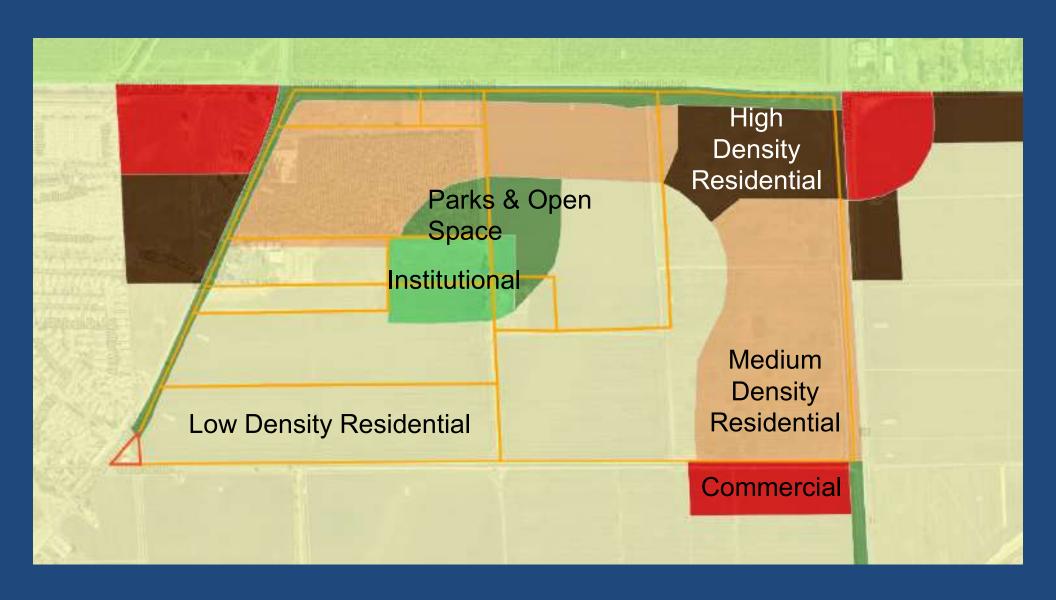
REQUEST FOR ANNEXATION, GENERAL PLAN AMENDMENT, PREZONING, CERTIFICATION OF **ENVIRONMENTAL IMPACT REPORT, FOR A** PROPOSED 1,411 UNIT RESIDENTIAL **DEVELOPMENT (LEBARON RANCH) AT 900 &** 1300 EAST EIGHT MILE ROAD & 10550 & 10600 NORTH LOWER SACRAMENTO ROAD (APNS 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; 084-030-04) (P22-0139)

> Agenda Item 15.1 City Council Meeting November 18, 2025

Project Location & Aerial Photo



General Plan Land Use



Zoning Map



Project Description

- 236.30-acre subdivision comprised of:
 - 1,411 lots
 - 194 High-Density Units
 - 1,217 Low and Medium Density Units
 - Common area lots (park, open space, etc.)
 - Future LUSD School Site
- New Road Connections
 - Internal street network connecting to existing streets at: Lower Sacramento Road, Marlette Road and West Lane.
- Parks & Open Space
 - Approximately 28.23 AC of parks and open space areas

Lot Distribution

RESIDENTIAL LEGEND



Project Entitlements

PC Approval 6/26/25

CEQA Determination Recommendation

Vesting Tentative Map

Planned Development Permit

Waiver

Recommendation for GPA & Prezoning

City Council

CEQA Determination Adoption

General Plan Amendment

Prezoning of Site

Approval of a City Services
Plan

Filing of Annexation Application to LAFCo

LAFCo

LAFCo Hearing

CEQA Determination

Site Annexation into City of Stockton

Open Space Areas



Prezoning of Site

Project Site has No Zoning

 Proposal Prezoning is for Residential, Low, Medium and High Density (RL, RM, RH) and Public Facilities (PF)

General Plan Amendments (GPA)

- Proposes Low, Medium, and High Density Residential,
 Open Space and Institutional
- Proposed Prezoning is Consistent with GPA

6/26/25 PC Approval Recommendation to City Council

 With the PC's approval recommendation, City Council can consider Prezoning approval, and the LAFCo application can be submitted for annexation into the City

Environmental Review

- An Environmental Impact Report (EIR) was prepared to identify potential environmental effects (SCH #2023070657)
- A scoping and neighborhood meeting was held. Eight (8) comment letters were received during that process.
- The Draft EIR had six (6) comment letters received, one of which was rescinded.
- Comment letters were evaluated, incorporated, and responded to in the Final EIR.
- The Final EIR includes a Mitigation and Monitoring Reporting Program, and a Statement of Overriding Considerations (SOC).

Statement of Overriding Considerations

- The Draft EIR indicated the project would result in 4
 Significant and Unavoidable Impacts (SUI).
 - Aesthetics & Visual Resources; Agricultural Resources; Air Quality; and Transportation & Circulation

 A Statement of Overriding Considerations (SOC) for these impacts must be approved for consideration of the Project.

Staff Recommendation

Staff recommends the City Council adopt:

- 1. A Resolution to certify the Environmental Impact Report (SCH #2023070657), including a Statement of Overriding Considerations, and adopt a Mitigation Monitoring and Reporting Program;
- 1. A Resolution to approve a General Plan Land Use Map Amendment to adjust the Land Uses for 12 Assessor Parcel Numbers, including 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04, to a mix of Low Density Residential, Medium Density Residential, High Density Residential, Institutional, and Public Facilities land uses;
- 1. A Resolution to approve an ordinance for the Prezoning of APNs 084-050-01; -02; -03; -06; -07; -08; -14; -25; -26; -27; -28; and 084-030-04 to include a combination of Residential, Low (RL), Residential, Medium (RM), and Residential, High (RH) Density as well as Public Facilities (PF) zoning; and
- A Resolution authorizing the filing of an annexation application with the San Joaquin Local Agency Formation Commission (LAFCo).