

NOTICE OF PREPARATION

TO: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

FROM: Nicole D. Moore, LEED AP – Planning Consultant
City of Stockton
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SUBJECT: Notice of Preparation – LeBaron Project

EIR CONSULTANT

Steve McMurtry, Principal Planner
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The City has determined that an Environmental Impact Report (EIR) must be prepared for the proposed Project. An Initial Study has not been prepared, instead, the City has determined that all CEQA environmental topics will require a detailed analysis in the EIR. The EIR will consider potential environmental effects of the proposed project to determine the level of significance of the environmental effect and will analyze these potential effects to the detail necessary to make a determination on the level of significance.

We need to know the views of your agency or organization as to the scope and content of the environmental information germane to your agency's statutory responsibilities or of interest to your organization in connection with the proposed project. Specifically, we are requesting the following:

1. If you are a public agency, state whether your agency will be a responsible or trustee agency for the proposed project and list the permits or approvals from your agency that will be required for the project and its future actions;
2. Identify significant environmental effects and mitigation measures that you believe need to be explored in the EIR with supporting discussion of why you believe these effects may be significant;
3. Describe special studies and other information that you believe are necessary for the City of Stockton to analyze the significant environmental effects, alternatives, and mitigation measures you have identified;
4. For public agencies that provide infrastructure and public services, identify any facilities that must be provided (both on- and off-site) to provide services to the proposed project;
5. Indicate whether a member(s) from your agency would like to attend a scoping workshop/meeting for public agencies to discuss the scope and content of the EIR's environmental information; and

6. Provide the name, title, and telephone number of the contact person from your agency or organization that we can contact regarding your comments.

Due to the time limits mandated by State law, your response must be sent and received by the City of Stockton by the following deadlines:

- For responsible agencies, not later than 30 days after you receive this notice.
- For all other agencies and organizations, not later than 30 days following the publication of this Notice of Preparation. The 30-day review period begins Monday, July 31, 2023, and ends on Wednesday, August 30, 2023.

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.

A responsible agency, trustee agency, or other public agency may request a meeting with the City of Stockton or its representatives in accordance with Section 15082(c) of the CEQA Guidelines. A public scoping meeting and neighborhood meeting will be held during the public review period as follows:

Virtual Scoping and Neighborhood Meeting: August 22, 2023, via Microsoft Teams.

Meeting ID: 218-705-533-802

Passcode: sPWX5Wg

Call in: 209-232-4684

Phone Conference ID: 132 293-944#

Please send your responses to Nicole Moore – Planning Consultant at the City of Stockton, 345 N. El Dorado Street Stockton, CA 95202. If you have any questions, please contact Nicole Moore – Planning Consultant at (209) 937-8200 or via email at: Nicole.Moore.CTR@stocktonca.gov.

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 adjacent to the City of Stockton's northern city limits, within the City of Stockton (City) Sphere of Influence (SOI) (as defined in the Envision Stockton 2040 General Plan), and within the City of Stockton Urban Services Boundary.

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. Figures 1 and 2 show the Project's regional location and vicinity.

PROJECT SITE DEFINED

The Project site includes several distinct planning boundaries, defined below. The following terms are used throughout this Draft Environmental Impact Report (DEIR) to describe the planning area boundaries within the Project site:

- Project Site (or Annexation Area) – includes the whole of the Project (totaling 306.03 acres), including the proposed 236.30-acre Development Area, 56.03-acre Non-development Area, and 13.7 acres of existing right-of-way.
- Development Area – includes six parcels totaling 236.30 acres (APNs 084-050-06, -07, -08, -14, -27, and -28) that is intended for the development of up to 1,411 residential units, two parks, and public infrastructure.
- Non-development Area – includes six parcels totaling 56.03 acres with agricultural uses, a commercial use (1 building) and a church, situated in the northwestern portion of the Project site.
- Right-of-Way Annexation Area – includes 13.7 acres of remaining right-of-way outside of areas of dedication owned by San Joaquin County and intended to be annexed into the City of Stockton.

PROJECT SETTING

EXISTING SITE CONDITIONS

The Project site is 306.03 acres located on 11 assessor parcels (APNs) and remaining County right-of-way as follows: Development Area (six parcels totaling 236.30 acres), Non-development Area (six parcels totaling 56.03 acres), and Right-of-Way Annexation Area (13.7 acres of remaining County right-of-way). Table 1 lists each parcel included in the Project site and Figure 3 illustrates the APNs.

TABLE 1: PARCELS WITHIN THE PROJECT SITE

APN/ROW	ACREAGE
<i>DEVELOPMENT AREA</i>	
084-050-06	3.85
084-050-07	46.09
084-050-08	113.83
084-050-14	33.73
084-050-27	6.02
084-050-28	32.79
<i>Development Area Subtotal</i>	<i>236.30</i>
<i>NON-DEVELOPMENT AREA</i>	
084-030-04	0.53
084-050-01	6.18
084-050-02	3.72
084-050-03	29.30
084-050-25	9.98
084-050-26	6.31
<i>Non-Development Area Subtotal</i>	<i>56.03</i>
<i>RIGHT-OF-WAY ANNEXATION AREA</i>	
ROW	13.7
<i>Right-of-Way Annexation Area Subtotal</i>	<i>13.7</i>
Total	306.03

SOURCE: COUNTY ASSESSOR PARCEL DATA 2022

SITE TOPOGRAPHY

The Project site is relatively flat and ranges in elevation from approximately 22 to 31 feet above sea level.

EXISTING SITE USES

The Development Area is bordered on the north by Eight Mile Road, on the east by West Lane, on the west by agricultural land, a residential home, a church and commercial building along Lower Sacramento Road, and on the south by Marlette Road, a partially paved frontage road. The Development Area is predominantly comprised of agricultural and undeveloped uses; sheds and associated agricultural equipment exist in the center portion of the site. Additionally, two (2) dirt/gravel roadways bisect the Development Area, including one roadway extending north to south from Eight Mile Road to the southern boundary at Marlette Road, and another extending east to west from West Lane connecting to the dirt/gravel roadway in the center of the Development Area. Irrigation canals, operated by the Woodbridge Irrigation District, run along the northern, eastern, and southern borders of the Development Area, separating existing agricultural uses from the respective roadways.

The Non-development Area is bordered on the north by Eight Mile Road, on the east and south by agricultural lands within the Development Area, and on the west by Lower Sacramento Road. The Non-development area consists of agricultural land, one existing residential home in the northwestern portion, a commercial use (single building), and a church.

The Right-of-Way Annexation Area includes Eight Mile Road, forming the northern border of the Project site.

Figure 4 shows aerial imagery of the current existing site uses within the Project site.

EXISTING SURROUNDING USES

The Project site is primarily bounded by lands within the County of San Joaquin (County) to the north and south. Lands within the City of Stockton are located to the east and west. Uses within the surrounding area include the following:

- North – Immediately north of the site is Eight Mile Road. North of Eight Mile Road are existing agricultural lands.
- East – Immediately east of the site is West Lane. East of West Lane are existing agricultural lands. The existing agricultural lands were recently incorporated into the City of Stockton and will be developed with residential and commercial uses as part of the approved Tra Vigne development project.
- South – Immediately south of the site is Marlette Road. South of Marlette Road are agricultural lands, Bear Creek, and McNair High School.
- West – Immediately west of the site is Lower Sacramento Road. West of Lower Sacramento Road is a City of Stockton residential neighborhood called “Destinations.”

