937.8561 Direct: 209.937.8195

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Hi again, Nicole.

I just wanted to let you know that we are looking at submitting the administrative draft EIR for the Mariposa Industrial Project in about two weeks. I’ll keep you informed at to our progress.

Charlie

Charlie Simpson  
BaseCamp Environmental, Inc.  
802 West Lodi Avenue  
Lodi, CA  95240  
209-224-8213
Excellent. Thank you!

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BaseCamp Environmental, Inc.
802 West Lodi Avenue
Lodi, CA  95240
209-224-8213
Thank you for the update, Mike. I’ll include this with the project file.

Regards,
Nicole

Nicole D. Moore, LEED-AP
CURRENT PLANNING MANAGER
Community Development Department
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Office: 209.937.8561  Direct: 209.937.8195

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Cc: rob@greenlawpartners.com; Tara Bravo <tara@cvstrat.com>; Matt Diaz <Matt.Diaz@stocktonca.gov>; Nicole Moore <Nicole.Moore@stocktonca.gov>; Mike Hakeem (mhakeem@hemlaw.com) <mhakeem@hemlaw.com>; Charlie Simpson <csimpson@basecampenv.com>
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Good Morning Jim:

Attached, please find the results of the survey conducted by CV Strategies of the Disadvantaged Unincorporated Community in the vicinity of the Mariposa Industrial Park Project.

This survey, conducted by a professional polling company, provides written evidence as required in policy 14(2) of the Change of Organization Policies and Procedures that a majority of the registered voters within the DUC (at least 56.9%) are opposed to annexation. As such, the Commission can make the finding that a majority of the registered voters within the DUC are opposed to annexation and a concurrent application to annex the DUC shall not be required.

Please let me know if you have any questions or comments. Thank you.

A. Michael Souza, ALC, CRE
Souza Realty & Development
672 W. 11th St, Suite 110
Tracy, CA 95376
(O) (209) 835-8330
(F) (209) 229-7978
(C) (209) 649-4120
www.souzard.com
Robert, I saw this come through last week to you:

For City of Stockton Updates on COVID-19 please visit:
Twitter @stocktonUpdates
Facebook @CityofStockton
City Website http://www.stocktonca.gov

Mr. Masciola:

In response to your inquiry to Nicole Moore at the City of Stockton, I am the project manager and contact for the above referenced project.

Michael Souza, CEO
Souza Realty & Development
(209) 649-4120
Hi Nicole - just looping back. No reply yet from the applicant. Thanks.

Robert

On Wed, Mar 10, 2021 at 12:46 PM Nicole Moore <Nicole.Moore@stocktonca.gov> wrote:

Hi Robert,

I have forwarded your information to the project representative. Please let me know if he doesn’t get back to you.
Hi Nicole - is it possible for you to share with me a contact person and tel with the applicant on this project? That area was left blank on the Notice of Completion document. Thanks.

--

Robert Masciola
202-294-1590

--

Robert Masciola
202-294-1590
CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Mr. Masciola:

In response to your inquiry to Nicole Moore at the City of Stockton, I am the project manager and contact for the above referenced project.

*Michael Souza, CEO*
*Souza Realty & Development*
*(209) 649-4120*
Hi Robert,
I have forwarded your information to the project representative. Please let me know if he doesn’t get back to you.

Nicole D. Moore, LEED-AP
CURRENT PLANNING MANAGER
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561  Direct: 209.937.8195

For City of Stockton Updates on COVID-19 please visit:
Twitter @stocktonUpdates
Facebook @CityofStockton
City Website http://www.stocktonca.gov

From: Robert Masciola <robert@masciola.com>
Sent: Wednesday, March 10, 2021 9:29 AM
To: Nicole Moore <Nicole.Moore@stocktonca.gov>
Subject: Mariposa Industrial project

CAUTION: This email originated from outside the City of Stockton. Do not click any links or open attachments if this is unsolicited email.

Hi Nicole - is it possible for you to share with me a contact person and tel with the applicant on this project? That area was left blank on the Notice of Completion document. Thanks.

--
Robert Masciola
202-294-1590
FYI: can you please reach out to this individual?

Nicole D. Moore, LEED-AP
CURRENT PLANNING MANAGER
Community Development Department
345 N. El Dorado Street, Stockton CA 95202
Office: 209.937.8561 Direct: 209.937.8195

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Robert Masciola
202-294-1590
Hi Nicole - is it possible for you to share with me a contact person and tel with the applicant on this project? That area was left blank on the Notice of Completion document. Thanks.

--

Robert Masciola
202-294-1590
December 11, 2020

Rob Mitchell
c/o Greenlaw Partners, LLC
18391 Von Karman Avenue, Suite 250
Irvine, CA 92660
rob@greenlawpartners.com

RE: Application for Prezoning, Tentative Map, Environmental Review and Annexation

Mr. Mitchell,

This letter provides the City of Stockton’s determination that the above-referenced application, received on November 18, 2020, is complete for filing. Information identified in this letter is necessary to continue processing the application. The application concerns a proposal for: (a) Prezoning; (b) Environmental Review, (c) Annexation and (d) a Tentative Map. Future development projects post annexation would be subject to the regulations and processes defined in the Stockton Municipal Code for Site Plan Review and Design Review and are not a part of this project at this time.

It is important to note that while every effort is made to obtain timely comments from all Departments and Divisions in the City, at times comments are received after the incomplete letter is sent to the Applicant. If additional commentary is received, it will be passed along immediately via email.

