

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: Bird Road to the east and Tracy Boulevard to the west Zip code: 95304

Lat/Long: 37 ° 39 ' 04.03 " N / 121 ° 24 ' 08.71 " W Total Acres: 1,576.7

Assessor's Parcel No. 253-140-090 -010, -011, -013, -014, -015, -016, -017, -019, -020, -021, -022, -023, -024, -025, 253-180-002, Section: 21 Twp: 3S Range: 5E Base: MDBM

-011, 253-190-004, -005, -011, -019, -021, -022, 253-200-019,

253-260-005, -009, -012, -013, -014, 253-290-005, -011, -012, -013

Within 2 miles: State Hwy#: I-580, I-5, SR 132 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 ☒ Other: General Plan Map Amendments, Zone Compliance (Site Plan Level Entitlements) Development Agreement, and Williamson Act Contract Cancellations
(Subdivision, etc.)

Development Type:

☐ Residential: Units _____ Acres _____ ☐ Water Facilities: Type _____ MGD _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Transportation: Type _____
☒ Commercial: Sq.ft. 160,000 Acres 18.5 Employees _____ ☐ Mining: Mineral _____
☒ Industrial: Sq.ft. 24,768,000 Acres 1,380.1 Employees _____ ☐ Power: Type _____ MW _____
☒ Educational 76.3-acre University Campus ☐ Waste Treatment: Type _____ MGD _____
☒ Recreational Various open space areas, parks (61.8 acres) ☐ Hazardous Waste: Type _____
☒ Other VFW post, fire station, stormwater management basins

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: Tribal Cultural Resources, Energy, Urban Decay

Present Land Use/Zoning/General Plan Designation: The approximately 1,576.7-acre project site is currently developed with active agricultural land, including almond and cherry orchards and grapes, and an agricultural machinery manufacturing facility (A.B. FAB. Inc.). The site is currently designated General Agriculture (A/G) by the County's General Plan and the site is zoned as AG-40-acres (AG-40) by the County.

Project Description: The proposed project includes implementation of a Specific Plan that would result in up to 24,675,000 square feet (sf) of Limited Industrial use, 160,000 sf of General Commercial use, 93,000 sf of Industrial Park use, a 66.5-acre University campus plus 9.8 acres for future expansion, a Veterans of Foreign Wars (VFW) post, and various open space, parks, a new fire station, stormwater management basins, and pedestrian and bicycle facilities within the 1,576.7-acre project site.

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 # 10	☐ 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 # 5
☐ 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 # 3	☐ 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 Period

Starting Date December 18, 2024

Ending Date January 17, 2025

Lead Agency: County of San Joaquin Community Development Department

Applicant: Ridgeline Property Group

Consulting Firm: Raney Planning and Management

Address: 915 Highland Pointe Drive, Suite 250

Address: 1501 Sports Drive, Suite A

City/State/Zip: Roseville, CA 95678

City/State/Zip: Sacramento, CA 95834

Phone: (916) 284-3245

Contact: Nick Pappani, Vice President

Phone: (916) 372-6100

Signature of Lead Agency Representative: CKmg

Date: 12/18/24

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