



**Planning Commission Staff Report  
Item # 1, November 18, 2021  
General Plan Text Amendment & Development Title Text Amendment,  
General Plan Map Amendment, and Zone Reclassification Nos. PA-  
2100196, 197, & 198  
Prepared by: Jennifer Jolley**

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**PROJECT SUMMARY**

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**Applicant Information**

**Property Owner:** Various  
**Project Applicant:** San Joaquin County Community Development Department

**Project Site Information**

**Project Location:** Various (See Attachments A & B for list of potential sites)

**Supervisory District:** Countywide

**Environmental Review Information**

**CEQA Determination:** Notice of Exemption (Environmental Determination, Attachment G)

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**Project Description**

The project is a combination of three applications to address the shortage of truck parking and truck sales locations currently available within San Joaquin County. The project applications are as follows:

**General Plan Text Amendment & Development Title Text Amendment (PA-2100196)**

- Create a new General Plan designation of Agriculture-Industrial (A/I) with policies related to locational criteria, permitted uses, and development standards.
- Create a new zone of Agriculture-Industrial (AI) for consistency with the new General Plan designation. Development Title Section 9-600.1 and Table 9-605.2 will be amended to include the new Agriculture-Industrial (AI) zone, and will permit all uses currently permitted in the General Agriculture (AG) zone, as well as the following Truck Sales & Services use types: Parking and Sales. These additional uses will be subject to a Site Improvement Plan or Site Approval based on specific criteria.
- Permit additional truck-related uses in the General Commercial (C-G) zone. Development Title Table 9-405.2 will be updated to permit the following Truck Sales & Services use types in the General Commercial (C-G) zone: Parking, Cleaning, Repairs and Sales. These truck-related uses will be subject to an approved Site Approval, and specific locational criteria will be added to Development Title Section 9-405.5[h].
  - The Community Development Department has identified approximately 39 additional parcels that are currently zoned General Commercial (C-G) with the potential to meet the locational criteria specified in the Development Title Text Amendment that would permit a variety of truck related uses (See Attachment B). Currently, the only truck related use permitted in the C-G zone is Truck Sales & Services: Sales.

### **General Plan Map Amendment (PA-2100197)**

- Amend the General Plan designation of 40 pre-selected parcels to Agriculture-Industrial (A/I).

### **Zone Reclassification (PA-2100198):**

- Change the zoning of the same 40 pre-selected parcels to Agriculture-Industrial (AI) for consistency (See Attachment A).

The parcels identified by the County as potential sites for the Agriculture-Industrial (A/I) General Plan designation and Agriculture-Industrial (AI) zone are consistent with specific policies and meet the ocalational criteria outlined in the General Plan Text Amendment and Development Title Text Amendment applications.

### **Recommendation**

1. Forward General Plan Text Amendment and Development Title Text Amendment No. PA-2100196 to the Board of Supervisors with a recommendation of approval based on the ability to make the required Basis for a General Plan Text Amendment and Development Title Text Amendment (See Attachment D);
2. Forward General Plan Map Amendment No. PA-2100197 to the Board of Supervisors with a recommendation of intent to approve based on the ability to make the required Basis for a General Plan Map Amendment (See Attachment D), and;
3. Forward Zone Reclassification No. PA-2100198 to the Board of Supervisors with a recommendation of intent to approve based on the ability to make the required Bases for a Zone Reclassification (See Attachment D)

## NOTIFICATION & RESPONSES

(See Attachment C, Response Letters)

### Public Hearing Notices

**Legal ad for the public hearing published in the Stockton Record:** November 8, 2021.

**Number of Public Hearing notices:** 1784

**Date of Public Hearing notice mailing:** November 5, 2021.

### Referrals and Responses

**Project Referral with Environmental Determination Date:** September 20, 2021 and September 28, 2021

Agency Referrals	Response Date – Neighborhood Referral	Response Date - Referral
<b>County Departments</b>		
Ag Commissioner		
Community Development		
Building Division		
Fire Prevention Bureau		
Code Enforcement		
County Counsel		
Environmental Health	10/6/21	
Public Works	10/13/21	
Sheriff Office		
<b>State Agencies</b>		
Department of Transportation		
District 10		
C.H.P.		
Delta Stewardship Council		
CA Dept. of Boating and Water		
CA Dept. of Motor Vehicles		
Fish & Wildlife, Division: 2 & 3		
CA Native American Heritage Commission		

Agency Referrals	Response Date – Neighborhood Referral	Response Date - Referral
<b>Local Agencies</b>		
San Joaquin Air Pollution Control District		
S.J.C.O.G.		
San Joaquin Farm Bureau		
All Cities		
All Fire Districts		
All Municipal Advisory Councils		
Buena Vista Rancheria		
CA Tribal TANF Partnership		
CA Valley Miwok Tribe		
North Valley Yokuts Tribe		
United Auburn Indian Community		