Required Information

Planning Division – Community Development Department

1. In accordance with SMC and the City’s Submittal Matrix, the following items are needed to process the proposed annexation and prezone request.

   a. Prezoning Exhibit: Please submit One (1) 8 ½”x11” plan and with an electronic version showing the existing and proposed boundaries, zoning designations. Legal Description(s) and exhibits for proposed rezoning/prezoning shall additionally be prepared and submitted. Plans
shall identify Assessor’s Parcel Numbers (APNs), existing and proposed General Plan land use designations for project site and adjacent parcels. Refer to the Rezoning Brochure for further details. Submission shall also include a completed Environmental Checklist Form.

b. Annexation Exhibit: of the proposed annexation areas coinciding with the legal descriptions described below. and including bearings and dimensions (metes and bounds). This should also include a vicinity map for context. Understood. Included.

c. Legal Description for the annexation: this includes basis of bearing and dimensions (metes and bounds) of the proposed annexation area, streets and other right-of-way, and acreage of total annexation area. Understood. Included.

d. Cost Benefit Analysis/City Services Plan: Annexation requires the preparation of a cost benefit analysis as well as an analysis of the city’s capacity to serve new commercial development at the proposed site (prepared by an independent contractor). This is to be evaluated by the City’s Development Review Committee who will make a recommendation to the City Manager. Please see the Annexation Application form for more specific on the contents of the plan. Understood. Included.

e. Agricultural Conversion Statement: The City and LAFC require this as part of the annexation submission package to verify the land proposed for annexation and development is not prime agricultural land. While the site does not appear to be in contract per the Williamson’s Act, the site appears to be listed as having Local Importance per the General Plan Environmental Impact Report (EIR).

2. Provide a current title report for all parcels effected by the application, including copies of all documents reference therein. Understood. Included.

3. While the project narrative does not state that a Development Agreement is being proposed, please clarify if one is or isn’t being provided as a part of this application.

Building Division – Community Development Department

4. Most of the proposed area is located within a FEMA designated ‘X’ Zone for floodplain management purposes, however the area at the South end of the development has areas located in Zone ‘AO’ and Zone ‘A’. Any development in the Zone A or AO areas must comply with Section 15.44 of the SMC for flood damage prevention. Understood. Flood Zones are shown on the TM.

5. SB 5 finding required. Based on the effective map you may make the shallow flooding finding per SMC Section 16.90.020 A(5) SJ Flood Viewer does not show 200 year flood info in this area. Please advise. Understood.

6. Separate building permits will be required for each of the structures shown on Figure 7. Understood.

7. Any future development requires written approval from the maintaining agency for North Little John’s Creek. (Specific to the Tentative Map) Understood, a LMA will be provided in the future.
8. Any future development on Parcels 8 and 9 are subject to Section 15.44 of the Stockton Municipal Code for flood damage prevention. *(Specific to the Tentative Map)* Understood.

If you have any questions about these comments, please contact Deputy Building Official John Schweigerdt at john.schweigerdt@stocktonca.gov or (209) 937-8565.

**Fire Department**

9. Review of the proposed development would require the owners/developers and all other stakeholders for this project to meet with the Fire management team to include the Fire Chief, Deputy Fire Chief and Fire Marshal to discuss the mitigation plan to reduce response times as required by NFPA Standards and the city’s General Plan 2040. This will most likely result in the need to build a new fire station or secure land for a future fire station. Understood, this may be discussed further between Owner and City.

10. Civil utility infrastructure expansion to the site would require Fire Department input and review with the project civil design team to ensure all public and private utility infrastructure is installed and in place prior to any combustible construction start-up. Understood.

11. Access into the project site is presently limited to two driveway entrances from Mariposa Road. A typical industrial park, this one being proposed with a total of (7) buildings will require additional emergency vehicle access points from the two southern flank access streets (Marfargoa Road and Clark Drive). Understood, these flank streets are now shown as able to provide access.

12. Each building will be required to meet the California Fire and Building Codes for construction to include fire protection design and installation for automatic fire sprinklers per NFPA 13 Standards. NOTE: If the project is assigned to the Stockton Fire Department for review of all building infrastructure, we would encourage additional meetings with the stakeholders to discuss the requirements. Understood.

If you have any questions about these comments, please contact Phil Simon, Assistant Fire Marshal at phil.simon@stocktonca.gov or (209) 937-8271.

**Municipal Utilities Division – Public Works Department**

13. Per the Stockton Municipal Code Section 16-188.030, the tentative map shall include the location and size of all existing and proposed sanitary sewers, water mains, storm drains; locations of existing wells and septic tanks; location of proposed pump station and detention basin; the width, location, and identity of all existing, proposed, private and public easements. In addition, identify the point of connection for water, sewer, and storm drainage for every parcel. *(Specific to the Tentative Map)* Understood, these have been updated accordingly, subject to change upon final site plan.

14. MUD will be actively involved through the environmental clearance process to evaluate the City utility needs of this area. Understood.

If you have any questions about these comments, please contact Ann Okubo Municipal Utilities Department at Ann.Okubo@stocktonca.gov or (209) 937-8250.

**Review Process**
Once the plan set is revised and resubmitted, it will proceed through the following review steps:

- **Completeness Review**: Revised application materials will be routed for internal review. A written response to the materials will be provided within 30 days.

- **Environmental Review**: Staff has reviewed and provided comments on the Notice of Preparation and Initial Study and has initiated the NOP process. A scoping session and neighborhood meeting have been set for early January of 2021, at the end of the NOP period. We look forward to continuing to work with the applicant, the CEQA consultant and remainder of the team as we work towards a certified Environmental Impact Report (EIR). The Initial Study comments have been provided to the applicant prior to issuance of this letter.

- **Design Review**: The project received Design Review approval on 11/25/2020. An approval letter specific to the design review approval will be forthcoming.

- **Development Review Committee**: The Development Review Committee (DRC) will evaluate the City Services Plan and the cost/benefit analysis and annexation proposal. The DRC will provide a written recommendation to the Director for all Annexations, condominium projects, development agreements, master development plans, multifamily projects, planned development permits, precise road plans, sphere of influence amendments and updates, specific plans, street name changes, tentative maps, and utility master plans and major utility extensions. (SMC §16.212)

- **Planning Commission**: With a complete application, DRC recommendation to the Director, and Design Review completed, staff will begin preparation of a recommendation to the Planning Commission. The Planning Commission will then provide a Prezoning recommendation to the City Council for decision. Public notice will be provided in the newspaper and to owners within 300-feet of the project site. The Commission will then consider the application at a public hearing.

