

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023070657Project Title: LeBaron Ranch ProjectLead Agency: City of StocktonContact Name: Nicole D. Moore, Contract PlannerEmail: Nicole.Moore.CTR@stocktonca.gov Phone Number: (209) 937-8200Project Location: Stockton, San Joaquin County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR examines all of the environmental areas contained in Appendix G of the State CEQA Guidelines. The topics to be addressed in the Draft EIR include: Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gases and Climate Change, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services and Recreation, Transportation, Tribal Cultural Resources, Utilities, Cumulative Impacts, and Growth Inducing Impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Aspects of the proposed Project that were noted as potential public concern through the NOP process include the following:

- Conversion of agricultural land, mitigation for the loss of agricultural land; and Williamson Act contract compatibility;
- Habitat, special-status species, and biological resources inventory and the conversion of any on-site habitat for species;
- Direct and indirect impacts on biological resources;
- Potential impacts related to groundwater management and groundwater pumping;
- Project-related impacts to riparian areas, wetlands, wildlife corridors or wildlife movement areas, aquatic habitats, sensitive species and/or special-status species, open space, and adjacent natural habitats in the cumulative effects analysis;
- San Joaquin County Multi-Species Habitat Conservation and Open Space Plan compliance and mitigation requirements;
- Compliance with the Central Valley Regional Water Quality Control Board regulations and guiding documents;
- Consultation with tribal groups, potential impacts to tribal groups, and mitigation measures to reduce potential impacts to tribal groups;
- Public Utility Easements;
- Potential impacts related to geotechnical drilling, wells, and septic systems; and
- Hazardous materials release, treatment, and storage.

Provide a list of the responsible or trustee agencies for the project.

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:

- California Department of Fish and Wildlife (CDFW) – should a 1600 Streambed Alteration Agreement, or 401/404 Permit be required;
- 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 (SJCOG) – 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