



**NOTICE OF AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE PACIFIC GATEWAY PROJECT**

**Date:** November 7, 2025

**State Clearinghouse** 2024120847

**No.:**

The County of San Joaquin, as Lead Agency, completed a Draft Environmental Impact Report (Draft EIR) for the Project described below pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 *et seq.*, Title 14 California Code of Regulations, Section 15000 *et seq.* ("CEQA Guidelines")). The Draft EIR is being made available to the public in accordance with CEQA for a 45-day comment period. Written comments on the Draft EIR may be submitted to the mailing or email address listed above. All comments must be received no later than 5:00 PM on December 22, 2025.

**PROJECT DESCRIPTION:** The Pacific Gateway Project consists of the following entitlement applications:

- General Plan Text Amendment No. PA-2400364;
- General Plan and Zoning Map Amendments No. PA-2400363;
- Specific Plan No. PA-2400365;
- Zone Compliance (Site Plan Level Entitlements) Nos. PA-2400369, 2400371, and 2400372;
- Subdivision application Nos. PA-2400367 and PA-2400368;
- Development Agreement No. PA-2400366; and
- Williamson Act Contract Cancellations No. PA-2400500

The development of the approximately 1,576.7-acre Project site is divided into five development areas that will 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 76.3-acre University campus, a Veterans of Foreign Wars of the U.S. (VFW) post, new fire station, stormwater management basins, onsite waste water treatment plant, and open space, parks, pedestrian, and bicycle facilities. The initial development phase will consist of approximately four million sf of Limited Industrial uses in four buildings, a 25,000-sf University building, and the VFW post, as well as associated utilities to serve the Initial Phase. Subsequent development will be done consistent with the Specific Plan and based on market demand.

The County will provide written responses to all comments which are received by the end of the public review period. Comments and responses will be included in the Final EIR and provided to the County of San Joaquin Planning Commission for its consideration and recommendations at a duly noticed public hearing, along with the Project entitlement applications. The Board of Supervisors will then consider certification of the Final EIR and the Project entitlement actions at a duly noticed public hearing.

**POTENTIAL ENVIRONMENTAL EFFECTS:** The Draft EIR analyzes potentially significant impacts associated with approval and implementation of the Pacific Gateway Project. The Draft EIR evaluates the full range of environmental issues contemplated under CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Appendix G. The Draft EIR provides an evaluation of the potential environmental impacts of the proposed Project and recommends mitigation measures to reduce impacts to a less-than-significant level.

With the implementation of the mitigation measures proposed in the Draft EIR, environmental impacts would be reduced to a less-than-significant level. However, the Draft EIR analysis has determined that implementation of the Project would result in significant and unavoidable environmental impacts to the following: Aesthetics; Agricultural Resources; Air Quality, Greenhouse Gas Emissions and Energy; Cultural and Tribal Resources; Noise; Transportation.

**PUBLIC REVIEW:** The Draft EIR has been prepared in accordance with Section 15084 of the CEQA Guidelines and will be circulated for a 45-day review period during which your written comments regarding the adequacy of the environmental analysis in the Draft EIR are welcomed. The Draft EIR comment period will be from **November 7, 2025, through December 22, 2025.**

Printed copies of the Draft EIR, corresponding technical appendices and Project application documents are available for review during the public review period at:

- San Joaquin County Community Development Department – 1810 East Hazelton Avenue, Stockton

