

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:

On behalf of Pacific Gateway CA, LLC, and Ridgeline Property Group, and pursuant to Title 9 of County Code, please find the attached “New Entitlement Application” for Pacific Gateway Project (also “Revised Project”) located in southwestern San Joaquin County. We have taken careful consideration of community input received during the November 15, 2023 NOP Scoping Meeting associated with our prior application submitted on January 17, 2023 (“Initial Application”), in addition to the Applicant-held community outreach meetings, meetings with individual community members, and with local stakeholders.

This input included concerns about the Project’s proximity to the rural homes/ranchettes, particularly those on Durham-Ferry Road (“DFR”) and Bird Road, the anticipated traffic impacts to these roads, the proximity of the sewer package plant to those residences, and a site plan that would encourage further development south of the Initial Application’s project boundaries.

The New Entitlement Application eliminates about 940 acres of industrial zoning that was planned north of the Delta-Mendota Canal (“DMC”), relocating this portion of the Project south of the DMC and north of the California Aqueduct Canal (“CAC”) and Highway 132. The DMC creates a natural barrier separating the Revised Project from existing rural homes, allowing the existing agricultural north of the DMC to serve as an additional buffer to current residents mentioned above. Moreover, the DMC separates the University, VFW, and other uses from the industrial park, defending future expansion of industrial zoning to the north.

The Revised Project’s Sewer and Water Facilities are also south of the DMC, and about 1.5 miles South of the DFR residents. Further, the Revised Project has been reduced by 3 million square feet, and the zoning intensity has been reduced from Industrial-General (I-G) to Industrial-Light (I-L). All retail north of the VFW site has been relocated south of the California Aqueduct, along the Chrisman Road and Highway 132 Interchange.

The Revised Project incorporates a formal Pacific Gateway entry, backstopped by an 11-acre Central Park, together with Master Landscape Plan that will enhance Chrisman Road from the Highway 132 interchange, past the University to the northern property boundary of the VFW site. This enhancement will create a “business park” setting. The Revised Project is designed to encourage southbound movement and swift access to Highway 132, away from DFR. Resting at the confluence of Highway I-580, Highway 132, and centered along Chrisman Road, an approved STAA Route, Pacific Gateway is strategically located within a key “Supply Chain Corridor” of the Central Valley and Northern California.

The attached “New Entitlement Application” includes the following seven (7) Application Forms with Supporting Materials. For ease of reference, the number and organization outlined below corresponds to the electronic submittal from HPA Architecture:

1. Text Amendment Form – General Plan

- A. Proposed General Plan Text Amendments, dated September 23, 2024.

2. Map Amendment Form – Zoning Map

- A. Existing and Proposed General Plan Map, by DB+A, dated September 17, 2024.
- B. Existing and Proposed Zoning Designations Map, by DB+A, dated September 17, 2024.

3. Comprehensive Plan Form – Specific Plan

- A. Draft Pacific Gateway Specific Plan, dated September 27, 2024.

4. Subdivision Application Major Form – Master Tentative Map

- A. Master Tentative Map, dated September 27, 2024.

5. Subdivision Application Major Form – Tentative Subdivision Map

- A. Vesting Tentative Subdivision Map, dated September 27, 2024.

6. Community Development Department Zoning Compliance Review Form – Initial Phase Industrial

- A. Master Site Plan Initial Phase, by HPA Architecture (HPA), dated September 27, 2024.
- B. Individual Building Site Plans (1 through 4), by HPA, dated September 27, 2024.
- C. Preliminary Master Landscape Plan, by GreenDesign, dated September 27, 2024.
- D. Color Elevations and Materials Board, by HPA, dated September 27, 2024.
- E. Color Building Renderings, by HPA, dated September 27, 2024.
- F. Preliminary Grading & Utility Plan (Topographical Included) by Kier & Wright Civil Engineers (K+W), dated September 27, 2024.

7. Development Agreement Form

Application Common Attachments

Exhibits 1 through 6 have been provided electronically and in hard copy.

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

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

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| <u>Exhibit 7</u> | Kier + Wright Water Supply & Treatment Systems for Pacific Gateway, a Cover Letter, dated September 25, 2024, together with Schaaf & Wheeler Technical Memorandum on |
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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 Engeo Geotechnical Feasibility Report, dated November 30, 2021, supplemented September 13, 2024.

Exhibit 10 Engeo 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.

Once this New Entitlement Application for the Revised Project is deemed complete, Applicant shall withdraw the Initial Application. Recognizing this, and the fact that Applicant for both the Initial Project and Revised Project is the same, Applicant requests that the County close and final all billing against the Initial Project Cost Recovery Agreement (“CRA”), transfer any CRA deposit balance to the Revised Project, and from here forward apply the CRA and associated billings to the Revised Project and New Entitlement Application. Please let us know if there is any further action needed by us to accomplish this.

We hope the County will find the Revised Project and New Entitlement Application responsive to community input. On behalf of our entire Project team, thank you for reconsidering Pacific Gateway. We look forward to working with you in the months to ahead and welcome any further input.

Sincerely,



Steve Arthur
Partner

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