



October 26, 2023

**Notice of Preparation of a Draft Environmental Impact Report –
Notice of Second (Online) Public Scoping Meeting**

Subject: Notice of Preparation of an Environmental Impact Report and Notice of Public Scoping Meeting for the Pacific Gateway Project. The Project consists of a General Plan Text and Map Amendment, Specific Plan, Zone Reclassification, Major Subdivisions, Administrative Use Permits, and Development Agreement.

The 1,612-acre Project site will result in up to 27,650,000 square feet (sf) of limited industrial use, 104,544 sf of general commercial use, 93,654 sf of business park use, a 29-acre private University, a Veterans of Foreign Wars of the U.S. (VFW) post, and open space, park, pedestrian, and bicycle facilities. The initial development phase will consist of 2.8 million sf of industrial uses in five buildings, a 140,200 sf University Medical School Facility, and the VFW post, as well as associated utilities to serve the Initial Phase.

Project Title: Pacific Gateway (PA-2100188, PA-2100189, PA-2100190, PA-2100191, PA-2300091, PA-2300092, PA-2300093, PA-2300094, PA-2300095)

Project Address: Located north and east of Interstate 580 (I-580) and north of State Route 132 (SR 132), consisting of multiple properties. See link, below, to the full NOP and list of properties.

Project Applicant: Ridgeline Property Group

Additional Online Scoping Meeting Date and Time:

In addition to the previously announced Environmental Impact Report Scoping Meeting to be held in-person on Wednesday, November 15th from 6:30 – 7:30pm at the Jefferson School, 7500 W. Linne Road, Tracy, CA, a second and *online* Scoping Meeting will be held for the Pacific Gateway project, as noted below:

Location: Thursday, November 16, 2023 (3:00pm – 4:00pm)
Virtual Teams Meeting: [Click here to join the meeting](#)

Scoping Comment Period: October 23, 2023 – November 22, 2023

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the County of San Joaquin (County), as Lead Agency, is commencing preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA). The purpose of the Scoping Meetings is to solicit comments and input from the community and reviewing agencies for the scope of the environmental review including content of the environmental information to be included for analysis in the Draft EIR. The Scoping Meetings are not public hearings, and no decisions about the Project will be made at the meetings.

Please submit any comments or questions regarding the NOP or the Project to:

Brian Millar, Contract Planner
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95202
(209) 468-0291 bmillar@sjgov.org

Project NOP is available on the County's webpage and can be accessed at the following link:

[Community Development | San Joaquin County \(sjgov.org\)](#)