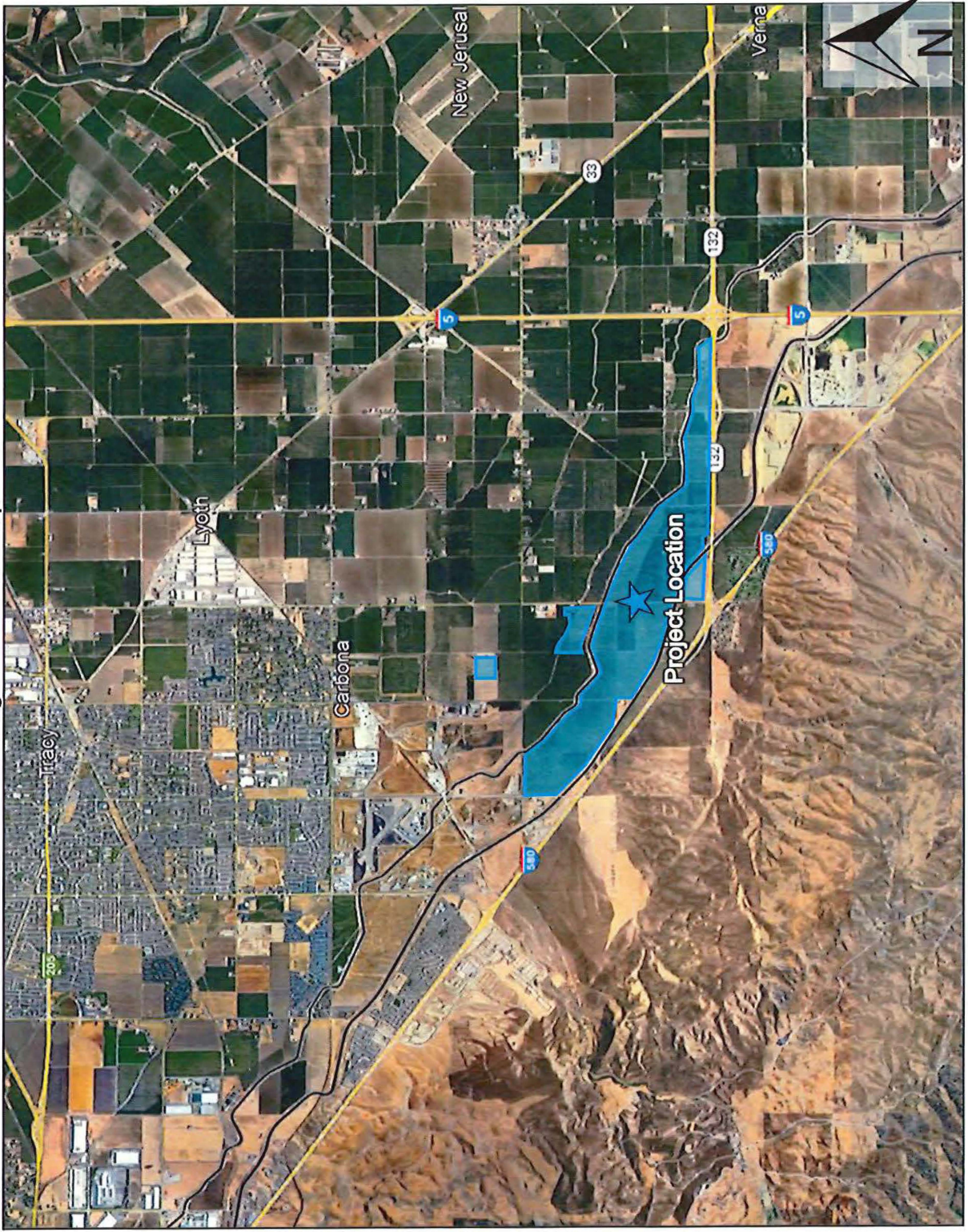
Electronic versions of the Draft EIR, technical appendices and Project applications are available for review online at: <https://sjgov.org/departments/cdd/planning/documents>.

**COMMENTS ON DRAFT EIR:** Your written comments on the adequacy of the environmental analysis in the Draft EIR must be sent no later than 5:00 p.m. on December 22, 2025. Written comments on the adequacy of the Draft EIR can be made to:

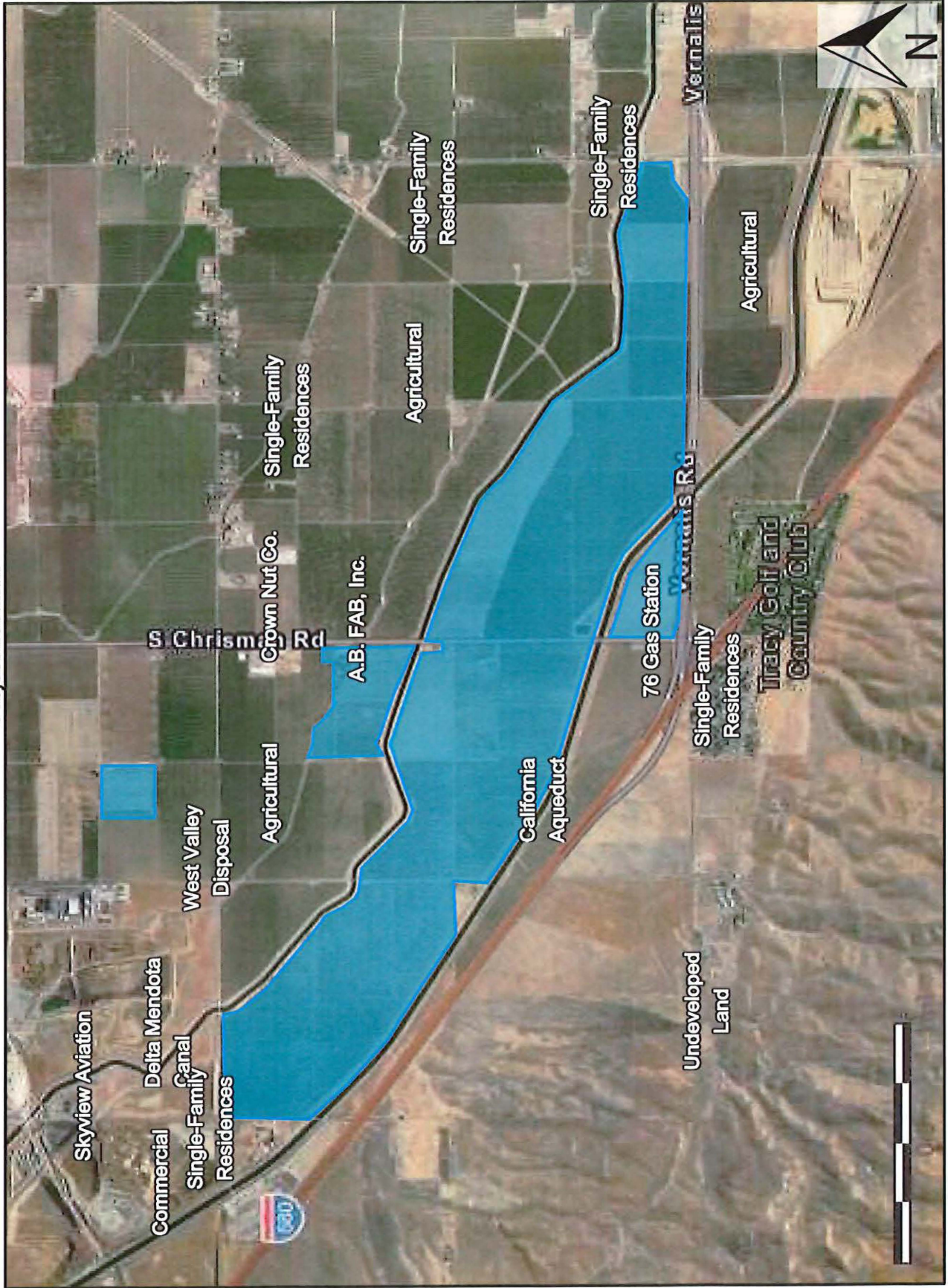
County of San Joaquin  
Community Development Department  
Attn: Brian Millar, Contract Planner  
1810 East Hazelton Avenue  
Stockton, CA 95205  
Email: [bmillar@sjgov.org](mailto:bmillar@sjgov.org)

**NEXT STEPS:** Following the close of the public review period, all comments will be reviewed and responded to and a Final EIR will be prepared. The certification of the Final EIR along with the applications will then be considered by the Planning Commission and Board of Supervisors at duly noticed public hearings for action.

