

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Pacific Gateway

Lead Agency: County of San Joaquin, Community Development Department

Contact Name: Brian Millar, Contract Planner

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Project Location: N/A San Joaquin
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

The draft Specific Plan for the project outlines the phased development of a mixed-use logistics hub that would include various industrial use types, resulting 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 General Plan Text and Map Amendments, Rezone, Specific Plan, Major Subdivisions, Administrative Use (Site Approval) Permits, and Development Agreement.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The EIR will address all CEQA Appendix G checklist environmental issue areas.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

San Joaquin County has not yet received comments regarding the proposed project that raise issues of concern or areas of controversy. However, typical concerns related to development within the County include:

- Increases in air quality and greenhouse gas emissions and impacts to climate change;
- Increases in vehicle traffic;
- Agricultural land conversion; and
- Increases in noise.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife (CDFW)
Central Valley Regional Water Quality Control Board (RWQCB)
U.S. Army Corps of Engineers (USACE)
San Joaquin Valley Air Pollution Control District
State Water Resources Control Board
San Joaquin Council of Governments
California Department of Transportation