

NOTICE OF AVAILABILITY
LEBARON RANCH – DRAFT ENVIRONMENTAL IMPACT REPORT

LEAD AGENCY:
City of Stockton
345 N. El Dorado Street
Stockton, CA 95202
(209) 937-8561

EIR CONSULTANT:
De Novo Planning Group
1020 Suncastr Lane, Suite 106
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(916) 580-9818

PROJECT TITLE: LeBaron Ranch

PROJECT LOCATION: The LeBaron Ranch Project site (proposed Project site) is located in the northern portion of the City of Stockton Metropolitan Area, within the unincorporated area of San Joaquin County. The Project site is bounded on the north by Eight Mile Road, to the east by West Lane, and to the west by Lower Sacramento Road. The future Marlette Road, between Lower Sacramento Road and West Lane, will form the property's southern boundary. The Project site is located within Section 3 of Township 2 North, Range 6 East Mount Diablo Base and Meridian. The Project site is not included on the lists of sites enumerated under Section 65962.5 of the Government Code (Hazardous Waste and Substances Site List maintained by the Department of Toxic Substances Control).

PROJECT DESCRIPTION: The proposed Project is primarily a residential development anticipated to provide up to 1,411 units (assuming school site is developed with single-family residential units). Total parkland and open space areas total 30.7 acres. Part of the open space acreage will come from a series of streets with an enhanced right of way to accommodate a pedestrian "wellness walk." Other uses to support and compliment the proposed residential development include underground wet and dry utility infrastructure, roadways, curb/gutters/sidewalks, bicycle/pedestrian facilities, street lighting, and street signage.

For more details regarding the project characteristics, objectives, entitlements, circulation improvements, and utilities improvements, please see Chapter 2.0, Project Description, of the Draft EIR available at: https://www.stocktonca.gov/business/planning_engineering/other_projects_environmental.php#collapse_1930b0

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Aesthetics; Agricultural Resources; Air Quality; Transportation and Circulation; Cumulative Aesthetics; Cumulative Agricultural Resources; Cumulative Air Quality; and Cumulative Transportation and Circulation. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the Project.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on August 16, 2024 and will end on September 30, 2024 for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Draft EIR are due by 5:00 p.m. on September 30, 2024 and should be submitted to the attention of Nicole Moore, Contract Planner, at the City of Stockton, 345 N. El Dorado Street, Stockton, CA 95202; or by e-mail to Nicole.Moore.Ctr@stocktonca.gov. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.

Copies of the Draft EIR can be reviewed at the City of Stockton City Hall, located 345 N. El Dorado Street, Stockton, CA 95202, during normal business hours, and online at: https://www.stocktonca.gov/business/planning_engineering/other_projects_environmental.php#collapse_1930b0

Questions regarding the City of Stockton's review of the proposed Project or Draft EIR may be directed to Nicole Moore, Contract Planner, at the address above or at (209) 937-8561 or Nicole.Moore.Ctr@stocktonca.gov.