



**APPLICATION REFERRAL: Early Consultation  
 Public Hearing**

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The following projects have been filed with this Department: **APPLICATION NUMBERS:** PA-2100188 (TA)

PA-2100189 (GP)

PA-2100190 (SP)

PA-2100191 (ZR)

PA-2300091 (SU)

PA-2300092 (SU)

PA-2300093 (A) - Industrial

PA-2300094 (A) - University

PA-2300095 (A) - University

**PROPERTY OWNER:** Pacific Gateway CA, LLC  
 915 Highland Pointe Dr., Ste. 250  
 Roseville, CA 95678

**APPLICANT:** Ridgeline Property Group  
 915 Highland Pointe Dr., Ste. 250  
 Roseville, CA 95678

**PROJECT DESCRIPTION:** This project is comprised of the following application components:

1. General Plan Text Amendment No. PA-2100188,
2. General Plan Map Amendment No. PA-2100189,
3. Specific Plan No. PA-2100190,
4. Zone Reclassification No. PA-2100191,
5. Tentative Maps Nos. PA-2300091 and PA-2300092,
6. Administrative Use Permit/Site Plan – Industrial Development No. PA-2300093
7. Administrative Use Permit/Site Plan – University Development No. PA-2300094, and
8. Administrative Use Permit/Site Plan – Veterans of Foreign Wars Meeting Hall No. PA-2300095

These applications and the Pacific Gateway project are further described below. Copies of application materials are located on the County Community Development Department webpage: [sjgov.link/active-planning-applications](http://sjgov.link/active-planning-applications)

General Plan Text Amendment No. PA-2100188:

Anticipated text amendments include:

1. Amend LU-2-15, Agricultural Conversions, adding additional criteria when evaluating proposed General Plan Amendments to change a land use designation from Agriculture to non-agricultural;
2. Amend IS-7, Infrastructure Improvement Limitations, adding flexibility regarding services for new urban development outside of communities, for employment-generating uses; and
3. Amend C-2.3, Urban Community Growth, adding flexibility regarding the location of new employment-generating uses.

General Plan Map Amendment No. PA-2100189:

Amend the land use designations of approximately 1,612 acres currently consisting of 1,532 acres of General Agriculture (A/G) and 80 acres of Open Space/Resource Conservation (OS/RC) to provide for a mix of approximately 1,532 acres of General Industrial (I/G), 66 acres of Public (P/F), 10 acres of General Commercial (C/G), and 4 acres of Business Park land use designations.

Specific Plan No. PA-2100190:

The proposed Specific Plan will create a comprehensive master plan for the underlying development of the project site, including phasing. The Specific Plan will provide for Industrial, Public Service and Commercial land uses, as described above, and will include detailed land use patterns and development standards, architectural design and site planning provisions like open space and circulation amenities for pedestrians and cyclists, while also identifying infrastructure improvements that will



be necessary to support the project (including water, wastewater, storm water drainage and transportation/circulation plans), along with implementation, financing and phasing plans.

Zone Reclassification No. PA-2100191:

Amend the Zoning designation of approximately 1,612 acres of land currently zoned General Agriculture (A/G-40) to provide for a mix of approximately 1,532 acres of General Industrial (I-G), 66 acres of Public (P-F), 10 acres of General Commercial (C-G) and 4 acres of Business Park (B-P) zoning designations. (See attached map of proposed Zoning map changes.)

Major Subdivisions Nos. PA-2300091 and PA-2300092: The first application would subdivide the entire project site into 28 lots to create a master lotting configuration that will facilitate orderly development of the overall property; and the second application, submitted as a Vesting Tentative Map, would comprise the 530.59-acre East District area and create 19 lots to facilitate the initial phase of the Industrial area (comprised of 140.7 net acres), as well as the acreage required for backbone infrastructure, and the initial phase of the University Campus;

Site Approval Permit Nos. PA-2300093, PA-2300094 and PA-2300095: Applications for Phase 1 development of the 140.7-acre Industrial Phase 1 area (-093) as well as the 29.1-acre University Campus Phase 1 area (-094) and a VFW facility meeting hall (-095).

Additionally, a Development Agreement is being sought by the applicant with the County to address specific details and responsibilities related to project phasing, financing and project implementation.

**Project Overview:** The project includes the implementation of a Specific Plan that would result in up to 27,650,000 sf of limited industrial use (this designation provides for a wide range of industrial uses, including general warehouse and logistics, bulk storage, fulfillment centers and e-commerce, conditioned warehouse, and light manufacturing and assembly uses); 104,544 sf of general commercial uses (provide retail and additional services to support employee and student populations in the adjacent industrial, business park, and University uses); 93,654 sf of business park uses (uses including, but not limited to, uses requiring smaller spaces with up to 50 percent office, and the balance as warehouse); a 29-acre private University, VFW post, and various open space, park, pedestrian and bicycles facilities within a 1,612-acre project site. The proposed project includes site plan level entitlements at this time to allow development of an Initial Phase subsequent to EIR certification and Specific Plan approval. This Initial Phase will focus on industrial development, as well as 29 acres within the University area. The University of Silicon Andhra, currently located in Milpitas, California, will be building a new campus as part of the Pacific Gateway Specific Plan. The campus is intended to provide opportunities for education and research in professional, liberal arts, health, technology, sciences, and education sectors.

