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 #: 2024120847

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 (*City*) San Joaquin (*County*)

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

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), Rural Community Commercial (C/RS) and Open Space/Resource Conservation (OS/RC) by the County's General Plan, and the site is zoned as AG-40-acres (AG-40) and Rural Community Commercial (R/CS) by the County.

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.

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

The Draft EIR has determined that significant environmental impacts may occur within the following areas of analysis:

Aesthetics, Agricultural Resources, Air Quality and Greenhouse Gas Emissions, Biological Resources, Cultural and Tribal Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Wildfire and Cumulative Impacts. With the implementation of the mitigation measures proposed in the Draft EIR, environmental impacts would be reduced to a less-than-significant level.

However, the Draft EIR analysis has determined that implementation of the Project could result in significant and unavoidable environmental impacts to the following: Aesthetics; Agricultural Resources; Air Quality, Greenhouse Gas Emissions and Energy; Cultural and Tribal Cultural Resources; Noise; and Transportation,

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

Key areas of concern include:

- Increases in air quality and greenhouse gas emissions and impacts to climate change;
- Increases in vehicle and truck traffic;
- Biological Resources (wildlife and associated habitats)
- 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