

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023070657

Project Title: LeBaron Ranch Project

Lead Agency: City of Stockton Contact Person: Nicole Moore, Contract Planner
Mailing Address: 345 N. El Dorado Street Phone: (209) 937-8561
City: Stockton Zip: 95202 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Stockton
Cross Streets: Eight Mile Road/West Lane/Lower Sacramento Road Zip Code: 95202
Longitude/Latitude (degrees, minutes and seconds): 38 03 ' 18.83" N / 121 07 ' 56.06" W Total Acres: 306.03
Assessor's Parcel No.: 084-050-06, -07, -08, -14, -27, and -2 Section: -- Twp.: -- Range: -- Base: --
Within 2 Miles: State Hwy #: SR 99 Waterways: San Joaquin River
Airports: N/A Railways: UPRR Schools: Various

Document Type:

CEQA: [] NOP [x] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [x] Annexation
[x] General Plan Amendment [] Master Plan [x] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [x] Use Permit [] Coastal Permit
[] Community Plan [x] Site Plan [x] Land Division (Subdivision, etc.) [] Other:

Development Type:

[x] Residential: Units 1,411 Acres 201.1
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[x] Recreational: Park: 12.2 acres; Open Space (18.5 acres) [] Hazardous Waste: Type
[] Water Facilities: Type MGD [x] Other: Storm Basin (4.5 acres)

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [x] Forest Land/Fire Hazard [x] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[] Coastal Zone [x] Noise [x] Solid Waste [x] Land Use
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[x] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Agriculture-Urban Reserve Zoning/GP Land Uses: Low Density Residential, Medium Density Residential, High Density Residential

Project Description: (please use a separate page if necessary)

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 24.7 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #10 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #2 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 16, 2024 Ending Date September 30, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>De Novo Planning Group</u>	Applicant: <u>City of Stockton</u>
Address: <u>1020 Suncast Lane Suite 106</u>	Address: <u>345 N. El Dorado Street</u>
City/State/Zip: <u>El Dorado Hills, CA 95762</u>	City/State/Zip: <u>Stockton, CA 95202</u>
Contact: <u>Steve McMurtry</u>	Phone: <u>(209) 937-8200</u>
Phone: _____	

Signature of Lead Agency Representative: Elise Laws **Date:** 8-16-24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.