- **City Council**: Annexation requests are subject to the requirements of CEQA. Upon completion of CEQA, the City Council will make a decision on the Prezoning recommendation from the Planning Commissions, and then, potentially at the same meeting, approve a resolution authorizing the filing of the annexation. Upon Council approval to file, the Director shall file the annexation proposal with LAFCO, including the justification of proposal, the Council’s resolution, the City Services Plan, environmental documents, legal description and map. (SMC 16.216.070 (H))

- **San Joaquin County Local Agency Formation Commission (LAFCO)**: The annexation, detachment, and reorganization processes involve the review and approval of the application by the Local Agency Formation Commission (LAFCO), in compliance with State law. (Government Code §56000 et seq.) (SMC §16.216.030) Public hearings before LAFCO shall be conducted in compliance
with State law. (Government Code §56000 et seq.) After an annexation is ordered, notifications of the annexation shall be sent to all affected property owners and appropriate departments and agencies. (SMC 16.216.070 (K))

• Construction Permits: If annexation approval is granted by the San Joaquin LAFCO, a Building Permit application may be filed with the Stockton Building & Life Safety Division for construction purposes. Alternatively, you may propose, at your own risk, the concurrent review of planning and building permits in advance of the Commission hearing.

Conclusion

Please provide a written response to each comment in this letter. Where plan revisions are required, provide one digital copy in PDF format. I am available at any time should you need additional clarification on any of the items mentioned above. You can contact me at Nicole.Moore@stocktonca.gov or at (209) 937-8195.

Nicole D. Moore, LEED-AP, Senior Planner
City of Stockton | Community Development Department
Mariposa Industrial Park
Traffic Impact Study Scope of Work

The following scope of work is for preparation of a traffic impact study of the Mariposa Industrial Park project.

PROJECT UNDERSTANDING

The Mariposa Industrial Park project site is generally located east of State Route (SR) 99, north of Arch Road, and southwest of Mariposa Road in the southeast Stockton area.

The Mariposa Industrial Park project would include approximately 3.6 million building square feet of industrial land use on a site approximately 208 acres in size. The site is adjacent to and southwest of Mariposa Road, north of Little John’s Creek, with a western boundary approximately 0.70 mile east of SR 99. Our understanding is access to the project site is currently proposed to be limited to two driveway connections to Mariposa Road.

INTRODUCTION

In preparing the traffic impact study, KDA will apply methods, assumptions, and thresholds described in the City of Stockton Traffic Impact Analysis Guidelines. KDA will prepare a traffic impact study that addresses the transportation impacts of the proposed project, as well as the effects of cumulative development in the area. Our understanding is the traffic impact study will be used in preparing a California Environmental Quality Act (CEQA) environmental impact report (EIR) for the Mariposa Industrial Park project. The following scope of work includes analysis of scenarios typically used in Stockton traffic impact studies for CEQA environmental documents.

The geographic limits of our proposed study area and our proposed technical approach are consistent with traffic analyses applied to two nearby previous projects with similar types of land use. These previous traffic analyses are presented in:

- *NorCal Logistics Center Draft Environmental Impact Report* (NorCal Logistics EIR), and


Both of these EIRs were certified by the City of Stockton as adequate and the projects were approved.
**SCOPE OF WORK**

In preparing the Mariposa Industrial Park project traffic impact study, KDA will complete the following scope of work.

**Study Initiation**

To initiate the study, KDA will confirm with the project team the physical arrangement of the Mariposa Industrial Park project, proposed land uses, proposed access, and our scope of work. KDA will consult with City staff on the technical approach and study facilities described in this scope of work.

**Establish Study Base Assumptions**

KDA proposes to apply the following assumptions and approaches to provide a consistent basis for the analysis.

**Study Intersections.** The transportation analysis will include an evaluation of the intersections providing access to the project site. KDA proposes to analyze project driveway intersections, and off-site intersections most likely to be affected by the proposed project. This scope of work assumes evaluation of the following 13 existing intersections:

1. Mariposa Road & Stagecoach Road
2. Mariposa Road & Munford Avenue
3. Mariposa Road & Carpenter Road
4. Mariposa Road & SR 99 Northbound Ramps
5. Mariposa Road & SR 99 Southbound Ramps
6. Mariposa Road & SR 99 West Frontage Road
7. Mariposa Road & 8th Street/Farmington Road
8. Golden Gate Avenue & SR 99 Northbound Ramps
9. Golden Gate Avenue & SR 99 Southbound Ramps
10. Mariposa Road & Austin Road
11. Arch Road & Austin Road
12. Arch Road & SR 99 Ramps
13. Arch-Airport Road & Qantas Lane

Our understanding is access to the Mariposa Industrial Park project site would be provided by two driveway connections to Mariposa Road. KDA will analyze these driveway connection intersections.

Our understanding is the Mariposa Industrial Park project does not include driveway connections on the west side of the project site, and this scope of work does not include analysis of intersections along SR 99 East Frontage Road.

