Natural Resources

Riparian, Wildlife and Habitat Resources

Development of the Community will require the removal of the vast majority of the existing on-site vegetation and associated habitat, including oak trees. The specific location(s) of vegetation will be indicated and through careful planning and where feasible, healthy oak trees will be protected in place. Development of the Community will also involve extensive modifications to the three on-site creeks as well as the removal or modifications of on-site wetlands.

The following design mechanisms will be implemented, where feasible, to protect the proposed wetland preservation, enhancement, and compensation areas:

- Low-impact use areas (parks, trails, bike/pedestrian paths) shall be located between more active land uses (e.g. residential and commercial areas) and the preserved/enhanced wetland areas.
- The Community shall avoid backing residential lots up to open spaces and shall locate single-loaded streets and parking areas adjacent to natural open space areas.
- Where feasible, a 100-foot setback from the creek channel shall be incorporated into the open space corridor. Fencing and signage shall delineate the restoration areas from the designated pedestrian/bicycle paths proposed within the open space corridors where appropriate.
- Direct surface runoff from all development areas into the Community's storm drain system, shall be treated via water quality ponds, b/o-swales, and oil and grease separators prior to discharge into the downstream storm drain facilities.
- The MLSP shall provide for the long-term management of preserved creeks in perpetuity, including management funding, conservation easement, and other protective mechanisms.

Recommendation for EIR11-03: It is recommended that the Planning Commission certify the Final Environmental Impact Report (FEIR11-03) and adopt the “Findings of Fact, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program for the Mariposa Lakes Specific Plan Project” ("Findings"), prior to, or in conjunction with any related discretionary actions for which the Commission is the final decision-making body. Similarly, the Planning Commission should recommend that the City Council certify Final EIR11-03 and adopt the related Findings prior to, or in conjunction with, any applicable discretionary approvals for this project, based on the following findings:

1. The Final EIR has been completed in compliance with the California Environmental Quality Act (CEQA), State CEQA Guidelines, and City Guidelines for the Implementation of CEQA.

2. The Final EIR has been reviewed and considered prior to any related project approvals, reflects the City's independent judgment and has been found to be adequate for said approvals.
3. The anticipated benefits of the proposed project outweigh the unavoidable or unresolved adverse environmental effects, as supported by the “Findings, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program for the Mariposa Lakes Specific Plan.”

4. Based on the significant and/or potentially significant environmental effects identified in the Environmental Impact Report for the Mariposa Lakes Specific Plan (FEIR11-03) and pursuant to Sections 15091 and 15093 of the State CEQA Guidelines, all applicable approvals are based on, and subject to, the adopted findings, mitigation/measures and mitigation monitoring/reporting provisions, as specified in the “Findings, Statement of Overriding Considerations, Mitigation Monitoring and Reporting Program for the Mariposa Lakes Specific Plan.”

Recommendation for GPA12-03: Approval based upon the following findings:

1. The City of Stockton has reviewed the Environmental Impact Report (EIR11-03) for the proposed project and has certified that it has been completed in compliance with the California Environmental Quality Act (CEQA) and that the final decision making body for this and/or any related discretionary approval for the project has considered the information contained in the EIR and Final EIR prior to approving the project.

2. The proposal conforms to City of Stockton 2035 General Plan Policies for the location and development of Village land uses, as described in the MLSP.

3. The land uses allowed under the proposed General Plan designations are expected to be compatible with existing and proposed land uses surrounding the subject site.

4. The proposed General Plan amendment is not expected to endanger, jeopardize or otherwise constitute a hazard to the public convenience, health, interest, safety or general welfare of persons residing or working in the City.

Recommendation for Z-17-03: Approval based upon the following findings:

1. The City of Stockton has reviewed the Final Environmental Impact Report (FEIR11-03) for the proposed project and has certified that it has been completed in compliance with the California Environmental Quality Act (CEQA) and that the final decision making body for this and/or any related discretionary approval for the project has considered the information contained in the Draft EIR and Final EIR prior to approving the project.

2. The proposed CG(Commercial, General), CN (Commercial, Neighborhood), IG (Industrial, General), IL (Industrial, Light), OS (Open Space), PF (Public Facilities), RE (Residential, Estate), RL (Low Density Residential), RM (Medium Density, Residential), RH (High Density Residential), UC (University/College) zoning designations are consistent with the proposed Residential Estates, Low, Medium and High Density Residential, Administrative Professional, Commercial, Industrial, Open Space/Agriculture, Parks and Recreation and Institutional 2035 General Plan designations for the site.
3. The uses permitted in the proposed pre-zoning are compatible with existing and proposed land uses surrounding the subject site.

4. The proposed pre-zoning is not expected to endanger, jeopardize or otherwise constitute a hazard to the public convenience, health, interest, safety or general welfare of persons residing or working in the City.

Recommendation for SP4-03: Approval based upon the following findings:

1. The City of Stockton has reviewed the Final Environmental Impact Report (FEIR 11-03) for the proposed project and has certified that it has been completed in compliance with the California Environmental Quality Act (CEQA) and that the final decision making body for this and/or any related discretionary approval for the project has considered the information contained in the Draft EIR and Final EIR prior to approving the project.

2. The Mariposa Lakes Specific Plan is consistent with the general land uses, objectives, policies, and programs of the 2035 General Plan and other adopted goals and policies of the City.

3. The Specific Plan provides a self-sustaining, full service community that includes housing, jobs, transportation services and infrastructure, commercial and retail services, schools, recreation opportunities, and all necessary public services.

4. The Specific Plan will create a Community that is less dependent on the automobile than is typical for the whole of Stockton by facilitating the development of a significant number of job-generating land uses in close proximity to new residential development.

5. The Specific Plan will provide suitable sites for industrial, commercial, and retail land uses to generate a sufficient number of jobs to support the increase in population and to promote the 2035 General Plan objectives for jobs/housing balance.

6. The Specific Plan will provide a variety of housing types, densities, and lot sizes.

7. The specific Plan will establish a regional transit center that includes a new Amtrak station and multi-modal bus terminal.

8. The Specific Plan will provide a necessary and logical link in the orderly, phased extension of sewer, water, and storm water systems to the east side of Stockton.
9. The Specific Plan will promote water conservation by establishing an integrated water management and reuse distribution system for irrigation of public and private spaces.

10. The Specific Plan will provide sites for facilities for all levels of education opportunities for residents through a community college site, a high school, and elementary schools.

11. The Specific Plan will create a significant park, open space, and trail system that connects neighborhoods, schools, and public places and provides active and passive recreation, hiking, and bicycling.

12. The Specific plan will preserve water quality and minimize flooding through the creation of linear parks and resource protection areas along the Duck Creek and North Little Johns Creek corridors.

This staff report was prepared by David Stagnaro, AICP.
The administrative draft of this staff report was prepared David Wade, AICP.

Note: Staff reports are prepared well in advance of the Planning Commission consideration of the proposal and reflect the staff’s view based on the best available information at the time the report was formulated. Evidence submitted during the course of the public hearing may require a re-evaluation of the staff’s position.
Final Environmental Impact Report
Mariposa Lakes Specific Plan
State Clearinghouse #2006022035

Volume VIII: Final EIR
Responses to Comments on the Draft Environmental Impact Report
Revisions to the Draft Environmental Impact Report
Errata to DEIR Appendices

City of Stockton File Numbers:
Specific Plan: SP4-03
Annexation: A-03-10
General Plan Amendment: GPA 12-03
Prezoning: Z-17-03
Development Agreement: DA7-05

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July 2008