EXISTING GENERAL PLAN LAND USE DESIGNATIONS AND ZONING

The Project site is currently located within San Joaquin County. The Project site is outside the Stockton city limits, but within the City’s Sphere of Influence (SOI).

City of Stockton General Plan Land Use Designations

The Envision Stockton 2040 General Plan Land Use Map (Figure 5) designates the Project site as Low Density Residential, Medium Density Residential, High Density Residential, Institutional, and Parks and Recreation. Table 2 provides an existing land use summary of the Development Area per the 2040 Stockton General Plan.

TABLE 2: GROSS LAND USE SUMMARY – DEVELOPMENT AREA (PER GENERAL PLAN)

<i>PROPOSED LAND USE DESIGNATIONS</i>	<i>EXISTING (ACRES)</i>
Low Density Residential	126.4
Medium Density Residential	63.9
High Density Residential	19.4
Institutional	13.7
Parks and Recreation	12.9
TOTAL	236.3

The General Plan contains the following standards to guide development for these land uses.

Low Density Residential: This designation allows for single-family residential units, duplexes, triplexes, semi-detached patio homes, town homes, public and quasi-public uses, second units, and other similar

and compatible uses. The maximum density is 6.1 units per acre based on gross acreage and 8.7 units per acre based on net acreage.

Medium Density Residential: This designation allows for single-family residential units, duplexes, triplexes, semi-detached patio homes, town homes, public and quasi-public uses, second units, and other similar and compatible uses. Based on gross acreage, this designation allows densities ranging from 6.2 to 13.1 units per acre; based on net acreage, it allows 8.8 to 17.4 units per acre. This designation also allows neighborhood-serving retail, commercial service, and mixed uses in appropriate locations that provide residents with easy access to daily services and necessities within their neighborhood, provided that they are compatible with surrounding uses, at a maximum FAR of 0.3

High Density Residential: This designation allows for multi-family residential units, apartments, dormitories, group homes, guest homes, public and quasi-public uses, and other similar and compatible uses. This designation also allows neighborhood-serving retail, commercial service, and mixed uses in appropriate locations that provide residents with easy access to daily services and necessities within their neighborhood, provided that they are compatible with surrounding uses. The allowable density and intensity ranges differ based on the geographic area, as follows:

- Outside the Greater Downtown: Based on gross acreage, this designation allows 13.2 to 24 units per acre; based on net acreage, it allows 17.5 to 30 units per acre. The maximum FAR for neighborhood-serving retail uses is 0.3.
- Inside the Greater Downtown: Based on gross acreage, this designation allows 16 to 72 units per acre; based on net acreage, it allows 20 to 90 units per acre. The maximum FAR for neighborhood-serving retail uses is 3.0.
- Inside the Downtown Core: Based on gross acreage, this designation allows 16 to 108.8 units per acre; based on net acreage, it allows 20 to 136 units per acre. The maximum FAR for neighborhood-serving retail uses is 5.0.

Institutional: This designation allows for a wide variety of industrial uses, including uses with nuisance or hazardous characteristics, warehousing, construction contractors, light manufacturing, offices, Retail Sales, service businesses, public and quasi-public uses, and other similar and compatible uses. Residential uses are prohibited. The maximum FAR for industrial uses is 0.6.

Parks and Recreation: This designation allows for City and County parks, golf courses, marinas, community centers, public and quasi-public uses, and other similar and compatible uses. The maximum FAR for parks and recreation uses is 0.2

San Joaquin County General Plan Land Use Designations

The Project site is designated as Low Density (R/L), High Density (R/H), and Office Commercial (C/O) by the County's General Plan Land Use Map. Below is a general description of County-designated land uses within the Project site.

Low Density Residential (R/L): This designation provides for low density residential development in neighborhoods where single-family homes are the dominant land use. The Low-Density Residential

Designation generally applies to residential neighborhoods in Urban Communities and City Fringe Areas. Typical building types include one- to two-story single family dwellings in an urban setting. The density range is between 2.1 and 6.0 dwelling units per acre. The minimum lot size is 5,000 square feet.

Residential/High Density (R/H): This designation provides for residential development in more intensely developed residential and commercial areas. Development at the higher end of the density range should occur along major transportation routes and within major commercial centers. The High-Density Residential Designation generally applies to central business districts and main street areas within Urban Communities and City Fringe Areas. Typical building types include one- to three-story multifamily developments. The density range is between 15.1 and 40.0 dwelling units per acre. The minimum lot size is 6,000 square feet.

Office Commercial (C/O): This designation provides for office/employment centers. The Office Commercial designation is limited to Urban Communities and City Fringe Areas and should be organized in clusters rather than a linear development pattern. Developments should be located on a County-defined Minor Arterial or higher classification roadway and include pedestrian and bicycle facilities. Typical building types include one- to three-story structures. The allowable floor area ratio (FAR) range is between 0.20 and 0.60.

San Joaquin County Zoning

Per the San Joaquin County Development Title and Zoning Map, the Project site is currently zoned Agriculture-Urban Reserve (AU-20). Below is a general description of County zoning within the Project site.

AU Zone (Agriculture-Urban Reserve): This zone is intended to retain in agriculture those areas planned for future urban development in order to facilitate compact, orderly growth and to assure the proper timing and economical provision of services and utilities. The minimum parcel size for lots zoned AU-20 is 20 acres.

SURROUNDING GENERAL PLAN DESIGNATIONS

Within San Joaquin County, lands to the north of the Project site are designated Agricultural General (A/G), with land along the Pixley Slough designated Resource Conservation (OS/RC), and lands to the south are designated Low Density (R/L).

Within the City, lands to the east and west are designated Commercial, High Density Residential, and Low Density Residential. The City's General Plan also designates land to the north and south (within unincorporated San Joaquin County) as Open Space/Agriculture, Low Density Residential, and Commercial.

PROJECT GOALS AND OBJECTIVES

Consistent with the California Environmental Quality Act (CEQA), Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the proposed Project shall be discussed. The principal purpose of the proposed Project is the annexation of the Project site into the City of Stockton, and approval and subsequent development of the Development Area for residential and park uses.