The Specific Plan area is divided into four development districts: East (including 315 acres in the Initial Phase) University (including 29 acres of Initial Phase), Central, and West. Each district will be connected by a network of roads, and pedestrian and bike paths will provide alternatives to vehicle trips.

Phasing

The proposed Specific Plan will be developed in phases based on market demand. This demand will guide buildings' size and site configuration at the time of development and will follow Specific Plan and existing San Joaquin County requirements, with supportive infrastructure and utilities provided.

*Phase 1 Development Area*

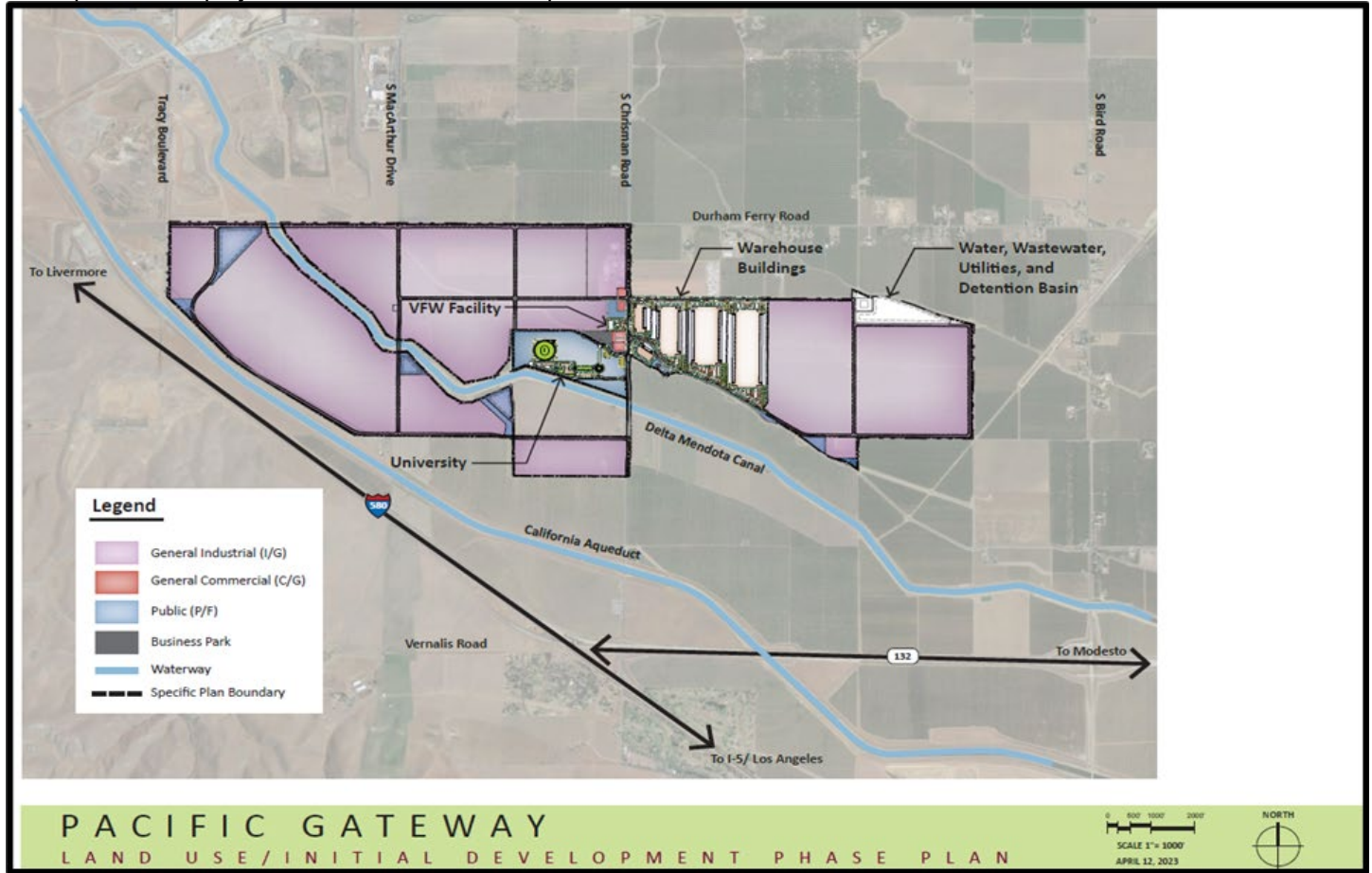
Development of the Initial Phase of industrial buildings will consist of five (5) Class "A" facilities totaling approximately 2.8 million sf, ranging in size from approximately 97,000 sf to 1.16 million sf situated on 140.7 net acres (152.1 gross acres) within the East District, with site coverage from about 36 percent to 49 percent. The Initial Phase will be comprised of rear-loading and cross dock facilities, with the appropriate auto and truck trailer parking stalls. The Initial Phase is anticipated to be developed over five to six years based on market demand, commencing with the initial construction of two buildings. Phase 1 of the Specific Plan will also include a 140,200 sf Medical School facility within the University District, which will serve as Phase 1 of the University Campus. The VFW facility will be developed concurrent with the Industrial and University Campus initial phases <sup>1</sup>. The project will include a parcel for a new building and associated parking for the new home of Tracy Post 1537. Phase 1 will also include construction of the necessary backbone infrastructure to serve the proposed

