

**Summary Form for Electronic Document Submittal**

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Pacific GatewayLead Agency: County of San Joaquin, Community Development DepartmentContact Name: Brian Millar, Contract PlannerEmail: bmillar@sjgov.org Phone Number: (209) 468-0291Project Location: \_\_\_\_\_  
*N/A City San Joaquin County*

Project Description (Proposed actions, location, and/or consequences).

The approximately 1,576.7-acre project site is currently developed with active agricultural land, including almond and cherry orchards and grapes, and an agricultural machinery manufacturing facility (A.B. FAB. Inc.). The site is currently designated General Agriculture (A/G) by the County's General Plan and the site is zoned as AG-40-acres (AG-40) by the County.

The proposed project includes implementation of a Specific Plan that would result in up to 24,675,000 square feet (sf) of Limited Industrial use, 160,000 sf of General Commercial use, 93,000 sf of Industrial Park use, a 66.5-acre University campus plus 9.8 acres for future expansion, a Veterans of Foreign Wars (VFW) post, and various open space, parks, a new fire station, stormwater management basins, and pedestrian and bicycle facilities within the 1,576.7-acre project site.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The EIR will address all CEQA Appendix G checklist environmental issue areas.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

San Joaquin County has not yet received comments regarding the proposed project that raise issues of concern or areas of controversy. However, typical concerns related to development within the County include:

- Increases in air quality and greenhouse gas emissions and impacts to climate change;
- Increases in vehicle traffic;
- Agricultural land conversion; and
- Increases in noise.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife (CDFW)  
Central Valley Regional Water Quality Control Board (RWQCB)  
U.S. Army Corps of Engineers (USACE)  
San Joaquin Valley Air Pollution Control District  
State Water Resources Control Board  
San Joaquin Council of Governments  
California Department of Transportation