The LeBaron Ranch Development Project identifies the following project objectives as part of the stated purpose:

- Provide residential housing opportunities, with an array of lot sizes and housing types, that are visually attractive and accommodate the future housing demand in Stockton.
- Establish a mixture of Low-, Medium-, and High-Density Residential project types that collectively provide for local and regional housing and that take advantage of the area's high level of accessibility. Ensure that all housing is designed with architectural form that is visually attractive.
- Provide infrastructure, public facilities, and park space that meets City standards, in a centralized setting that is integrated with existing and planned facilities and connections and increases recreation opportunities for existing and future residents of the City.
- Provide a site that could accommodate a K-8 school in the event that the Lodi Unified School District desires to build a school within the Project site. Alternatively, if the Lodi Unified School District chooses not to build a school within the Project site, ensure that the design alternative would accommodate single-family residential housing consistent with the form and design of surrounding single-family residential units planned within the Project site.
- To incorporate Woodbridge Irrigation District facilities into the Project design, that maintains their purpose while avoiding any conflicts with future residents.
- Continue open space improvements along Eight Mile Road, similar to the Destinations Master Plan Project to the west of the Project Site. This includes preservation of a drainage facility and access to an off-street pedestrian path.
- Establish a logical phasing plan designed to ensure that each phase of development would include necessary public improvements that are required to meet City standards, both onsite and offsite. Internal Phases will basically commence from the eastern portion of the Development Area and move west, allowing infrastructure to be advanced to an upcoming phase.

PROJECT CHARACTERISTICS AND 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 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. Table 3 provides a land use summary of the Development Project. Figure 6 provides a map of the proposed General Plan land uses, and Figure 7 provides a map of the proposed Pre-zoning.

TABLE 3: GROSS LAND USE SUMMARY – DEVELOPMENT AREA (PER VESTED TENTATIVE MAP)

<i>PROPOSED LAND USE DESIGNATIONS</i>	<i>PROPOSED (ACRES) WITH SCHOOL</i>	<i>PROPOSED (ACRES) WITHOUT SCHOOL</i>	<i>PROJECTED NUMBER OF UNITS (OR SQUARE FEET)</i>
Low Density Residential	78.0	78.0	421
Medium Density Residential	100.7	113.6	796
High Density Residential	9.5	9.5	194
Institutional	12.0	--	--
Parks and Recreation	12.0	12.2	--
Storm Basin (Shown as Parks and Recreation Designation)	4.5	4.5	--
Open Space ("Wellness Walks" and Open Ditch); and Rights of Way	19.6	18.5	--
TOTAL	236.3	236.3	1,411

NOTE:

1. FOR PURPOSES OF THE ENVIRONMENTAL ANALYSIS, IT IS ASSUMED THAT 79 SINGLE-FAMILY RESIDENTIAL UNITS WOULD BE DEVELOPED ON THE PARCEL RESERVED FOR THE PROPOSED SCHOOL. THESE ADDITIONAL LOTS ARE ADDED TO THE PROJECT LOT COUNT, UNDER MEDIUM DENSITY DESIGNATION, TO DETERMINE A WORST-CASE SCENARIO IN TERMS OF BUILDOUT OF THE PROJECT SITE SHOULD THE SCHOOL DISTRICT NOT NEED THIS SITE.

RESIDENTIAL DEVELOPMENT

The proposed Project will provide a variety of housing types and lot sizes. As shown in Table 2 above, at full build-out, the Development Area will accommodate up to 1,411 residential units.

The proposed Project includes a vesting tentative map that would subdivide the Development Area consistent with the proposed land uses. The Development Area would have 1,217 single family residential units with lot sizes that would range from 3,375 to 6,000 sf. Additionally, the Development Area would include 194 high density residential units on 9.5 acres to the west of the proposed single family residential area, for a total residential unit count of 1,411 units.

The Project would be developed in six (6) phases. A portion of the Central Park would be developed in Phase 1. The sequence of phasing would generally be from the future Marlette Road, to the north, toward Eight Mile Road.

Figure 8a illustrates the site plan with a school site, which would result in the development of 1,332 residential units. In the event that the school is not developed, residential units would be built in its place for a total of 1,411 units. Figure 8b illustrates a site plan without the school site.

INSTITUTIONAL – SCHOOL SITE

The proposed Project establishes a site for a 12.0-acre K-8 school to be developed by Lodi Unified School District (LUSD). The development of a K-8 school at this site is the discretionary decision of the LUSD, and while the proposed Project has planned for a school at this location, it will be determined by LUSD at a later date through their decision-making process. If the LUSD decides to not pursue building a school at this site, then the site would be developed with 79 single family residential units. Construction of homes in this location would increase the number of units by 79 units when compared to the proposed Project

with the school site. The total combined units would increase from 1,332 under the proposed Project to 1,411 units under this variation (i.e., no school).

PARKS AND OPEN SPACE

The Project (under the “No School” scenario) would provide approximately 12.2 acres of traditional park space. Two Park areas are proposed, including a centrally located 8.75-acre park and a 3.47-acre park in the northern portion of the Development Area. In addition, to the two parks, there will be a series of streets with an enhanced right of way to accommodate a pedestrian “wellness walk”. This “wellness walk,” which is comprised of 8.53 acres of open space, will tie different areas to the internal parks and encourage movement throughout the Project site. Additionally, a 4.5-acre detention basin area would be located in the northern portion of the Project site, adjacent to the 3.47-acre park. 1.0-acre of the basin is considered usable open space.

CIRCULATION

The proposed Project will connect with and expand the existing circulation system in the City of Stockton. Additionally, the proposed Project will provide both standard sidewalks, and as part of specific project roadways, enhanced sidewalks (also referred to as “wellness walks”) throughout the development, along with bike lanes along the major arterials that the proposed Project fronts to offer additional bicycling and walking facilities for all of Stockton’s residents. The Development Area is proposed as a natural progression of the existing housing areas and street network to the west of the Project site and will tie directly to the existing roadway network.

The Project includes an extension of the west-east trending Marlette Road that will provide several access points to the proposed development, and also connect to West Lane and Lower Sacramento Road. West Lane and Lower Sacramento Road are the main arterial roadways providing access to the Development Area. The proposed Project includes annexation of right-of-way along Eight Mile Road, which will be improved to City of Stockton standards; however, access to the proposed development will not occur from Eight Mile Road, thus eliminating any conflicts with the flow of traffic on Eight Mile Road. Project traffic will be directed to Marlette Road, except for one direct access point to West Lane, and then directed east or west along Marlette Road to West Lane and Lower Sacramento Road.

The neighborhoods within the Development Area will include a network of minor collectors and residential streets to provide traffic flow through the area. Additionally, sidewalks will be included per the City standards, along with enhanced sidewalks (also referred to as “wellness walks”) throughout portions of the development to provide access to the two parks and the trail system along Eight Mile Road.

Class IV bikeways (separated bikeways) will be provided along the major arterials that border the Project site; which includes Lower Sacramento Road, West Lane and Eight Mile Road. The Eight Mile Road cross section, shows both a Class IV bikeway on Eight Mile Road and a Class I bike path between the proposed Project and the Woodbridge Irrigation Ditch.

The “wellness walk” network throughout the proposed Project, provides bicyclist and walkers with a wider pathway to share a pedestrian-friendly option for traveling throughout the Project area. A connection is

provided from the “wellness walk” to the Class IV bikeway along West Lane and to the Class I bike path along the Project’s northern boundary.

UTILITIES AND PLANNED INFRASTRUCTURE IMPROVEMENTS

The construction of on-site infrastructure improvements would be required to accommodate development of the Development Area, as described below.

