



APPLICATION REFERRAL: Public Hearing

Project Planner: Brian Millar Phone: (209) 468-0291 Fax: (209) 468-3163 Email: bmillar@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS:** PA-2400363

PA-2400364

PA-2400365

PA-2400366

PA-2400367

PA-2400368

PA-2400369

PA-2400371

PA-2400372

PA-2400500

PROPERTY OWNER: Pacific Gateway CA, LLC
as Authorized Agent for multiple
property owners.
915 Highland Pointe Dr., Ste. 250
Roseville, CA 95678

APPLICANT: Ridgeline Property Group
c/o Steve Arthur
915 Highland Pointe Dr., Ste. 250
Roseville, CA 95678

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

1. General Plan Map Amendment & Rezone No. PA-2400363,
2. General Plan Text Amendment No. PA-2400364,
3. Comprehensive Plan (Specific Plan) No. PA-2400365,
4. Development Agreement No. PA-2400366
5. Tentative Map No. PA-2400367
6. Tentative Map No. PA-2400368,
7. Zoning Compliance – Initial Phase Industrial Development No. PA-2400369
8. Zoning Compliance – Initial Phase University Development No. PA-2400371, and
9. Zoning Compliance – Veterans of Foreign Wars Meeting Hall No. PA-2400372
10. Williamson Act Contract Cancellations – No. PA-2400500

NOTE: *The Pacific Gateway applicants, in response to community and staff feedback, filed new applications on September 27, 2024, for an approximately 1,577-gross acre site located generally south of the lands that were part of the previous application – see below location map. The previous applications have now been withdrawn. The County is in the initial stages of review of the new application. The Pacific Gateway project continues to propose a range of warehousing, office, limited industrial and commercial uses, along with the private university and VFW Hall uses.*

The applicants indicated their primary intent in relocating the project was to address concerns about potential for increased truck traffic along Durham Ferry Road, induced agricultural conversation concerns, and also with respect to addressing development intensity issues and potential land use compatibility questions.

The new project will continue to have a full Environmental Impact Report (EIR) prepared as part of the CEQA process; once a completeness determination has been made on the application submittal, the



County will issue a new Notice of Preparation for the EIR, along with convening an EIR Scoping Meeting, wherein agencies and the public would be invited to offer comments on the overall scope of issues to be addressed in the EIR. The date/time/location of this meeting is still to be determined, though may occur in January 2025; separate notice of this meeting will be provided.

These applications comprising the new Pacific Gateway project are further described below. Copies of application materials are located on the County Community Development Department webpage:

https://www.sjgov.org/commdev/cgi-bin/cdyn.exe?grp=planning&htm=pacific_gateway

General Plan Map Amendment & Rezone No. PA-240063:

Amend the General Plan land use designations of approximately 1,537 acres currently consisting of lands designated General Agriculture (A/G) to provide for a mix of approximately 1,375.8 acres of Limited Industrial (I/L), 138 acres of Public (P/F), and 18.5 acres of General Commercial (C/G). (See attached map of proposed General Plan Land Use Designations in application link.)

Amend the Zoning designation of approximately 1,537 acres of land currently zoned General Agriculture (AG) to provide for a mix of approximately 1,375.8 acres of Limited Industrial (I-L), 4.3 acres of Industrial Park (I-P), 138 acres of Public (P-F), and 18.5 acres of General Commercial (C-G) zoning designations. (See attached map of proposed Zoning changes in application link.) A proposed approximately 40-acre detention basin north of the primary project site is designated General Agriculture, and no change to the General Plan or Zoning is proposed for this site.

General Plan Text Amendment No. PA-2400364:

1. Amend Policy LU-2-15, Agricultural Conversions, to add recognition of economic development opportunities in identified supply chain corridor areas, and
2. Create new Policy ED-3.8, recognizing identified supply chain corridors when reviewing non-agricultural industrial development.

Comprehensive Plan (Specific Plan) No. PA-2400365:

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 Facilities 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.

Development Agreement No. PA-2400366:

The application includes a proposed Development Agreement between the applicant and the County that would identify development terms, responsibilities, improvement plan details and related issues.

Major Subdivisions Nos. PA-2400367 and PA-2400368:

The first application would subdivide the entire project site into 27 lots to create a master lotting configuration that will facilitate development of the overall project property; and the second application would create 14 lots comprised of approximately 345 acres to facilitate development of the Initial Phase of the Project.

Zoning Clearance Nos. PA-2400369, PA-2400371 and PA-2400372:

Applications for Phase 1 development of the Initial Phase of the Limited Industrial area, as well as the Initial Phase of the University Campus, and a VFW facility meeting hall.