**Study Roadway Segments.** The following six roadway segments will be addressed quantitatively in this analysis:
1. Mariposa Road, between the project site and Carpenter Road
2. Mariposa Road, between Carpenter Road and SR 99
3. Mariposa Road between SR 99 and 8th Street/Farmington Road
4. Mariposa Road, between the project site and Austin Road
5. Mariposa Road, east of Austin Road
6. Arch-Airport Road, between Qantas Lane and SR 99

**Study Freeway Mainline Segments.** The following six freeway mainline segments will be analyzed quantitatively:

1. SR 99 north of the Crosstown Freeway (SR 4)
2. the Crosstown Freeway (SR 4) west of SR 99
3. SR 99 between the Crosstown Freeway (SR 4) and Golden Gate Avenue
4. SR 99 between Golden Gate Avenue and Mariposa Road
5. SR 99 between Mariposa Road and Arch-Airport Road
6. SR 99 south of Arch-Airport Road

**Study Freeway Merge and Diverge Ramp Junctions and Weave Areas.** The following 13 freeway ramp merge/diverge junctions and weave areas will be analyzed quantitatively:

1. SR 99 Northbound Weave Area between Crosstown Freeway (SR 4) and Fremont Street
2. SR 99 Southbound Weave Area between Crosstown Freeway (SR 4) and Fremont Street
3. SR 99 Northbound at Crosstown Freeway (SR 4) off-ramp diverge
4. SR 99 at Golden Gate Avenue northbound on-ramp merge
5. SR 99 at Golden Gate Avenue southbound off-ramp diverge
6. SR 99 Northbound Weave Area between Mariposa Road and Golden Gate Avenue
7. SR 99 Southbound Weave Area between Mariposa Road and Golden Gate Avenue
8. SR 99 at Mariposa Road northbound off-ramp diverge
9. SR 99 at Mariposa Road southbound on-ramp merge
10. SR 99 at Arch-Airport Road northbound on-ramp merge
11. SR 99 at Arch-Airport Road northbound off-ramp diverge
12. SR 99 at Arch-Airport Road southbound on-ramp merge
13. SR 99 at Arch-Airport Road southbound off-ramp diverge

**Periods of Analysis.** For this traffic analysis, weekday a.m. peak hour and p.m. peak hour traffic conditions will be evaluated at intersections, and freeway merge and diverge ramp junctions and weave areas. Roadway segments and freeway mainline segments will be evaluated on the basis of daily traffic volumes.

**Level of Service Calculation.** Level of Service (LOS) will be calculated for all study facilities using techniques consistent with the current *City of Stockton Traffic Impact Analysis Guidelines* and subsequent direction from City staff.

- At local intersections, LOS will be calculated using methods described in the *Highway Capacity Manual 2000* (HCM 2000).
- At freeway ramp intersections in the SR 99 interchanges, LOS will be calculated using the Synchro software package and using methods described in the *Highway Capacity Manual 2010* (HCM Version 6).

- On roadway segments and freeway mainline segments, LOS will be calculated using methods described in the City of Stockton General Plan environmental impact report (EIR).

**Analysis Scenarios.** Traffic operating conditions will be evaluated under a series of development conditions that provide for analysis of project-related effects with both near-term future and long-term future background conditions. Consistent with the approach applied in the NorCal Logistics EIR and the Sanchez-Hoggan EIR, the following describes which study facilities will be analyzed under each analysis scenario.

Traffic operating conditions at all study intersections, roadway segments, freeway mainline segments, and freeway merge and diverge ramp junctions and weave areas will be evaluated under the following three near-term development scenarios:

- Existing Conditions
- Existing Plus Approved Projects (EPAP) No Mariposa Industrial Park Project
- EPAP Plus Mariposa Industrial Park Project

Consistent with the approach applied in the NorCal Logistics EIR and the Sanchez-Hoggan EIR, only study roadway segments and freeway mainline segments will be analyzed under the following two long-term development scenarios:

- Cumulative No Project (project site with Current General Plan Designation)
- Cumulative with Mariposa Industrial Park Project

**Alternatives.** This scope of work does not include quantitative analysis of alternatives to the Mariposa Industrial Park project. KDA will provide a screening assessment (i.e., comparative trip generation forecasts) for project alternatives if required.

**Traffic Models.** KDA will prepare future year travel forecasts based on the current version of the City’s EPAP and General Plan traffic model. KDA will identify any applicable land use or street network changes that should be made to the traffic model.

**Transit, Bicycle, and Pedestrian Facilities.** KDA will describe existing and planned public transit, bicycle, and pedestrian facilities in the vicinity of the project site.

**Existing Setting / Data Collection**

KDA will prepare a description of existing transportation conditions in the study area.
Since the outbreak of Covid-19, traffic volumes have at times been lower than normal. As a result, the collection and use of new traffic volume count data could result in volumes that are unrepresentatively low. In response, the traffic analysis of the Mariposa Industrial Park project will be based on existing traffic volume data collected before the outbreak of Covid-19, and current new traffic volume count data. Existing traffic volume data will include data collected for previous traffic analyses (e.g., for the Sanchez-Hoggan EIR), data from StreetLight Data (https://www.streetlightdata.com/), and data from Caltrans.

- At all existing study intersections, KDA will collect pre-Covid-19 intersection turning movement count data for weekday periods between 7:00 a.m. and 9:00 a.m., and between 4:00 p.m. and 6:00 p.m. At intersections where recent pre-Covid-19 count data are available (e.g., from the Sanchez-Hoggan EIR), these data will be used for the Mariposa Industrial Park project. At intersections where recent pre-Covid-19 data are not available, data will be collected from StreetLight Data, and new count data will be collected to validate and supplement the StreetLight data. Because of the relatively high percentage of heavy-duty vehicles in the study area, the intersection count data will be classified by vehicle type where possible.

- At all existing study roadway segments, KDA will collect pre-Covid-19 roadway segment traffic volume data for weekday 24-hour periods. At roadway segments where recent pre-Covid-19 count data are available (e.g., from the Sanchez-Hoggan EIR), these data will be used for the Mariposa Industrial Park project. At roadway segments where recent pre-Covid-19 data are not available, data will be collected from StreetLight Data, and new count data will be collected to validate and supplement the StreetLight data. The feasibility of collecting roadway segment traffic volume data classified by vehicle type is constrained by roadway geometrics. If feasible, KDA will collect roadway segment traffic volume data classified by vehicle type.

- KDA will collect available pre-Covid-19 SR 99 mainline traffic volumes from the California Department of Transportation. Mainline traffic volume data will be collect from either the Caltrans Performance Measurement System (PeMS) database, or the Caltrans Traffic Census Program.

**Evaluate Existing Traffic Conditions.** KDA will prepare an inventory of all critical streets and intersections in the study area. A description of baseline traffic operating conditions will be prepared using LOS analysis of study facilities under the study base assumptions noted above.