Potable Water System

The Development Area would be served by a new potable water distribution system. The Project proposes two 18-inch lines along Marlette Road and Lower Sacramento Road. The proposed 18-inch water line along Marlette Road will connect to a water main in West Lane that will be constructed as part of the Tra Vigne project and travel west along the proposed Marlette Road, connecting to the existing City of Stockton water main on Lower Sacramento Road. The Project would extend the existing City of Stockton water main on Lower Sacramento Road north, by constructing a second 18-inch line along Lower Sacramento Road to connect with the existing water main in Eight Mile Road. The Project proposes a network of 12-inch lines located within the Project site to connect to the proposed 18-inch water line along Marlette Road and the 24-inch water line along West Lane.

Wastewater System

Wastewater services would be provided by existing and planned City of Stockton collection and treatment system. Wastewater treatment would be provided at the City’s existing Regional Wastewater Control Facility (RWCF). Wastewater collection would be provided by the City’s existing Wastewater Collection System No. 10 (System 10). The Project proposes an 18-inch sewer line in Marlette Road that would connect with a sewer trunk main in West Lane that will be constructed as part of the Tra Vigne project.

Stormwater System

Development of the proposed Project would include construction of a new storm basin near Eight Mile Road, and two options for connecting to offsite drainage facilities are being considered and evaluated. Option 1 would connect to a new outfall structure to the north of the basin and pump storm water into the Woodbridge Irrigation District (WID) drainage ditch that is located south of, and parallel to Eight Mile Road. Option 2 is construction of a force main to Pixley Slough to an existing outfall structure. The force main would be located south of, and parallel Eight Mile Road.

Option 1 (Direct Discharge to WID Drainage Facility): The new basin will collect storm water from the Project site to be pumped through a force main system to a new outfall structure located north of the basin and discharge flows into an existing WID drainage facility that parallels Eight Mile Road.

Option 2 (Force Main to Existing Pixley Slough Outfall): The new basin will collect storm water from the Project site to be pumped through a force main system to the existing Pixley Slough Outfall Facility, located at the northwest corner of the existing Destinations residential master plan community. Storm water from the new basin will be pumped following peak flows to avoid impacting the existing storm drainage system built as part of the Destinations residential community. The force main pipe will be located in an drainage

easement adjacent to the Eight Mile Road right of way, travel west to the existing Pixley Slough Outfall facility.

It is noted that the location of the proposed basin is conceptual and will be finalized during the design of Improvement Plans.

Regulated Public Utilities

Electrical, gas, phone, cable and related internet services would be extended to all portions of the Project site from existing facilities located along West Lane and Eight Mile Road, or other utility systems in the Project vicinity. Utility improvements would be installed in conjunction with planned street improvements.

PROJECT ENTITLEMENTS

GENERAL PLAN AMENDMENTS

The proposed Project would require a City of Stockton General Plan Amendment to the Land Use Element to change land uses on the Project site. Changes to the General Plan Land Use Map are largely a reorganization of the precise locations for each land use within the boundary of the Project site as opposed to land use changes. Figure 6a and 6b illustrates the proposed Stockton General Plan land uses with and without the school site. Table 3 summarizes the existing and proposed land use designations.

TABLE 3: COMPARISON OF EXISTING AND PROPOSED LAND USE DESIGNATIONS

<i>LAND USE DESIGNATIONS</i>	<i>EXISTING (ACRES)</i>	<i>PROPOSED (ACRES) WITH SCHOOL</i>	<i>DIFFERENCE</i>	<i>PROPOSED (ACRES) WITHOUT SCHOOL</i>	<i>DIFFERENCE</i>
Low Density Residential	126.4	78.0	-48.4	78.0	-48.4
Medium Density Residential	63.9	100.7	36.8	113.6	49.7
High Density Residential	19.4	9.5	-9.9	9.5	-9.9
Institutional	13.7	12.0	-1.7	--	-13.7
Parks and Recreation	12.9	12.0	-0.9	12.2	-0.7
Storm Basin	--	4.5	4.5	4.5	4.5
Open Space ("Wellness Walks" and Open Ditch); and Rights of Way	--	19.6	19.6	18.5	18.5
TOTAL	236.3	236.3	0	236.3	0

PRE-ZONING

As previously stated, the Project site is currently outside of the jurisdiction of the City of Stockton, and therefore does not have City zoning. The proposed Project includes a request for pre-zoning of the Development Area and Non-development Area, as described below. The pre-zoning would go into effect upon annexation into the City of Stockton.

Development Area: The pre-zoning request is for an RL District, RM District, RH District and PF District. These districts are defined as follows:

- **RL (Residential, Low Density) District.** The RL zoning district is applied to single-family residential neighborhoods, low-density residential planned developments, and/or other low-density residential development, and is intended to maintain densities and protect existing neighborhood character. Allowable density shall be up to 8.7 dwelling units per net acre and 6.1 per gross acre. The RL zoning district is consistent with the low/medium density residential land use designation of the General Plan.
- **RM (Residential, Medium Density) District.** The RM zoning district is applied to more intensely developed residential neighborhoods and/or other medium-density residential planned developments. Allowable housing types may include single-family independent dwelling units, duplexes, triplexes, townhouses, and multifamily units. Allowable density shall be 8.8 to 17.4 dwelling units per net acre and 6.2 to 13.1 dwelling units per gross acre. The maximum floor area ratio (FAR) for neighborhood-serving retail uses is 0.3. The RM zoning district is consistent with the low/medium density residential land use designation of the General Plan. The Applicant is seeking a Planned Unit Residential (PURD) Permit to introduce design deviations to the standards to allow for an alternative range of lot sizes. The planned development permit may adjust or modify, where necessary and justifiable, all applicable development standards (e.g., building envelope, off-street parking, street layout, etc.) contained within this Development Code.
- **RH (Residential, High Density) District.** The RH zoning district is applied to high-density residential neighborhoods. Allowable housing types may include multifamily and various types of group housing, as well as high density single-family residential development. The RH zoning district is consistent with the High Density Residential land use designation of the General Plan. Consistent with the General Plan, allowable densities are as follows:
 - **Outside the Greater Downtown.** 17.5 to 30 dwelling units per net acre and 13.2 to 24 dwelling units per gross acre. The maximum floor area ratio (FAR) for neighborhood-serving retail uses is 0.30.
 - **Inside the Greater Downtown.** 20 to 90 dwelling units per net acre and 16 to 72 dwelling units per gross acre. The maximum floor area ratio (FAR) for neighborhood-serving retail uses is 3.0.
 - **Inside the Downtown Core.** Up to 16 to 108.8 dwelling units per net acre and 20 to 136 dwelling units per gross acre. The maximum floor area ratio (FAR) for neighborhood-serving retail uses is 5.0.
- **PF (Public Facilities) District.** The PF zoning district is applied to areas appropriate for a variety of public and quasi-public land uses, including facilities and lands owned by the City, County, State, or Federal governments as well as religious facilities. The PF zoning district is consistent with the institutional and parks and recreational land use designations of the General Plan. The maximum FAR is 0.2.