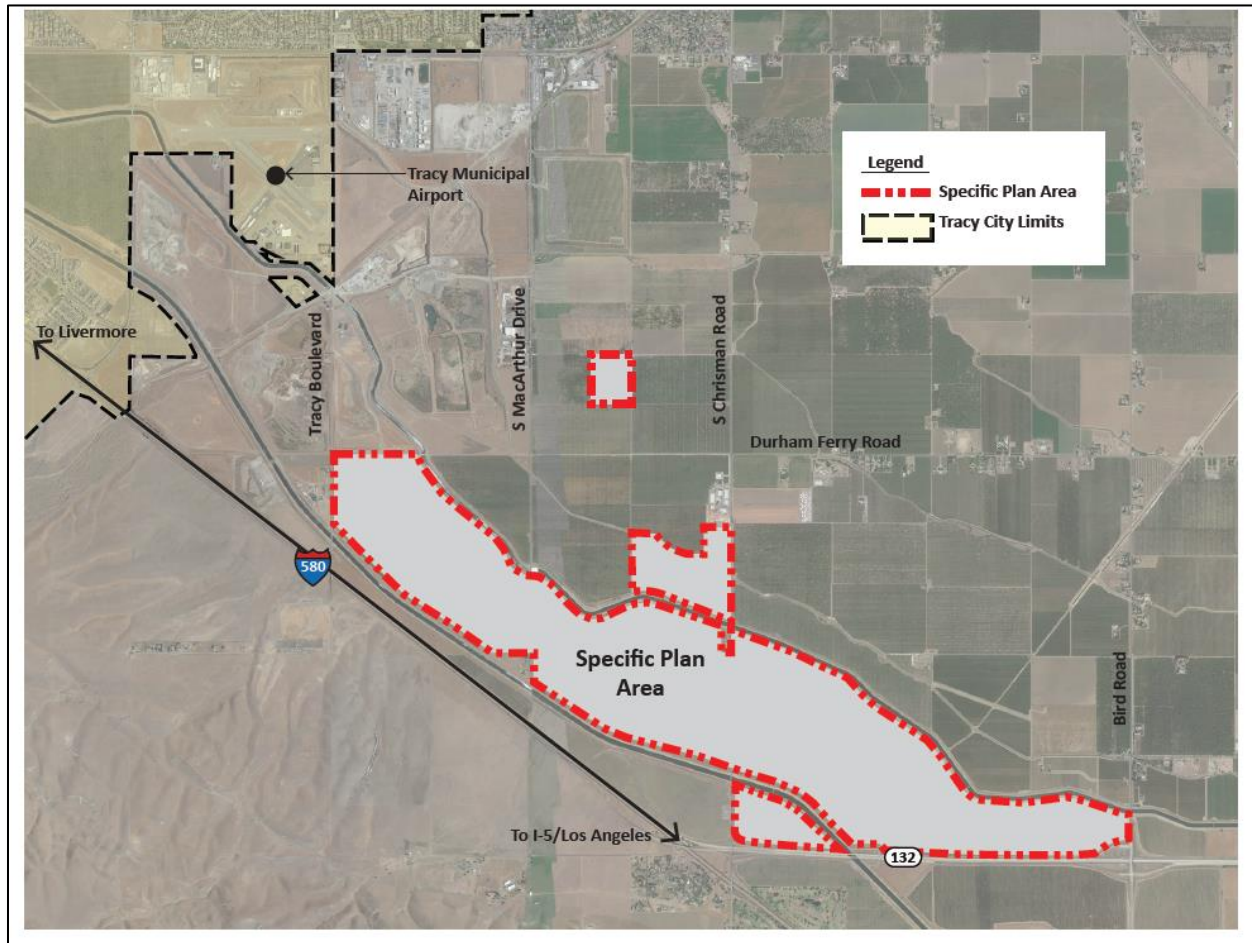


Williamson Act Cancellations No. PA-2400500:

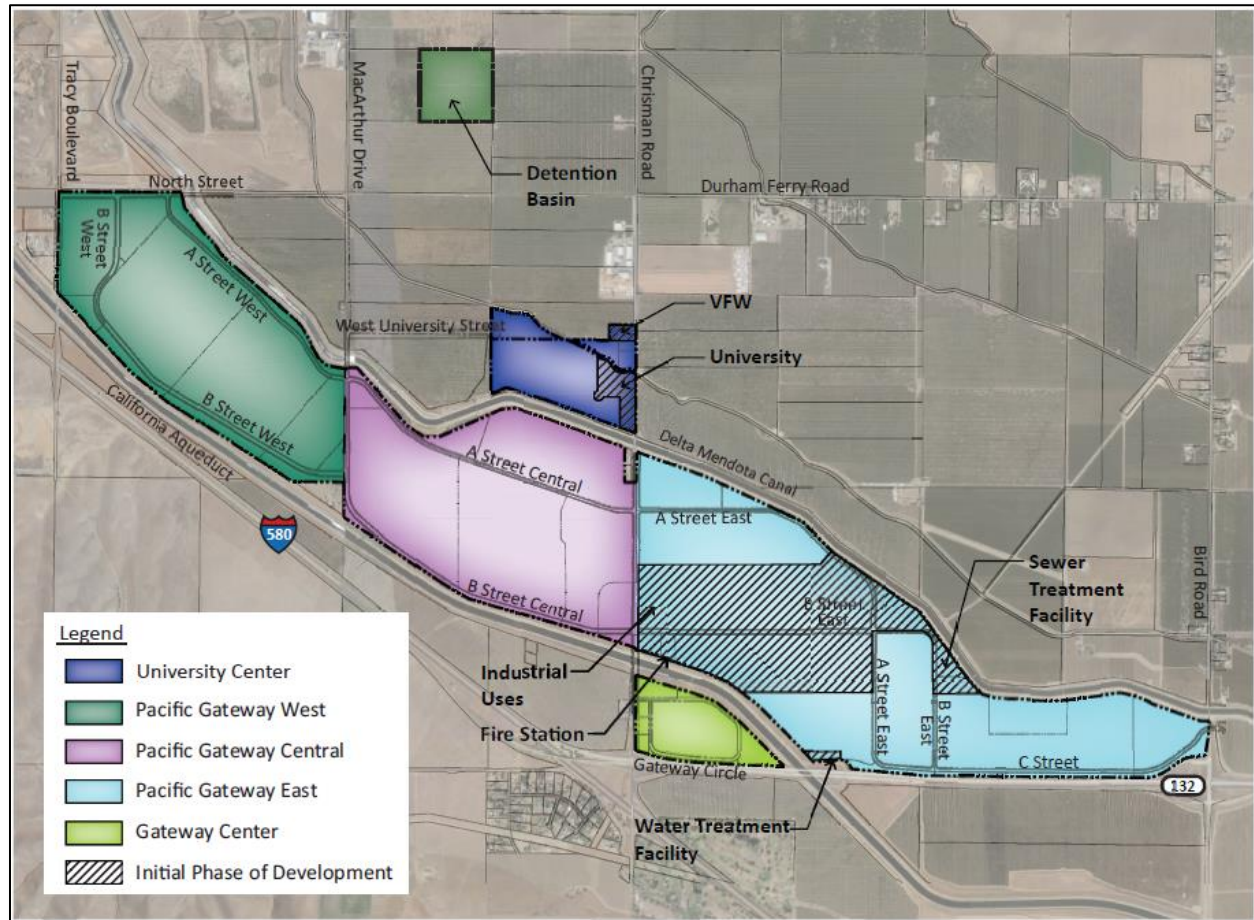
Contract Cancellations (for certain initial phases of development) are included as part of the project.

Project Overview: The project includes the implementation of a Specific Plan that would result in up to 24,675,000 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); 160,000 sf of general commercial uses (providing retail and additional services to support employee and student populations in the adjacent industrial park and University uses); 93,000 sf of business park uses, and a private University with 1,264,150 square of development (with an additional 115,000 sf area of future building expansion) and with on-site student housing with a total of 1,600 beds at University buildout, VFW post, and various open space, park, pedestrian and bicycles facilities within a 1,577-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 an Initial Phase of the University area and completion of the VFW meeting hall.

The Specific Plan area is divided into five development districts: University Center; East, West and Central areas, and a Gateway Center area. Each area will be connected by a network of roads, and pedestrian and bike paths will provide alternatives to vehicle trips.



Pacific Gateway – Project Location



Pacific Gateway Development Areas & Initial Phase Development

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.

Initial Phase Development (See above map)

- Limited Industrial: Development of approximately 4 million square feet of Class "A" industrial facilities ranging in size from approximately 158,000 square feet to 1.6 million square feet (including Building 4 expansion) situated on approximately 181.26 net acres with site coverage from about 36% to 55% comprised of one (1) rear-loading building and three (3) cross dock buildings, with the appropriate number of auto and truck trailer parking stalls (the "Industrial First Phase"). The Industrial First Phase is planned to be developed over five to six years depending on market demand.



- University: Development of the Inaugural Building as described above, together with the associated infrastructure to support campus operations, including the primary campus entrance, roundabout, supportive surface parking and retention basin ("Initial University Infrastructure"). The Inaugural Building together with the Initial University Infrastructure comprises the "University First Phase". The Inaugural Building will include classrooms, administrative offices, as well as a
- student resource center, and will offer indoor and outdoor gathering areas, including a covered roof-top atrium. The University First Phase will accommodate up to approximately 400 students.
- VFW Tracy Post 1537: Development of the VFW facility as described above, which is anticipated to occur concurrently with the Industrial and University First Phases.

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 25 to 30 years, and the University Campus will be developed over an estimated 20-year period, based on student demand.

ENVIRONMENTAL DETERMINATION: 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 Spring 2025. 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 2025. **Please submit any initial comments on this application in writing by December 9, 2024, via email to: bmillar@sjgov.com.**

NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing dates for these projects, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed projects and/or environmental determination will automatically be placed on the notification list.)

Link to Project Application Files:

https://www.sjgov.org/commdev/cgi-bin/cdyn.exe?grp=planning&htm=pacific_gateway



REFERRALS MAILED TO THE FOLLOWING AGENCIES ON NOVEMBER 8, 2024

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