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## ANALYSIS

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### Grand Jury Report 2017-2018

On September 11, 2018, the San Joaquin County Board of Supervisors approved a Board Order (B-18-561) to accept a report that included responses from the Community Development Department (“Department”) regarding a 2017-2018 Civil Grand Jury Report entitled “Code Enforcement Departments of San Joaquin County” (Case No. 0117). This report included the following:

- **Finding F8.1: The County actively pursues the illegal parking of commercial trucks in unincorporated areas but, due to the large amount of undeveloped land, it is difficult to enforce the code. This has led to complaints.**

A recommendation was also made by the Civil Grand Jury as follows:

- **Recommendation R8.1: San Joaquin County continue to expand its enforcement efforts to prohibit illegal commercial truck parking.**

The Community Development Department provided the following response:

- **The San Joaquin County Community Development Department will take the following actions to help resolve the issue. Under the Department’s 2018-2019 budget, one new Code Enforcement Officer has been approved. The Department is currently working with the Human Resources Department to hire the new Officer. Once the Officer has been hired, a portion of their time will be allocated to enforcement efforts to prohibit illegal commercial truck parking. This will supplement the time already spent by existing Code Enforcement Officers on this issue.**

This Code Enforcement Officer position was filled during the 2018-2019 budget. Since then, the Department has hired one Senior Code Enforcement Officer and three additional Code Enforcement Officers to work within the Substandard Housing and Dangerous Buildings program. The hiring of additional Code Enforcement staff did not provide resolution to the ongoing illegal truck parking problem, but rather provided additional staff to cite those in violation. The General Plan Amendment, Zone Reclassification and Text Amendments as proposed are expected to provide a significant number of new truck parking and truck sales opportunities in the County.

### Warehousing & Logistics

In January of 2019, the San Joaquin Council of Governments released a report regarding San Joaquin County Transportation and Warehousing Trends. This report supported the conclusions of the Grand Jury Report and also offered additional findings:

- San Joaquin County is expanding its reputation as the premier setting for corporate warehouse and logistics, especially in Lathrop and Tracy.
- The presence of a deep-water port and cargo-centric airport in Stockton help make San Joaquin County attractive for this industry.
- The industry alone employs more than 20,000 workers in San Joaquin County.
- The industry sector has grown 74.3% in the past 5 years, nearly twice the rate as the next highest industry which is construction.
- Fulfillment centers in Tracy and Stockton and delivery centers in Manteca provide residents in Stockton, Tracy, Manteca, Modesto, Lathrop, and Ripon same-day shipping on some items.
- These types of facilities have greatly contributed to Stockton Metropolitan Airport’s growth as an air cargo center and is now one of the San Joaquin County’s top private employers.

The Department receives inquiries from the public regarding potential truck parking locations on a daily basis. The Department also has received and approved multiple large-scale warehouse and logistics project applications in the past 3 years. The facilities depend on the trucking industry to deliver the stored goods. In an effort to satisfy this demand, trucking operations are continually searching for locations that permit

legalized truck parking. Because there is a shortage of appropriately zoned locations, many trucks park on unpermitted properties throughout the County. As a result, the Department has a large number of open enforcement cases regarding illegal truck parking. There are currently 35 open enforcement cases regarding the illegal parking of trucks and/or trailers.

### **Truck Parking and Sales Study Sessions**

In 2021, the Community Development Department held two study sessions with the Planning Commission (March 4<sup>th</sup> and June 3<sup>rd</sup>) to discuss potential policies related to truck parking and sales. Over 200 notices were sent to existing trucking companies within San Joaquin County prior to these meetings seeking feedback from the logistics community. After conducting the study sessions and reviewing comments received from the public, the Department was able to establish new policies, create development standards and identify potential sites for future truck parking and truck sales operations. The uses permitted in the AI zone will be the same as uses permitted in the AG (General Agriculture) zone but also permit the parking and sales of trucks. Property owners of identified parcels were notified of the proposed changes prior to review and notification of the public.

### **Parcel Selection**

Potential parcels were identified using locational parameters, reviewing historical use of the property, and looking at current site conditions. By using the following parameters the Department was able to identify 40 potential parcels (some parcels are located next to each other) that meet the following criteria:

- Located within a ½ mile radius of an interchange along State Route 99, Interstate 5, Interstate 205, Interstate 580 or other highway
- Not classified as Important Farmland; which includes Prime Farmland and Farmland of Statewide Importance as designated by California's Department of Conservation
- Have a minimum lot size of 1 acre and a maximum lot size of 20 acres
- Not be under Williamson Act or Farmland Security Act Contract
- Located outside of the Primary or Secondary Zone of the Delta

Notes:

- The majority of the parcels identified do not contain residences on-site, although residences are not prohibited.
- One parcel that is included as a potential location is classified as Prime Farmland. However, due to its size (3 acres), odd configuration and lack of active farming on-site for over 20 years, it is recommended as an appropriate site for truck parking or truck sales.