Non-development Area: The pre-zoning request is for an RL District and RM District. These districts are defined as follows:

- **RL (Residential, Low Density) District.** The RL zoning district is applied to single-family residential neighborhoods, low-density residential planned developments, and/or other low-density residential development, and is intended to maintain densities and protect existing neighborhood character. Allowable density shall be up to 8.7 dwelling units per net acre and 6.1 per gross acre. The RL zoning district is consistent with the low/medium density residential land use designation of the General Plan.
- **RM (Residential, Medium Density) District.** The RM zoning district is applied to more intensely developed residential neighborhoods and/or other medium-density residential planned developments. Allowable housing types may include single-family independent dwelling units, duplexes, triplexes, townhouses, and multifamily units. Allowable density shall be 8.8 to 17.4 dwelling units per net acre and 6.2 to 13.1 dwelling units per gross acre. The maximum floor area ratio (FAR) for neighborhood-serving retail uses is 0.3. The RM zoning district is consistent with the low/medium density residential land use designation of the General Plan.

The proposed zoning for the Project site is shown on Figure 7.

VESTING TENTATIVE SUBDIVISION MAP

The proposed Project includes a Vesting Tentative Subdivision Map for the Development Area. The tentative map would result in the subdivision of 236.3 acres into 1,217 single-family residential units (approximately 179 acres) and 194 high density residential units (9.5 acres), a 12.0-acre school site, and an 8.5-acre central park and 3.47-acre northern park. Total parkland is 12.0 acres. In addition, there will be a series of streets with an enhanced right of way to accommodate a pedestrian “wellness walk.” The development of the 12.0-acre school site is the discretionary decision of Lodi Unified School District (LUSD). If LUSD decides they do not want to secure a school site, an additional 79 single-family residential units would be developed on the school parcel. Figures 8a and 8b illustrate the Site Plan.

ANNEXATION

The proposed Project includes an Annexation of 12 APNs totaling 306.03 acres. This includes the Development Area (six parcels totaling 236.30 acres), Non-development Area (six parcels totaling 56.03 acres), and the remaining Right-of-Way Annexation Area (13.7 acres of existing County right-of-way). The annexation will also include detachment from the Lincoln Fire District.

DEVELOPMENT AGREEMENTS

The proposed Project includes a request for approval of one or more Development Agreements (DA) governing the relationship between the City and the Project applicants. The DA may be used to establish City/applicant agreements related to the Project. Such agreements may include commitments to Project entitlements and development standards as well as any administrative and/or financial relationships that may be defined during the review of the development plan. These relationships have not been defined at

present and would be developed during the review of the proposed Project and incorporated into the DA prior to Project approval. 2.7 Uses of the EIR and Required Agency Approvals

This EIR may be used for the following direct and indirect approvals and permits associated with adoption and implementation of the proposed Project.

CITY OF STOCKTON

The City of Stockton will be the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050. Actions that would be required from the City include, but are not limited to the following:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Adoption of the Findings and Statement of Overriding Considerations;
- Adoption of General Plan Amendment (Land Use Map);
- Adoption of an Ordinance for City of Stockton Pre-Zoning;
- Approval of a Detachment Agreement from the Lincoln Fire District;
- Approval of a Planned Unit Residential Development (PURD) Permit;
- Approval of Vesting Tentative map;
- Approval of Annexation and Authorization to submit Annexation request to San Joaquin LAFCo;
- Approval of future Final Maps;
- Approval of future Improvement Plans;
- Approval of future Grading Plans;
- Approval of Building Permits;
- Issuance of grading, encroachment, and building permits; and
- City review and approval of Project utility plans.

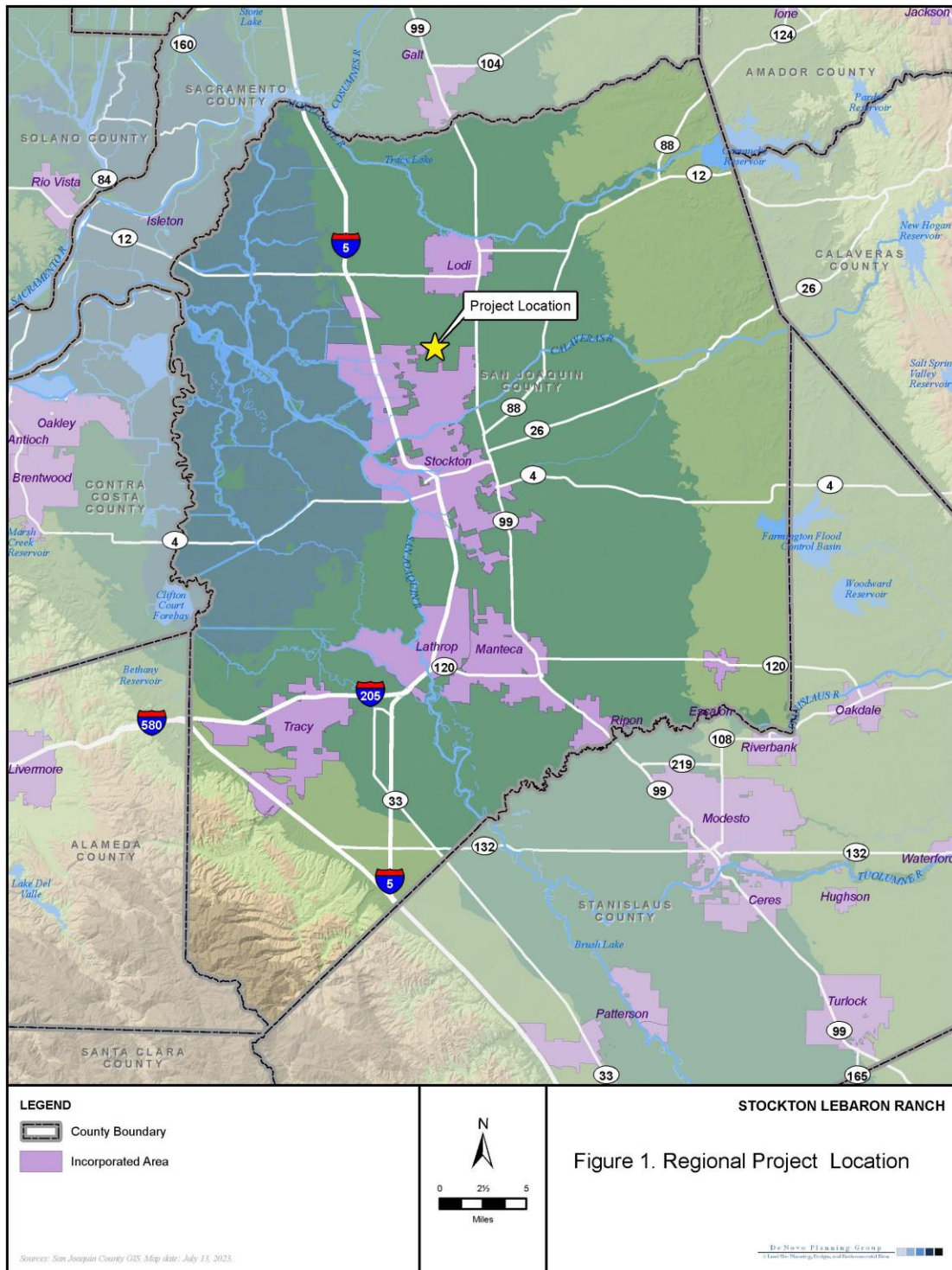
OTHER GOVERNMENTAL AGENCY APPROVALS

The following agencies are considered "Responsible Agencies" and will need to rely on this EIR to issue permits or approve certain aspects of the proposed Project. A "Responsible Agency" is any public agency, other than the lead agency, which has the responsibility for approving the project where more than one public agency is involved. Other governmental agencies that may require approval include, but are not limited to, the following:

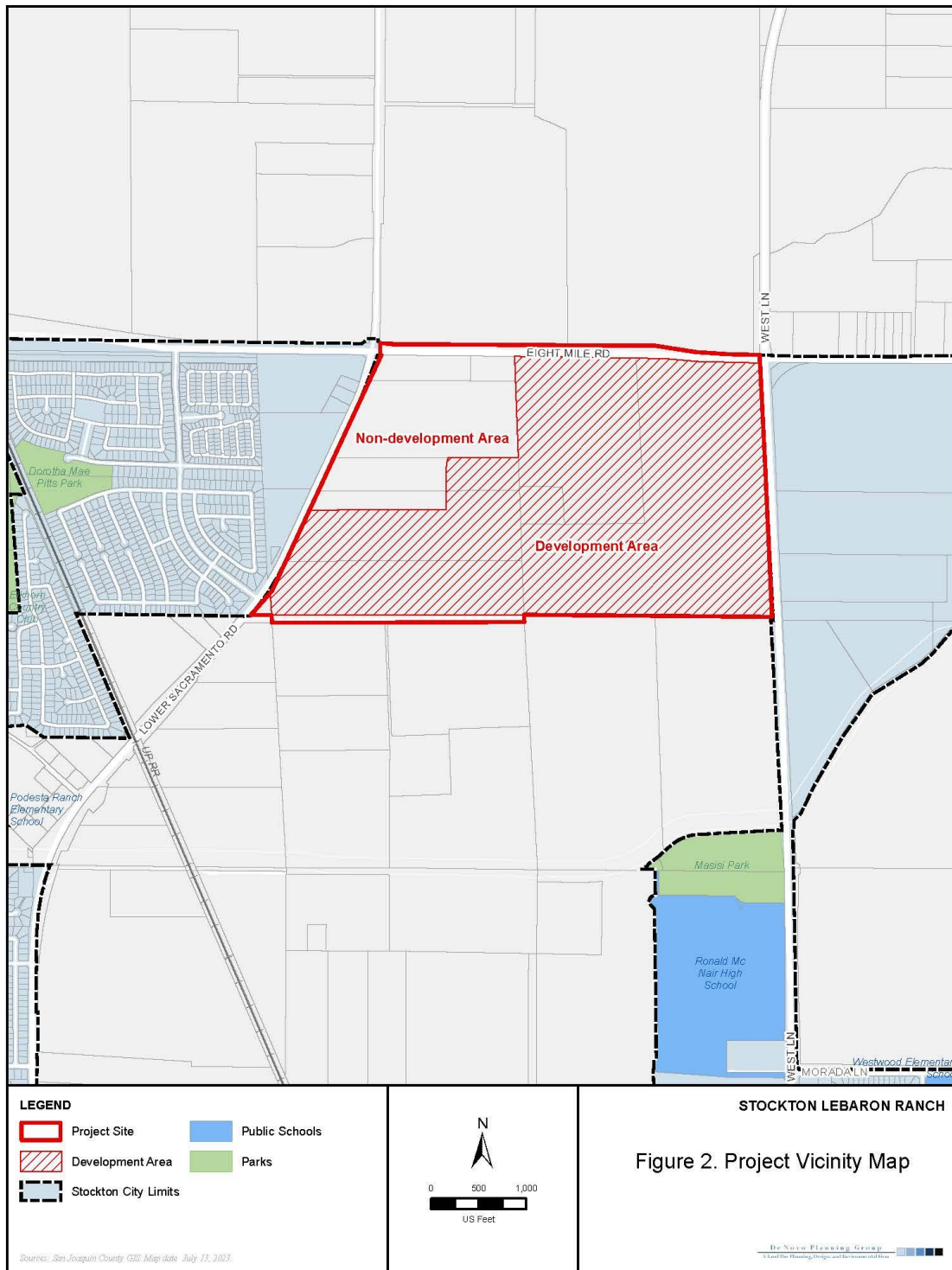
- Central Valley Flood Protection Board (CVFPB) – should offsite work impact Pixley Slough (which is not anticipated);
- Central Valley Regional Water Quality Control Board (CVRWQCB) – Storm Water Pollution Prevention Plan (SWPPP) approval pursuant to the Clean Water Act;
- CVRWQCB – Water quality certification pursuant to Section 401 of the Clean Water Act;
- San Joaquin County Flood Control and Water Conservation District;
- Native American Heritage Commission (NAHC);
- San Joaquin Local Agency Formation Commission (LAFCo) – Annexation;

- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Construction-related permits;
- San Joaquin Valley Air Pollution Control District (SJVAPCD) – Authority to Construct, Permit to Operate for stationary sources of air pollution
- Stockton Fire Department – Plan check of the site plan and roadway improvements for adequate emergency vehicle access and fire flow capabilities;
- San Joaquin Council of Governments (SJCOC) – Issuance of incidental take permit under the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP).
- United States Army Corps. Of Engineers (USACE) – Permitting of federal jurisdictional areas pursuant to Section 404 of the Clean Water Act.
- Woodbridge Irrigation District