**Existing Plus Approved Projects (EPAP) Background Condition**

**Prepare EPAP Traffic Volumes.** KDA will prepare forecasts of near-term future background traffic volumes. This scope of work assumes forecasts will be prepared using the City of Stockton EPAP traffic model. KDA will request City staff review of this approach and the amount of land use growth in the study area included in the EPAP traffic model.
**Evaluate EPAP No Project Traffic Conditions.** KDA will prepare LOS analysis of near-term future background conditions using the study base assumptions noted above.

**Project Characteristics**

Project-related travel will be characterized using locally-approved rates, and industry-standard reference documents and techniques.

**Estimate Project Trip Generation.** KDA will prepare an estimate of the amount of vehicle trips that would be generated by the Mariposa Industrial Park project. The estimate will be prepared using trip generation rates developed for the City of Stockton. As noted by Stockton Community Development Department Deputy Director Mike McDowell in a June 3, 2020 E-mail message to Charlie Simpson of BaseCamp Environmental, these are industrial trip generation rates, “we have traditionally used for Stockton.”

**Estimate Project Trip Distribution and Assignment.** KDA will prepare an estimate of the geographic distribution of project-related travel. The distribution will reflect the location and magnitude of land uses that would attract project-related trips. KDA will apply a select link analysis to the Stockton traffic model to develop an initial estimate of trip distribution. As appropriate, KDA will adjust the traffic model select link analysis results to develop reasonable trip distribution and assignment patterns.

The assignment of project trips onto the local circulation system and the adjacent street system will reflect the location of access, destinations, and least time travel path.

**Prepare EPAP Plus Project Traffic Volume Forecasts.** Traffic volume forecasts will be prepared using the existing traffic volume count data, forecasts from the City’s traffic model, and the estimate of project-related travel.

**Evaluate EPAP Plus Project Traffic Conditions.** KDA will prepare LOS analysis of near-term future background conditions using the EPAP Plus Project traffic volume forecasts.

**Cumulative Traffic Volumes**

KDA will prepare long term future cumulative traffic volume forecasts for the study roadway segments.

**Refine General Plan Traffic Model.** The current City of Stockton General Plan traffic model will be refined to reflect land use and the roadway system in the study area. KDA does not anticipate changing the overall land use assumptions in the General Plan traffic model. The refinements will involve increasing the level of detail in the traffic model land use data and highway network in the in the Mariposa Industrial Park study area.

**Prepare Traffic Model Forecasts.** The refined City of Stockton General Plan traffic model will be employed to create roadway segment volumes for cumulative scenarios.
**Evaluate Off-Site Cumulative Traffic Conditions**

KDA will quantify and characterize project-specific and cumulative traffic conditions using techniques specified in the *City of Stockton Traffic Impact Analysis Guidelines*. The significance of project-related change will be identified using thresholds from the *City of Stockton Traffic Impact Analysis Guidelines*.

**Calculate Level of Service Traffic Conditions.** KDA will calculate LOS at all roadway segments and mainline freeway segments under the Cumulative development scenarios previously listed.

**Analyze Projected Traffic Conditions.** Daily LOS will be used to evaluate study roadway segments and mainline freeway segments.

**Vehicle Miles Traveled**

In response to Senate Bill 743 (SB 743), KDA will evaluate the impacts of the Mariposa Industrial Park project on vehicle miles traveled (VMT). Also in response to SB 743, the effects of the project on LOS will not be characterized in the traffic impact study as CEQA impacts. Rather, the effects of the project on LOS will be evaluated in the context of City of Stockton General Plan policies which define acceptable and unacceptable LOS.

Currently, the City of Stockton has not adopted guidelines for analyzing VMT or determining the significance of a project’s impact on VMT. Our understanding is the City is in the process of developing and adopting guidelines, but the process is not complete. KDA proposes to quantitatively evaluate the effects of the Mariposa Industrial Park on VMT. However, the proposed approach is intended to be a good-faith effort at disclosing and identifying the VMT impacts of the Mariposa Industrial Park project based on currently available data and guidance. This approach and the associated cost might need to be modified when the City completes the process of developing and adopting VMT guidelines.

KDA will quantify the base “No Project” VMT associated with the project site using the City of Stockton travel demand model. A “select link” analysis will be applied in the travel demand model to identify vehicle trips associated with the project site. Project site trips will then be multiplied by the model-estimated length of these trips, in miles. The sum of the length of the vehicle trips associated with the project site will then be calculated to estimate base No Project VMT.

Project-related VMT will be estimated using the project-specific trip generation estimates described above in the *Estimate Project Trip Generation* section of this scope of work. Project-related VMT will be compared to base No Project VMT to quantify the net change in VMT associated with the Mariposa Industrial Park project.
**Project Site Access Cumulative Traffic Conditions**

KDA will identify facilities needed to provide adequate project site access under long-term Cumulative conditions. To do so, KDA will evaluate LOS and vehicle queuing at the two project site driveway intersection connections to Mariposa Road. This evaluation will identify LOS and queuing during both a.m. peak hour and p.m. peak hour under Cumulative Plus Project conditions.

**Mitigation Measures**

**Identify Mitigation Measures.** Where significant impacts or inconsistencies with General Plan LOS policies are identified, improvements will be identified to lessen the significance of the impacts or General Plan inconsistencies.

For LOS, feasible improvements needed to achieve acceptable LOS established in the General Plan will be identified. Measures to improve LOS will consider implementation of the improvements included in other land use development projects in the study area, including the Mariposa Lakes, NorCal Logistics Center, and Sanchez-Hoggan projects. Such improvements may include traffic signal installation or modification, intersection and roadway improvements, roadway signing and striping changes, and parking recommendations.

**Report Preparation**

**Prepare Draft Traffic Study.** KDA will prepare a traffic impact study document. The traffic impact study will be a stand-alone document with text, tables, and graphic materials to document the analysis, results, and recommendations.

