

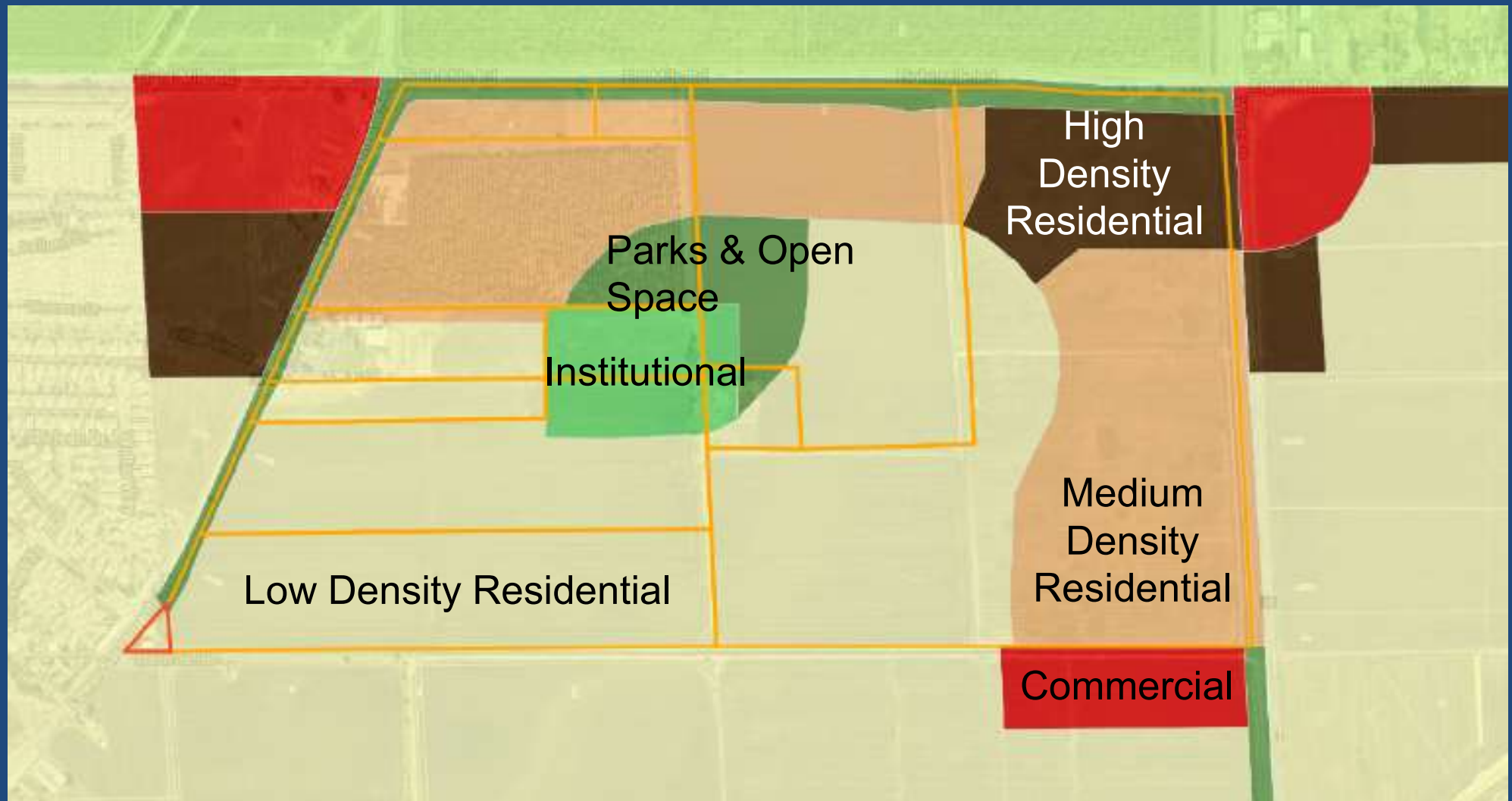
**REQUEST FOR ANNEXATION, GENERAL PLAN
AMENDMENT, PREZONING, CERTIFICATION OF
ENVIRONMENTAL IMPACT REPORT, FOR A
PROPOSED 1,411 UNIT RESIDENTIAL
DEVELOPMENT (LEBARON RANCH) AT 900 &
1300 EAST EIGHT MILE ROAD & 10550 & 10600
NORTH LOWER SACRAMENTO ROAD (APNS
084-050-01; -02; -03; -06; -07; -08; -14; -25;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

COLOR	 LDR	 LDR	 MDR	 MDR	 HDR	TOTAL
LOT SIZE	50' X 100'	60' X 100'	45' X 75'	50' X 80'	-	
PHASE 1	-	82	77	70	-	229
PHASE 2	59	-	60	101	-	220
PHASE 3	80	-	103	81	-	264
PHASE 4	75	-	57	83	-	215
PHASE 5	67	60	-	84	-	211
PHASE 6	-	-	-	78	-	78
TOTAL	281	142	297	497	194	1,411

*HDR shall comply with the SMC.



Project Entitlements



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- The Draft EIR had six (6) comment letters received, one of which was rescinded.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
1. A Resolution authorizing the filing of an annexation application with the San Joaquin Local Agency Formation Commission (LAFCo).