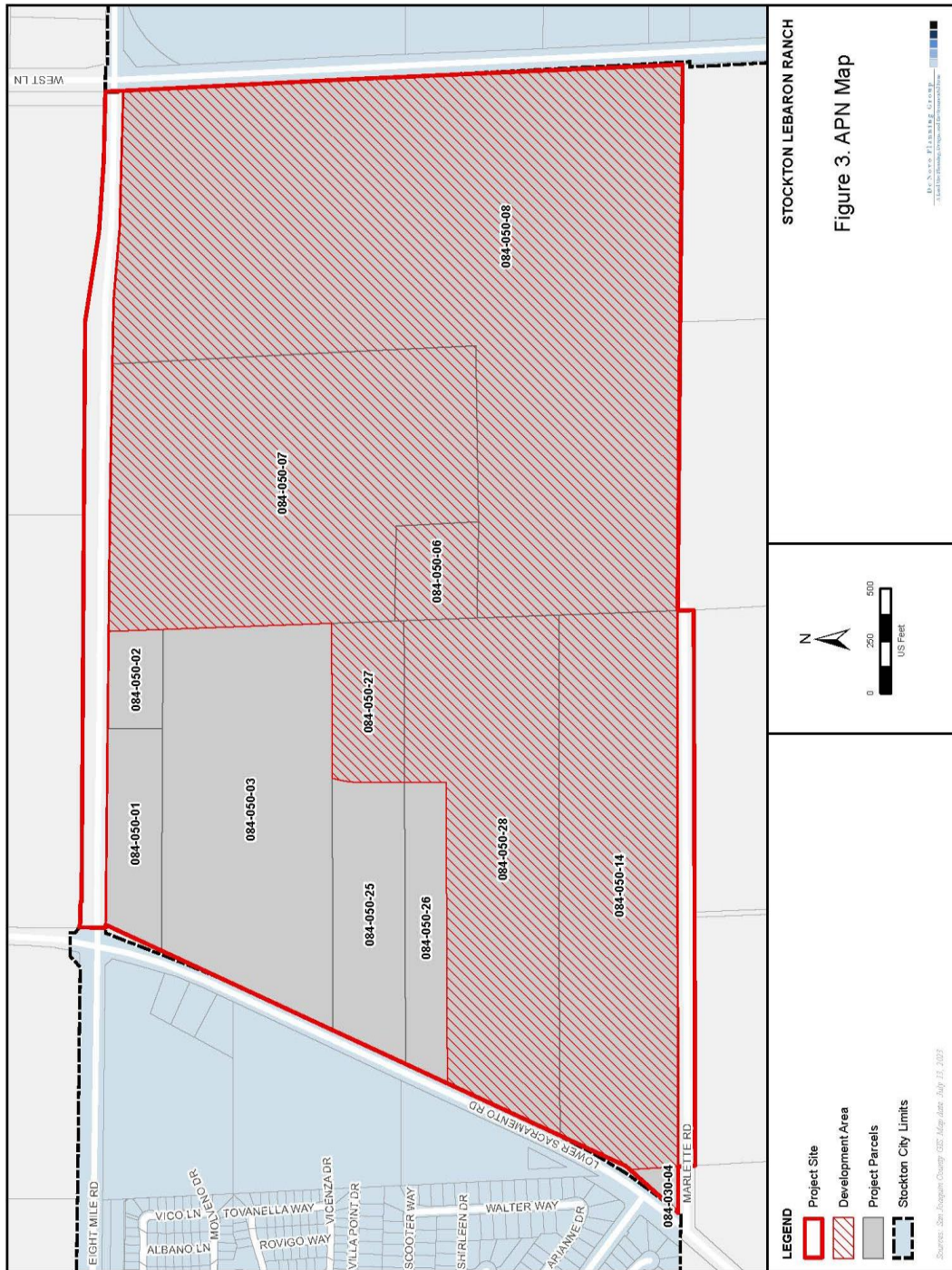
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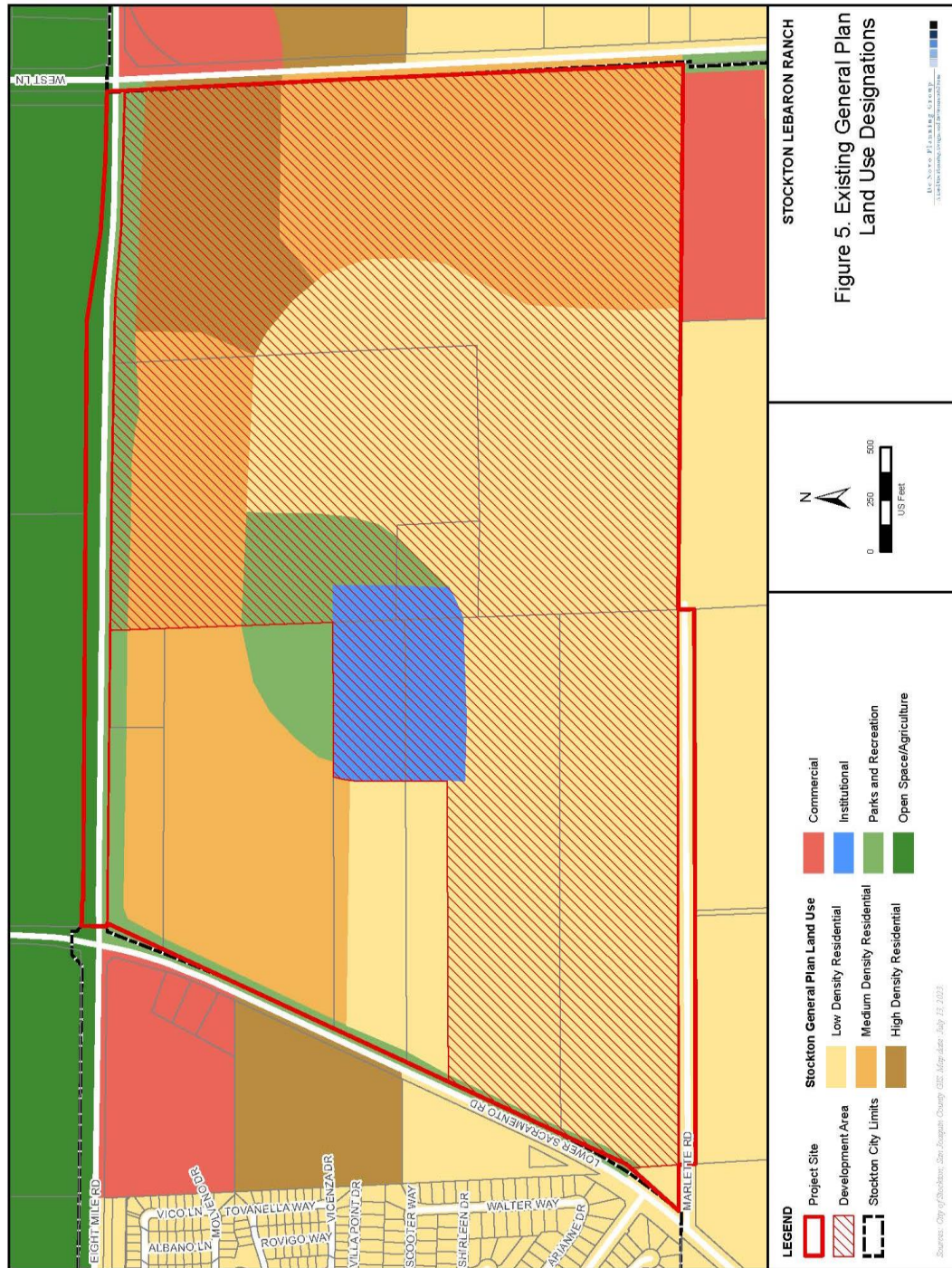
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