**Prepare Supporting Materials.** KDA will prepare the traffic impact study back-up materials required in a technical appendix. Applicable materials include:

- traffic volume count data worksheets,
- level of service worksheets, and
- intersection queuing analysis.

**Prepare Final Traffic Study.** KDA will respond to comments on the draft traffic study and prepare a final traffic study. This scope of work assumes the final traffic study will be prepared in response to one consolidated set of comments and will not require additional or revised analysis.

**Meetings.** KDA will be available to attend three project team teleconference meetings and two teleconference meetings with City staff to review the results of our traffic study.
Provide a trip distribution/assignment map for review and comments prior to preparing the TIS.

Mariposa Road east of Munford Ave is not designated as a STAA route. All roadways leading to the site, internal circulation on-site and Access (Entrance/Exit) must meet the requirements for STAA trucks. Deceleration and acceleration lanes shall be provided and shall be designed based on design speed/posted speed of the roadway. Truck turning path need to be provided in all Commercial areas of the project, starting from main access to the project site. If STAA truck route designation is desired to serve the proposed development, an application must be submitted before the site is opened for business. The application will be reviewed by the City, County, and State.

The Mariposa Industrial Park project would include approximately 3.6 million building square feet of industrial land use on a site approximately 208 acres in size. The site is adjacent to and southwest of Mariposa Road, north of Little John’s Creek, with a western boundary approximately 0.70 mile east of SR 99. Our understanding is access to the project site is currently proposed to be limited to two driveway connections to Mariposa Road.

INTRODUCTION

In preparing the traffic impact study, KDA will apply methods, assumptions, and thresholds described in the City of Stockton Traffic Impact Analysis Guidelines. KDA will prepare a traffic impact study that addresses the transportation impacts of the proposed project, as well as the effects of cumulative development in the area. Our understanding is the traffic impact study will be used in preparing a California Environmental Quality Act (CEQA) environmental impact report (EIR) for the Mariposa Industrial Park project. The following scope of work includes analysis of scenarios typically used in Stockton traffic impact studies for CEQA environmental documents.

The geographic limits of our proposed study area and our proposed technical approach are consistent with traffic analyses applied to two nearby previous projects with similar types of land use. These previous traffic analyses are presented in:

- *NorCal Logistics Center Draft Environmental Impact Report* (NorCal Logistics EIR), and

Both of these EIRs were certified by the City of Stockton as adequate and the projects were approved.
SCOPE OF WORK

In preparing the Mariposa Industrial Park project traffic impact study, KDA will complete the following scope of work.

**Study Initiation**

To initiate the study, KDA will confirm with the project team the physical arrangement of the Mariposa Industrial Park project, proposed land uses, proposed access, and our scope of work. KDA will consult with City staff on the technical approach and study facilities described in this scope of work.

**Establish Study Base Assumptions**

KDA proposes to apply the following assumptions and approaches to provide a consistent basis for the analysis.

**Study Intersections.** The transportation analysis will include an evaluation of the intersections providing access to the project site. KDA proposes to analyze project driveway intersections, and off-site intersections most likely to be affected by the proposed project. This scope of work assumes evaluation of the following 13 existing intersections:

1. Mariposa Road & Stagecoach Road [City/County signal]
2. Mariposa Road & Munford Avenue [County Signal]
3. Mariposa Road & Carpenter Road [County intersection]
4. Mariposa Road & SR 99 Northbound Ramps [State Signals]
5. Mariposa Road & SR 99 Southbound Ramps
6. Mariposa Road & SR 99 West Frontage Road
7. Mariposa Road & 8th Street/Farmington Road
8. Golden Gate Avenue & SR 99 Northbound Ramps [State Signals]
9. Golden Gate Avenue & SR 99 Southbound Ramps
10. Mariposa Road & Austin Road
11. Arch Road & Austin Road [City/County Signal]
12. Arch Road & SR 99 Ramps [State Signals]
13. Airport Road & Qantas Lane

Our understanding is access to the Mariposa Industrial Park project site would be provided by two driveway connections to Mariposa Road. KDA will analyze these driveway connection intersections. **Analyze the accesses with deceleration and acceleration lanes. Lanes length must meet State HDM.**

Our understanding is the Mariposa Industrial Park project does not include driveway connections on the west side of the project site, and this scope of work does not include analysis of intersections along SR 99 East Frontage Road. **If trips are assigned on SR99 Frontage Road from Arch-Airport Rd, then the intersections of Carpenter/ Frontage and Arch Rd/SR99 Frontage Rd must be included in the study.**

**Study Roadway Segments.** The following six roadway segments will be addressed quantitatively in this analysis:
1. Mariposa Road, between the project site and Carpenter Road
2. Mariposa Road, between Carpenter Road and SR 99
3. Mariposa Road between SR 99 and 8th Street/Farmington Road
4. Mariposa Road, between the project site and Austin Road
5. Mariposa Road, east of Austin Road
6. Arch-Airport Road, between Qantas Lane and SR 99

**Study Freeway Mainline Segments.** The following six freeway mainline segments will be analyzed quantitatively:

1. SR 99 north of the Crosstown Freeway (SR 4)
2. the Crosstown Freeway (SR 4) west of SR 99
3. SR 99 between the Crosstown Freeway (SR 4) and Golden Gate Avenue
4. SR 99 between Golden Gate Avenue and Mariposa Road
5. SR 99 between Mariposa Road and Arch-Airport Road
6. SR 99 south of Arch-Airport Road

**Study Freeway Merge and Diverge Ramp Junctions and Weave Areas.** The following 13 freeway ramp merge/diverge junctions and weave areas will be analyzed quantitatively:

1. SR 99 Northbound Weave Area between Crosstown Freeway (SR 4) and Fremont Street
2. SR 99 Southbound Weave Area between Crosstown Freeway (SR 4) and Fremont Street
3. SR 99 Northbound at Crosstown Freeway (SR 4) off-ramp diverge
4. SR 99 at Golden Gate Avenue northbound on-ramp merge
5. SR 99 at Golden Gate Avenue southbound off-ramp diverge
6. SR 99 Northbound Weave Area between Mariposa Road and Golden Gate Avenue
7. SR 99 Southbound Weave Area between Mariposa Road and Golden Gate Avenue
8. SR 99 at Mariposa Road northbound off-ramp diverge
9. SR 99 at Mariposa Road southbound on-ramp merge
10. SR 99 at Arch-Airport Road northbound on-ramp merge
11. SR 99 at Arch-Airport Road northbound off-ramp diverge
12. SR 99 at Arch-Airport Road southbound on-ramp merge
13. SR 99 at Arch-Airport Road southbound off-ramp diverge

**Periods of Analysis.** For this traffic analysis, weekday a.m. peak hour and p.m. peak hour traffic conditions will be evaluated at intersections, and freeway merge and diverge ramp junctions and weave areas. Roadway segments and freeway mainline segments will be evaluated on the basis of daily traffic volumes.

**Level of Service Calculation.** Level of Service (LOS) will be calculated for all study facilities using techniques consistent with the current *City of Stockton Traffic Impact Analysis Guidelines* and subsequent direction from City staff.

- At local intersections, LOS will be calculated using methods described in the *Highway Capacity Manual 2000* (HCM 2000).
- At freeway ramp intersections in the SR 99 interchanges, LOS will be calculated using the Synchro software package and using methods described in the *Highway Capacity Manual 2010* (HCM Version 6).

- On roadway segments and freeway mainline segments, LOS will be calculated using methods described in the City of Stockton General Plan environmental impact report (EIR).

**Analysis Scenarios.** Traffic operating conditions will be evaluated under a series of development conditions that provide for analysis of project-related effects with both near-term future and long-term future background conditions. Consistent with the approach applied in the NorCal Logistics EIR and the Sanchez-Hoggan EIR, the following describes which study facilities will be analyzed under each analysis scenario.

Traffic operating conditions at all study intersections, roadway segments, freeway mainline segments, and freeway merge and diverge ramp junctions and weave areas will be evaluated under the following three near-term development scenarios:

- Existing Conditions
- Existing Plus Approved Projects (EPAP) No Mariposa Industrial Park Project
- EPAP Plus Mariposa Industrial Park Project

Consistent with the approach applied in the NorCal Logistics EIR and the Sanchez-Hoggan EIR, only study roadway segments and freeway mainline segments will be analyzed under the following two long-term development scenarios:

- Cumulative No Project (project site with Current General Plan Designation)
- Cumulative with Mariposa Industrial Park Project

**Alternatives.** This scope of work does not include quantitative analysis of alternatives to the Mariposa Industrial Park project. KDA will provide a screening assessment (i.e., comparative trip generation forecasts) for project alternatives if required.

**Traffic Models.** KDA will prepare future year travel forecasts based on the current version of the City’s EPAP and General Plan traffic model. KDA will identify any applicable land use or street network changes that should be made to the traffic model.

**Transit, Bicycle, and Pedestrian Facilities.** KDA will describe existing and planned public transit, bicycle, and pedestrian facilities in the vicinity of the project site.

**Existing Setting / Data Collection**

KDA will prepare a description of existing transportation conditions in the study area.
Since the outbreak of Covid-19, traffic volumes have at times been lower than normal. As a result, the collection and use of new traffic volume count data could result in volumes that are unrepresentatively low. In response, the traffic analysis of the Mariposa Industrial Park project will be based on existing traffic volume data collected before the outbreak of Covid-19, and current new traffic volume count data. Existing traffic volume data will include data collected for previous traffic analyses (e.g., for the Sanchez-Hoggan EIR), data from StreetLight Data (https://www.streetlightdata.com/), and data from Caltrans.

- At all existing study intersections, KDA will collect pre-Covid-19 intersection turning movement count data for weekday periods between 7:00 a.m. and 9:00 a.m., and between 4:00 p.m. and 6:00 p.m. At intersections where recent pre-Covid-19 count data are available (e.g., from the Sanchez-Hoggan EIR), these data will be used for the Mariposa Industrial Park project. At intersections where recent pre-Covid-19 data are not available, data will be collected from StreetLight Data, and new count data will be collected to validate and supplement the StreetLight data. Because of the relatively high percentage of heavy-duty vehicles in the study area, the intersection count data will be classified by vehicle type where possible.

- At all existing study roadway segments, KDA will collect pre-Covid-19 roadway segment traffic volume data for weekday 24-hour periods. At roadway segments where recent pre-Covid-19 count data are available (e.g., from the Sanchez-Hoggan EIR), these data will be used for the Mariposa Industrial Park project. At roadway segments where recent pre-Covid-19 data are not available, data will be collected from StreetLight Data, and new count data will be collected to validate and supplement the StreetLight data. The feasibility of collecting roadway segment traffic volume data classified by vehicle type is constrained by roadway geometrics. If feasible, KDA will collect roadway segment traffic volume data classified by vehicle type.

- KDA will collect available pre-Covid-19 SR 99 mainline traffic volumes from the California Department of Transportation. Mainline traffic volume data will be collect from either the Caltrans Performance Measurement System (PeMS) database, or the Caltrans Traffic Census Program.

**Evaluate Existing Traffic Conditions.** KDA will prepare an inventory of all critical streets and intersections in the study area. A description of baseline traffic operating conditions will be prepared using LOS analysis of study facilities under the study base assumptions noted above.

**Existing Plus Approved Projects (EPAP) Background Condition**

**Prepare EPAP Traffic Volumes.** KDA will prepare forecasts of near-term future background traffic volumes. This scope of work assumes forecasts will be prepared using the City of Stockton EPAP traffic model. KDA will request City staff review of this approach and the amount of land use growth in the study area included in the EPAP traffic model.
Evaluate EPAP No Project Traffic Conditions. KDA will prepare LOS analysis of near-term future background conditions using the study base assumptions noted above.

