

## NOTICE OF PREPARATION

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

FROM: Nicole D. Moore, LEED AP – Planning Consultant  
City of Stockton  
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Stockton, CA 95202  
(209) 937-8200  
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SUBJECT: Notice of Preparation – LeBaron Ranch Project (P22-0139)

### EIR CONSULTANT

Steve McMurtry, Principal Planner  
De Novo Planning Group  
1020 Suncastr Lane, Suite 106  
El Dorado Hills, CA 95762

The City has determined that an Environmental Impact Report (EIR) must be prepared for the proposed LeBaron Ranch Project (P22-0139). 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. The Project's Notice of Preparation can be found at the City of Stockton's website at the following link: [www.stocktonca.gov/government/departments/communityDevelop/cdPlanEnv.html](http://www.stocktonca.gov/government/departments/communityDevelop/cdPlanEnv.html)

We need to know the views of you, 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 you, 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:

A Virtual Scoping and Neighborhood Meeting will be held on: August 22, 2023, via Microsoft Teams. Microsoft Teams is a free and you can join the meeting at the following web link: [www.microsoft.com/en-us/microsoft-teams/join-a-meeting?rtc=1](http://www.microsoft.com/en-us/microsoft-teams/join-a-meeting?rtc=1)

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 via email at: [Nicole.Moore.CTR@stocktonca.gov](mailto:Nicole.Moore.CTR@stocktonca.gov).