

Filed Doc #: 39-11192025-339
11/19/2025 02:26:05 PM
Steve J. Bestolarides
San Joaquin County Clerk

Lead Agency:

City of Stockton, Planning Div.

345 N. El Dorado St

Stockton CA 95202

DOCUMENT TITLE

Notice of Determination

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of: San Joaquin
Address: 44 N. San Joaquin Street,
Stockton, CA 95202

From:

Public Agency: City of Stockton, Planning Div.
Address: 345 N. El Dorado Street
Stockton, CA, 95202

Contact: Nicole Moore

Phone: 209-227-3138

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023070657

Project Title: LeBaron Ranch

Project Applicant: Bear Creek Ventures

Project Location (include county): City of Stockton, San Joaquin County

Project Description:

The proposed Project includes a vesting tentative map and annexation of the lands into the City of Stockton for up to 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.

This is to advise that the City Council of the City of Stockton has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 11/18/2025 and has made the following determinations regarding the above
(date)
described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

https://www.stocktonca.gov/business/planning_engineering/other_projects_environmental.php

Signature (Public Agency):  Title: Planning Manager

Date: November 19, 2025 Date Received for filing at OPR: _____



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 39-11192025-339
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF STOCKTON	LEAD AGENCY EMAIL	DATE 11/19/2025
COUNTY/STATE AGENCY OF FILING SAN JOAQUIN	DOCUMENT NUMBER 39-11192025-339	

PROJECT TITLE
LEBARON RANCH

PROJECT APPLICANT NAME CITY OF STOCKTON	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 227-3138
PROJECT APPLICANT ADDRESS 345 N EL DORADO STREET	CITY STOCKTON	STATE CA
		ZIP CODE 95202

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency	☐ School District	☐ Other Special District	☐ State Agency	☐ Private Entity
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CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$4,123.50	\$	\$4,123.50
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	
☐ Exempt from fee			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☐ Fee previously paid (attach previously issued cash receipt copy)			
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
☒ County documentary handling fee		\$	\$50.00
☐ Other		\$	

PAYMENT METHOD:

☐ Cash	☐ Credit	☐ Check	☒ Other	TOTAL RECEIVED	\$	\$4,173.50
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SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Rosa Arceo ,Deputy
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