Project Characteristics

Project-related travel will be characterized using locally-approved rates, and industry-standard reference documents and techniques.

Estimate Project Trip Generation. KDA will prepare an estimate of the amount of vehicle trips that would be generated by the Mariposa Industrial Park project. The estimate will be prepared using trip generation rates developed for the City of Stockton. As noted by Stockton Community Development Department Deputy Director Mike McDowell in a June 3, 2020 E-mail message to Charlie Simpson of BaseCamp Environmental, these are industrial trip generation rates, “we have traditionally used for Stockton.”

Estimate Project Trip Distribution and Assignment. KDA will prepare an estimate of the geographic distribution of project-related travel. The distribution will reflect the location and magnitude of land uses that would attract project-related trips. KDA will apply a select link analysis to the Stockton traffic model to develop an initial estimate of trip distribution. As appropriate, KDA will adjust the traffic model select link analysis results to develop reasonable trip distribution and assignment patterns.

The assignment of project trips onto the local circulation system and the adjacent street system will reflect the location of access, destinations, and least time travel path.

Prepare EPAP Plus Project Traffic Volume Forecasts. Traffic volume forecasts will be prepared using the existing traffic volume count data, forecasts from the City’s traffic model, and the estimate of project-related travel.

Evaluate EPAP Plus Project Traffic Conditions. KDA will prepare LOS analysis of near-term future background conditions using the EPAP Plus Project traffic volume forecasts.

Cumulative Traffic Volumes

KDA will prepare long term future cumulative traffic volume forecasts for the study roadway segments.

Refine General Plan Traffic Model. The current City of Stockton General Plan traffic model will be refined to reflect land use and the roadway system in the study area. KDA does not anticipate changing the overall land use assumptions in the General Plan traffic model. The refinements will involve increasing the level of detail in the traffic model land use data and highway network in the in the Mariposa Industrial Park study area.

Prepare Traffic Model Forecasts. The refined City of Stockton General Plan traffic model will be employed to create roadway segment volumes for cumulative scenarios.
**Evaluate Off-Site Cumulative Traffic Conditions**

KDA will quantify and characterize project-specific and cumulative traffic conditions using techniques specified in the *City of Stockton Traffic Impact Analysis Guidelines*. The significance of project-related change will be identified using thresholds from the *City of Stockton Traffic Impact Analysis Guidelines*.

**Calculate Level of Service Traffic Conditions.** KDA will calculate LOS at all roadway segments and mainline freeway segments under the Cumulative development scenarios previously listed.

**Analyze Projected Traffic Conditions.** Daily LOS will be used to evaluate study roadway segments and mainline freeway segments.

**Vehicle Miles Traveled**

In response to Senate Bill 743 (SB 743), KDA will evaluate the impacts of the Mariposa Industrial Park project on vehicle miles traveled (VMT). Also in response to SB 743, the effects of the project on LOS will not be characterized in the traffic impact study as CEQA impacts. Rather, the effects of the project on LOS will be evaluated in the context of City of Stockton General Plan policies which define acceptable and unacceptable LOS.

Currently, the City of Stockton has not adopted guidelines for analyzing VMT or determining the significance of a project’s impact on VMT. Our understanding is the City is in the process of developing and adopting guidelines, but the process is not complete. KDA proposes to quantitatively evaluate the effects of the Mariposa Industrial Park on VMT. However, the proposed approach is intended to be a good-faith effort at disclosing and identifying the VMT impacts of the Mariposa Industrial Park project based on currently available data and guidance. This approach and the associated cost might need to be modified when the City completes the process of developing and adopting VMT guidelines.

KDA will quantify the base “No Project” VMT associated with the project site using the City of Stockton travel demand model. A “select link” analysis will be applied in the travel demand model to identify vehicle trips associated with the project site. Project site trips will then be multiplied by the model-estimated length of these trips, in miles. The sum of the length of the vehicle trips associated with the project site will then be calculated to estimate base No Project VMT.

Project-related VMT will be estimated using the project-specific trip generation estimates described above in the *Estimate Project Trip Generation* section of this scope of work. Project-related VMT will be compared to base No Project VMT to quantify the net change in VMT associated with the Mariposa Industrial Park project.
Project Site Access Cumulative Traffic Conditions

KDA will identify facilities needed to provide adequate project site access under long-term Cumulative conditions. To do so, KDA will evaluate LOS and vehicle queuing at the two project site driveway intersection connections to Mariposa Road. This evaluation will identify LOS and queuing during both a.m. peak hour and p.m. peak hour under Cumulative Plus Project conditions.

Mitigation Measures

Identify Mitigation Measures. Where significant impacts or inconsistencies with General Plan LOS policies are identified, improvements will be identified to lessen the significance of the impacts or General Plan inconsistencies.

For LOS, feasible improvements needed to achieve acceptable LOS established in the General Plan will be identified. Measures to improve LOS will consider implementation of the improvements included in other land use development projects in the study area, including the Mariposa Lakes, NorCal Logistics Center, and Sanchez-Hoggan projects. Such improvements may include traffic signal installation or modification, intersection and roadway improvements, roadway signing and striping changes, and parking recommendations.

Report Preparation

Prepare Draft Traffic Study. KDA will prepare a traffic impact study document. The traffic impact study will be a stand-alone document with text, tables, and graphic materials to document the analysis, results, and recommendations.

Prepare Supporting Materials. KDA will prepare the traffic impact study back-up materials required in a technical appendix. Applicable materials include:

- traffic volume count data worksheets,
- level of service worksheets, and
- intersection queuing analysis.

Prepare Final Traffic Study. KDA will respond to comments on the draft traffic study and prepare a final traffic study. This scope of work assumes the final traffic study will be prepared in response to one consolidated set of comments and will not require additional or revised analysis.

Meetings. KDA will be available to attend three project team teleconference meetings and two teleconference meetings with City staff to review the results of our traffic study.