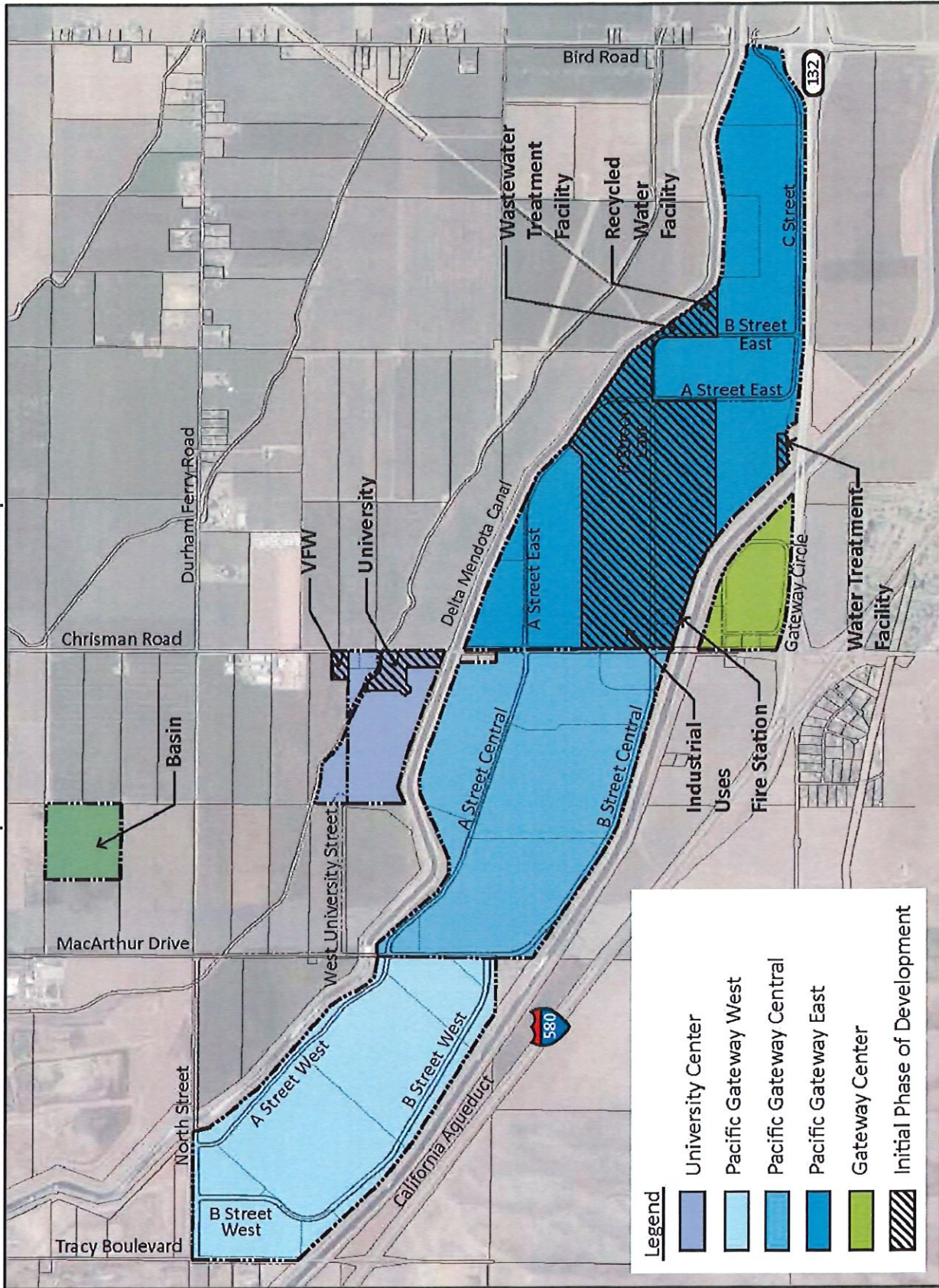
Pacific Gateway  
Figure 1  
Regional Location Map