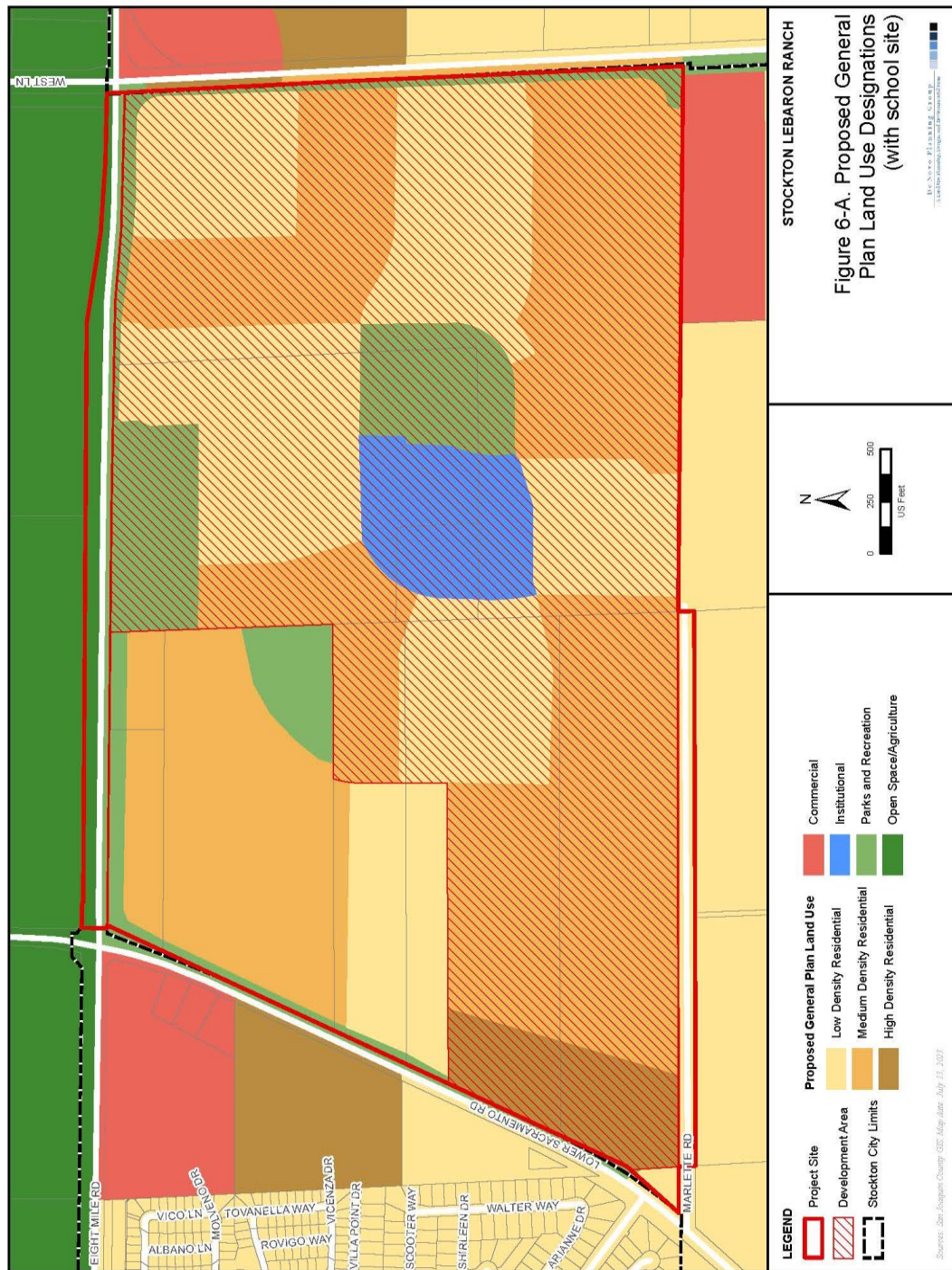
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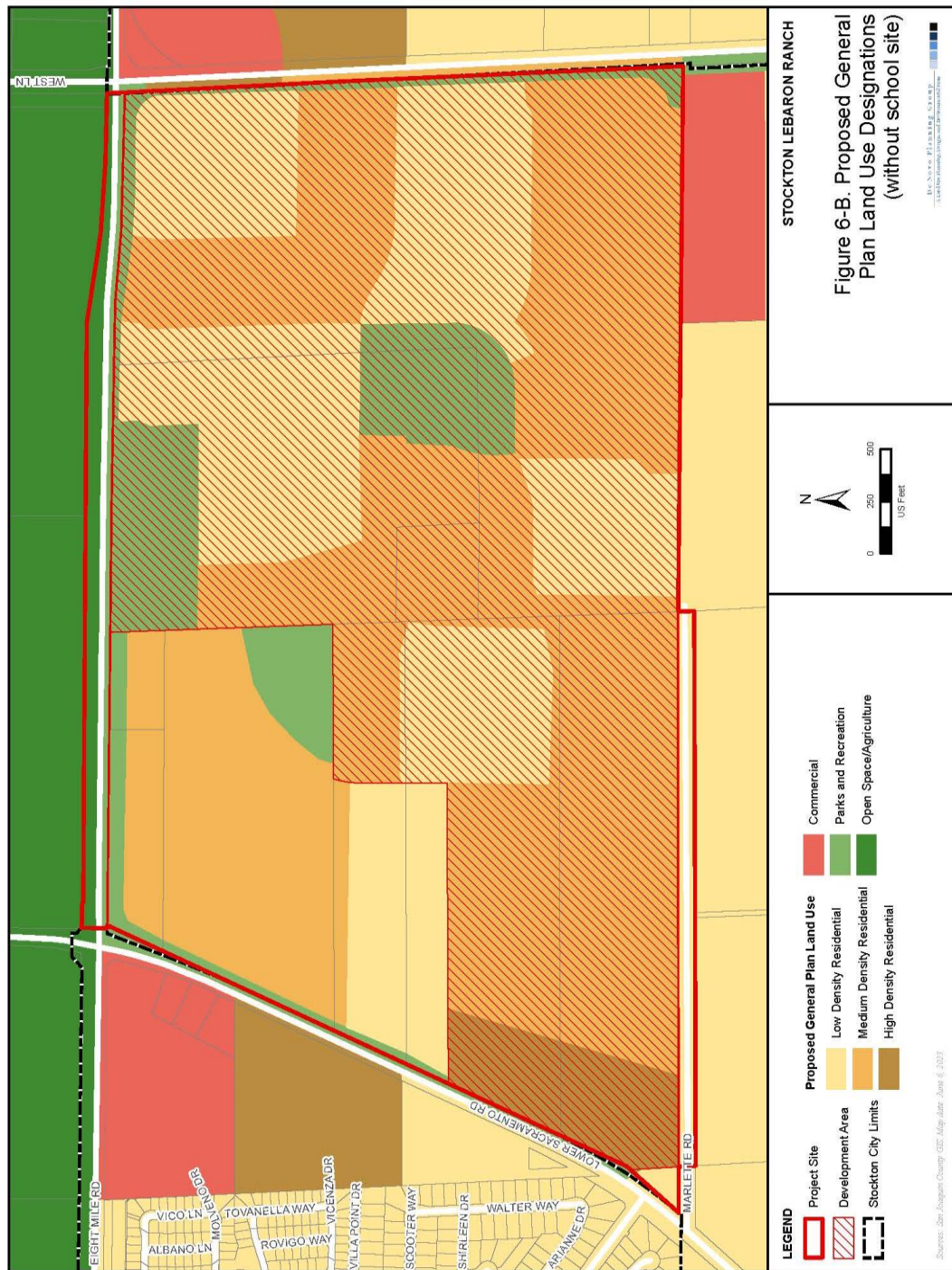
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