

September 27, 2024

VIA ELECTRONIC MAIL <planningapplication@sjgov.org>

Jennifer Jolley, Community Development Director
Corinne King, Deputy Director of Planning
Brian Millar, Contract Planner

San Joaquin County
1810 East Hazelton Avenue
Stockton, CA 95205

***Re: Pacific Gateway (“Project” and “Revised Project”)
Highways I-580/132 & Chrisman Road
Transmittal of Materials for Entitlement Application***

Dear Ms. Jolley, Ms. King and Mr. Millar:

Per our discussion on September 26, 2024 and pursuant to Title 9 of County Code, please find enclosed Zoning Compliance Review applications for the University and VFW (“Additional Individual Applications”) components of the Pacific Gateway Revised Project as defined in our New Entitlement Application dated September 27, 2024, submitted last evening and consisting of seven (7) individual applications (“Initial Individual Applications” and “Initial Cover Letter”). The University’s original application was submitted on January 17, 2023, and the VFW’s original application on May 9, 2023 (the “University Initial Application” and the “VFW Initial Application”). From our Applicant-held community outreach meetings, meetings with individual community members, and with local stakeholders, the University received little input or comment, and the VFW was well received.

The Additional Individual Applications were uploaded to the County’s Accela this morning. Duplicate electronic files may be found in the Dropbox link provided in the email which accompanies this letter. The numbering and organization referenced below corresponds to the Dropbox link.

We revised the University campus master plan, its first building and initial phase development area, however, the overall University development consists of the same fundamental elements of the University Initial Application:

1. Community Development Department Zoning Compliance Review Form – University

- A. Site Plans and Elevations (Page), undated.

We are resubmitting the VFW unchanged from its Initial Application:

2. Community Development Department Zoning Compliance Review Form – VFW

- A. 01. Plans (HPA), dated May 5, 2023.
B. 02. Color Elevations (HPA), dated April 21, 2023.
C. 03. Material Board (HPA), dated April 17, 2023.

Application Common Attachments

Exhibits 1 through 6 have been provided electronically via Accela and the Dropbox link. Hard copies will be hand-delivered during our Thursday, October 3, 2024 meeting with the County.

- Exhibit 1** Letters of Agency (Owner Acknowledgement), dated September 17, 2024, and September 16, 2024.
- Exhibit 2** Pacific Gateway Master APN & Property Owner List, dated September 11, 2024.
- Exhibit 3** Project Description, dated September 27, 2024.
- Exhibit 4** Environmental Information Attachment, dated September 23, 2024.
- Exhibit 5** Performance Standards Attachment, dated September 23, 2024.
- Exhibit 6** Preliminary Title Report for all parcels, dated September 5, 2024.

Exhibits 7 through 11 are technical studies and have been provided electronically only through the Dropbox Link. We are happy to provide hard copies, should you wish.

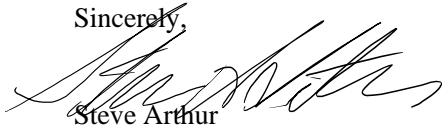
- Exhibit 7** Kier + Wright Water Supply & Treatment Systems for Pacific Gateway, a Cover Letter, dated September 25, 2024, together with Schaaf & Wheeler Technical Memorandum on Water Demands, Water System Requirements, and Wastewater Treatment and Disposal Systems, dated September 27, 2024.
- Exhibit 8** Schaaf & Wheeler Draft Pacific Gateway Hydrology & Hydraulics Report, September 27, 2024.
- Exhibit 9** Engco Geotechnical Feasibility Report, dated November 30, 2021, supplemented September 13, 2024.
- Exhibit 10** Engco Double Ring Infiltration Testing Results, dated December 20, 2022, supplemented September 4, 2024.
- Exhibit 11** Cameron-Cole Phase 1 Environmental Reports, dated December 17, 2021, supplemented May 12, 2022, and supplemented September 13, 2024.

Please incorporate the enclosed Additional Individual Applications into Pacific Gateway's New Entitlement Application, bringing the total combined Initial Individual Applications and Additional Individual Applications for the Revised Project and New Entitlement Application to nine (9) application forms with supporting materials.

Once the Initial Individual and Additional Individual Applications of the New Entitlement Application for the Revised Project are deemed complete, as mentioned in our Initial Cover Letter, Applicant shall withdraw the initial Pacific Gateway applications. The County may close and final all Cost Recovery Agreement ("CRA") billings for the University and VFW Initial Applications and apply future billings for these applications against the Revised Project.

Please let us know if you have any questions.

Sincerely,



Steve Arthur
Partner

cc: HTHG Law, David Temblador, Esq.
Peggy Grillo, VP of Development
Pacific Gateway Project Team