Pacific Gateway  
Figure 2  
Project Location

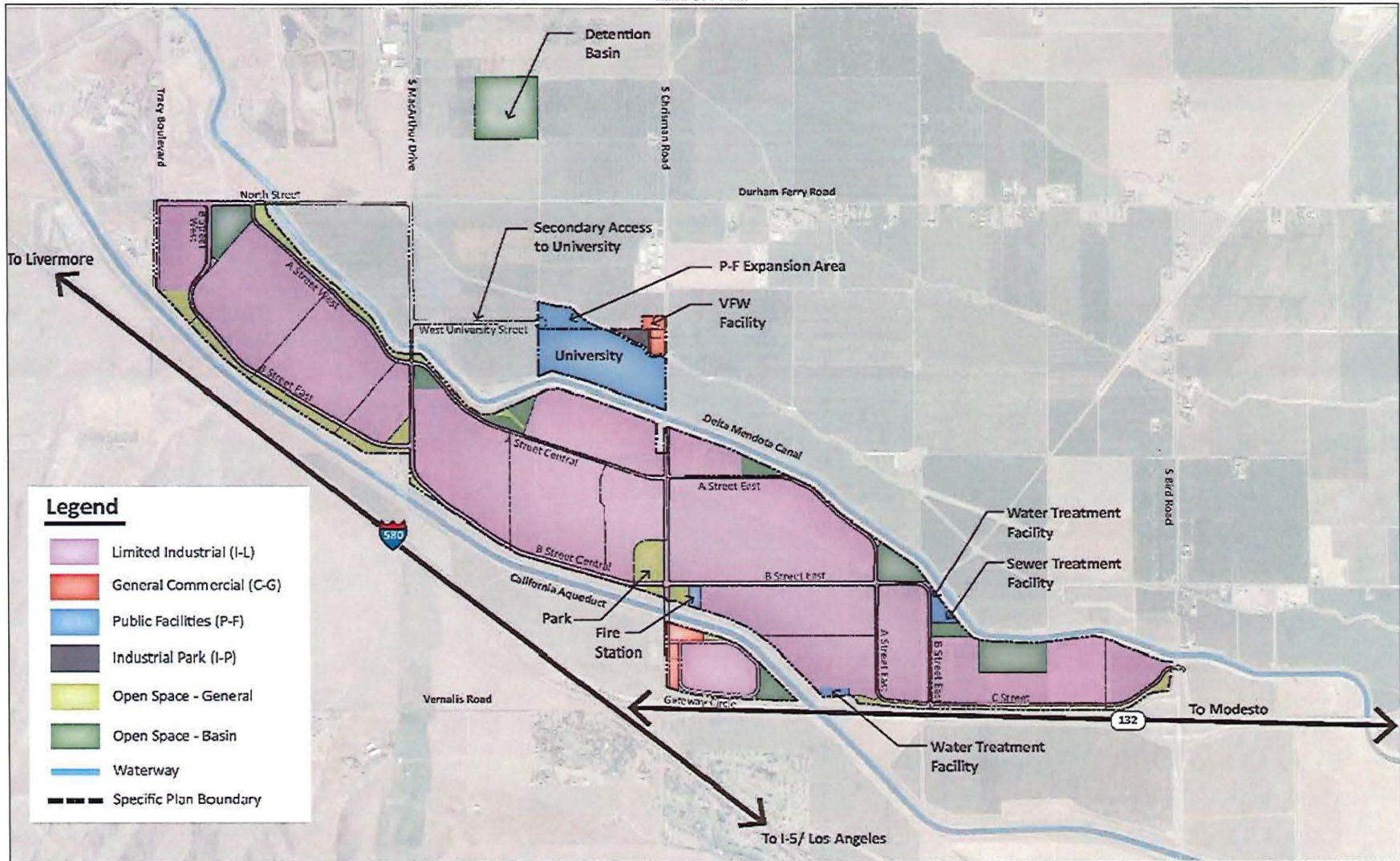


Pacific Gateway  
 Figure 3  
 Development Areas/Initial Phase Development Plan



Legend	
	University Center
	Pacific Gateway West
	Pacific Gateway Central
	Pacific Gateway East
	Gateway Center
	Initial Phase of Development

Pacific Gateway  
Figure 4  
Land Use Plan



**Legend**

- Limited Industrial (I-L)
- General Commercial (C-G)
- Public Facilities (P-F)
- Industrial Park (I-P)
- Open Space - General
- Open Space - Basin
- Waterway
- Specific Plan Boundary