

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Pacific Gateway

Lead Agency: County of San Joaquin Community Development Department Contact Person: Brian Millar Contract Planner
Street Address: 1810 East Hazelton Avenue Phone: (209) 468-0291
City: Stockton Zip: 95205 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Tracy

Cross Streets: Durham Ferry Road to the north and Tracy Boulevard to the west Zip code: 95304

Lat/Long: 37 ° 39 ' 18.9 " N/ 121 ° 23 ' 47.7 " W Total Acres: 1,612

Assessor's Parcel No. 253-140-004, -009, -010, -011, -012, -013, -014, -015, -016, -017, -019, -020, -021, -022, 023, -024, -025; Section: 23 Twp: 3S Range: 5E Base: MDBM

253-190-004, -005, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022; 253-250-037, -038, -039, -040, -041, -042, -043, -044, -045; 253-260-003; and 253-180-020

Within 2 miles: State Hwy#: I-580, I-5, SR132 Waterways: Lone Tree Creek, Delta Mendota Canal, Banta-Carbona Irrigation District Canal, and the California Aqueduct

Airports: Tracy Municipal Airport Railways: N/A Schools: Valley View Charter Prep, New Jerusalem Elementary School, Jefferson School

Document Type:

CEQA: ☒ NOP ☐ Draft EIR **NEPA:** ☐ NOI **Other:** ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: _____
☐ Mit Neg Dec ☐ Other: _____ ☐ FONSI

Local Action Type:

☐ General Plan Update ☒ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☒ Other: General Plan Map Amendment, Development Agreement, and Administrative Use (Site Approval) Permits

Development Type:

☐ Residential: Units _____ Acres _____ ☐ Water Facilities: Type _____ MGD _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Transportation: Type _____
☒ Commercial: Sq.ft. 86,684 Acres 8.0 Employees _____ ☐ Mining: Mineral _____
☒ Industrial: Sq.ft. 27,650,000 Acres 1,312.4 Employees _____ ☐ Power: Type _____ MW _____
☒ Educational University, 29 acres ☐ Waste Treatment: Type _____ MGD _____
☒ Recreational Parks/Detention Basins, 107.5 acres ☐ Hazardous Waste: Type _____
☒ Other: Business Park, 93,654 sf, 4.3 acres.

Project Issues That May Have a Significant or Potentially Significant Impact:

☒ Aesthetic/Visual ☐ Fiscal ☒ Public Services/Facilities ☒ Traffic/Circulation
☒ Agricultural Land/Forest ☒ Flood Plain/Flooding ☐ Recreation/Parks ☒ Vegetation
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Schools/Universities ☒ Water Quality
☒ Archeological/Historical ☒ Geologic/Seismic ☐ Septic Systems ☒ Water Supply/Groundwater
☒ Biological Resources ☒ Greenhouse Gas Emissions ☒ Sewer Capacity ☐ Wetland/Riparian
☐ Coastal Zone ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☒ Drainage/Absorption ☒ Noise ☒ Solid Waste ☒ Land Use
☐ Economic/Jobs ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Other: Cultural and Tribal Cultural Resources, Energy, Urban Decay

Present Land Use/Zoning/General Plan Designation : See attached

Project Description: See attached

Reviewing Agencies Checklist*Appendix C**continued**Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.*

☐ Air Resources Board	☐ Office of Emergency Services
☐ Boating & Waterways, Department of	☐ Office of Historic Preservation
☐ California Highway Patrol	☐ Office of Public School Construction
☒ Caltrans District # <u>10</u>	☐ Parks & Recreation, Department of
☐ Caltrans Division of Aeronautics	☐ Pesticide Regulation, Department of
☐ Caltrans Planning (Headquarters)	☒ Public Utilities Commission
☐ Coachella Valley Mountains Conservancy	☐ Reclamation Board
☐ Coastal Commission	☒ Regional WQCB # <u>5</u>
☐ Colorado River Board Commission	☐ Resources Agency
☐ Conservation, Department of	☐ S.F. Bay Conservation & Development
☐ Corrections, Department of	☐ San Gabriel & Lower Los Angeles Rivers &
☐ Delta Protection Commission	☐ Mountains Conservancy
☐ Education, Department of	☐ San Joaquin River Conservancy
☐ Office of Public School Construction	☐ Santa Monica Mountains Conservancy
☐ Energy Commission	☐ State Lands Commission
☒ Fish & Game Region # <u>3</u>	☐ SWRCB: Clean Water Grants
☐ Food & Agriculture, Department of	☒ SWRCB: Water Quality
☐ Forestry & Fire Protection	☐ SWRCB: Water Rights
☐ General Services, Department of	☐ Tahoe Regional Planning Agency
☐ Health Services, Department of	☐ Toxic Substances Control, Department of
☐ Housing & Community Development	☒ Water Resources, Department of
☐ Integrated Waste Management Board	☒ US Army Corps of Engineers
☒ Native American Heritage Commission	☒ San Joaquin Valley Air Pollution Control

Local Public Review PeriodStarting Date October 23, 2023Ending Date November 22, 2023**Lead Agency** (Complete if applicable):**Applicant:** Ridgeline Property GroupConsulting Firm: Raney Planning and ManagementAddress: 915 Highland Pointe Drive Suite 250Address: 1501 Sports Drive, Suite ACity/State/Zip: Roseville, CA 95678City/State/Zip: Sacramento, CA 95834Phone: (916) 284-3245Contact: Nick Pappani, Vice PresidentPhone: (916) 372-6100**Signature of Lead Agency Representative:**Date: 10-23-23

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.

Present Land Use/Zoning/General Plan Designation: The approximately 1,612.90-acre project site is primarily developed with active agricultural land, including almond and cherry orchards, and two agricultural processing facilities. Surrounding existing uses include agricultural land to the north, south, and east; rural single-family residences to the northeast; and a surface mining operation to the northwest. In addition, the Delta Mendota Canal and Banta Carbona Irrigation District Canal are located along the eastern boundary of the project site, and the California Aqueduct is located along the western boundary of the site. The site is currently designated General Agriculture (A/G) and Open Space/Resource Conservation (OS/RC) by the County's General Plan and the site is zoned as AG-40-acres Zoning District by the County.

Project Description: The draft Specific Plan for the project outlines the phased development of a mixed-use logistics hub that would include a variety of industrial use types that would result in 27,650,000 square feet (sf) of limited industrial use. The Industrial use would be paired with 86,684 sf of general commercial use, 93,654 sf of business park use, a 29-acre private university, a Veterans of Foreign Wars (VFW) post, and various open space, park, pedestrian and bicycle facilities within the 1,612-acre project site. The first application proposes the subdivision of the entire 1,612-acre project site into twenty-eight lots and the second application proposes a Small Lot Subdivision of 530.59 acres to create nineteen lots to facilitate the Industrial Project Initial Phase. The proposed project would require County approval of a General Plan Text Amendment, General Plan Map Amendment, Rezone, Specific Plan, Major Subdivisions, Administrative Use (Site Approval) Permits, and Development Agreement.