<sup>1</sup> The VFW of the United States is a nonprofit veteran's service organization comprised of eligible veterans and military service members from the active, guard, and reserve forces. The VFW provides a variety of programs and services that work to support veterans, service members and their families, as well as the community.



Phase 1 development. Generally, this will include improvements to South Chrisman Road, the main truck route for the project, and the following utilities improvements within the East District: installation of a potable groundwater well and treatment facilities, construction of a pre-packaged wastewater treatment plant (WWTP), construction of a large stormwater detention basin, and undergrounding of an existing irrigation district canal.

A site plan for the project and Initial Phase development is shown below.



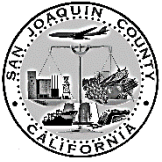
*Long-Term Buildout*

Over the long-term, and based on historic industrial demand in Northern California and the Central Valley, the Industrial portion of the Specific Plan is anticipated to be completed within 28 to 30 years and the University Campus will be developed over an estimated 20-year period, based on student-demand.

An Environmental Impact Report (EIR) will be prepared to evaluate environmental impacts associated with the project, and to consider possible mitigation measures which may be required. **A separate Notice of Preparation will be prepared for the Draft EIR, and distributed to solicit agency and public comments on issues to be considered as part of the EIR analysis.**

**APPLICATION REVIEW:** No action is being taken on the project at this time. The project will be subject to public hearing reviews once the Draft EIR has been completed, anticipated by Fall 2023. The application review will entail review by the Planning Commission, who will provide a recommendation on the project to the Board of Supervisors. The Board will then consider the EIR and take action on the project applications. Notification of Planning Commission and Board of Supervisors public hearings will be provided at a later date, currently anticipated in late 2023. **Please submit any initial comments on this application in writing by June 16, 2023 via email to: [bmiller@sjgov.org](mailto:bmiller@sjgov.org).**

**Link to Project Application Files:** [sjgov.link/active-planning-applications](https://sjgov.link/active-planning-applications)



**AGENCY REFERRALS MAILED ON:** May 19, 2023

**TO:**

SJC Supervisor: All Districts  
SJC Agricultural Commissioner  
SJC Assessor  
SJC Building Division / Plan Check  
SJC Code Enforcement  
SJC County Counsel  
SJC Employment & Economic Dev. Dept.  
SJC Environmental Health  
SJC Fire Prevention Bureau  
SJC Mosquito Abatement  
SJC Parks and Recreation  
SJC Public Works  
SJC Sheriff Communications Director  
SJC Surveyor  
City of Lathrop  
City of Lodi  
City of Manteca  
City of Modesto  
City of Patterson  
City of Ripon  
City of Stockton  
City of Tracy  
Jefferson School District  
New Jerusalem School District  
Tracy Unified School District  
Mountain House Community Service Dist.

Tracy Rural Fire District  
Air Pollution Control District  
Alameda County  
Amador County  
Calaveras County  
Contra Costa County  
Local Agency Formation Commission  
Sacramento County  
San Joaquin Council of Governments  
Stanislaus County  
Federal Emergency Management Agency  
US Army Corps  
US Bureau of Reclamation  
US Fish & Wildlife  
US Post Office  
CA Native American Heritage Commission  
CA Regional Water Quality Control Board  
CA Dept. of Health Services  
CA Fish & Wildlife Region: 3  
Caltrans – District 10  
CA Division of Aeronautics  
CA Dept. of Conservation  
CA Dept. of Forestry  
CA Highway Patrol  
CA Dept. of Motor Vehicles  
CA Dept. of Recycle and Recovery

CA Dept. of Water Resources  
CA State Lands Commission  
CA State Reclamation Board  
Buena Vista Rancheria  
California Tribal TANF Partnership  
California Valley Miwok Tribe  
North Valley Yokuts Tribe  
United Auburn Indian Community  
AT&T, PG&E  
Comcast Cable  
Banta Carbona Irrigation District  
Byron-Bethany Irrigation District  
Delta Mendota Water Authority  
New Del Puerto Water District  
Nyjo Water District  
East Bay Municipal Utility District  
Airport Land Use Commission  
Tracy Municipal Airport  
Builders Exchange  
Building Industry Association  
Chevron  
Farm Bureau  
Haley Flying Service  
Precissi Flying Service  
Sierra Club  
Western Area Power Authority