### **Permitted Uses, Thresholds and Development Standards**

Truck parking and truck sales may be permitted in the AI zone subject to either a ministerial application (such as an Improvement Plan); or when set thresholds are exceeded, a discretionary application (such as a Site Approval) will be required. The thresholds are as follows:

- Truck Parking may be permitted with an approved Improvement Plan if there are 25 or less combined truck and trailers on site, and when less than 1,000 square feet of building space is proposed. Any project that exceeds these thresholds will require an approved discretionary Site Approval application.
- Truck Sales may be permitted with an approved Improvement Plan if the building space utilized by the operation is 12,500 square feet or less. There is no limit on the number of trucks that may be displayed for sale on-site at any given time. Any project that exceeds this threshold will require an approved discretionary Site Approval application.

In addition to these thresholds, the Development Title Text Amendment proposes minimum development standards for ministerial truck parking and truck sales projects. The standards include minimum setback requirements from property lines that are increased if there is a residence on an adjacent property. In

addition, there are minimum surfacing and screening requirements required to alleviate concerns about dust and ensure land use compatibility with adjoining parcels. The purpose of these development standards is to create a streamlined approach for operations that have minimal impacts and to allow a more in depth review process for operations on a case by case basis that may have potential impacts.

### **Commercial Zones and Truck-Related Uses**

The Department receives weekly requests to establish truck related uses such as parking, sales, repair and washing on commercially zoned properties throughout the County. In an effort to provide additional opportunities for truck parking locations the Department is also proposing a Development Title Text Amendment to permit a variety of truck related operations on parcels with a zoning designation of General Commercial (C-G) when located within a ½ mile radius of an interchange with an interstate or highway. With these amendments, if approved, an additional 39 parcels could potentially be utilized for truck related uses throughout the County.

### **CEQA Analysis**

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), and a Notice of Exemption will be filed if the project is approved. This project will change the General Plan designation and Zoning of a limited (specific) number of parcels to an Agriculture-Industrial (A/I) General Plan designation and the corresponding Agriculture Industrial (AI) zoning. In addition to the permitted uses in the General Agriculture zone, the change in General Plan designation and zoning will expand the permitted uses to include truck parking and truck sales subject to a land use permit. Ministerial approval of a truck parking and/or truck sales project is limited to truck parking projects with a maximum number of 25 permitted trucks, trailers or combination thereof, and truck sales projects with a maximum total square footage of less than 1,000 square feet. Any project that exceeds these thresholds will require a discretionary application that is subject to CEQA. For ministerial approval, the maximum square footage of building space utilized for truck sales is 12,500 square feet. Any project exceeding this threshold would also require a discretionary application subject to CEQA. Because the ministerial projects will not create a significant impact on the environment, the project is exempt from CEQA.

### **Public Notice**

Property owners of parcels under consideration for reclassification to the AI zone were notified prior to sending out public notification of the project, and were given the opportunity to “opt out” of the rezone. Ultimately, no property owners contacted the Department to opt out of the reclassification process. Pursuant to Development Title Section 9-220 (Public Hearing Review Procedures), a notice of public hearing, for property-specific applications only, shall be mailed to all owners of real property as shown on the latest tax rolls. The notification distance is based on the General Plan designation of the property involved. In agricultural, freeway service, and industrial areas outside of communities, all owners of property within 1,400 feet of the perimeter of the property are to be notified. However, property owners of no more than 5 parcels in any direction need to be notified, provided all owners within 300 feet are notified. In an effort to provide transparency to the project and encourage public participation, the Department opted to notify property owners within the 1,400 foot radius for all parcels being considered for rezoning. Over 2,000 notices were sent to surrounding property owners.

### **Public Comments**

There are 3 locations in the County that have been identified by staff as being of significant concern to the public based on responses received. Each location has multiple parcels proposed for the AI zone reclassification as follows:

- Eight Mile Road and State Route 99 East Frontage Road (see site plans labeled Locations 19, 20 & 21 in Attachment A)
  - Three parcels totaling approximately 17 acres of land on the northeast corner of Eight Mile Road and State Route 99 East Frontage Road
  - Current zone of AU-20 (Agriculture Urban Reserve-20 acre minimum) since 1992
  - Current General Plan designation of C/FS (Commercial-Freeway Service) since 1992
  - Fallow undeveloped land

- Surrounded by AG-40 zoning to the north and east, C-G (Commercial-General) zoning to the west across the State Route 99 East Frontage Road, and R-R (Rural Residential) zoning to the south across Eight Mile Road
- Public opposition includes concerns about traffic, noise, and proximity to a new fire station
- Arch Road and State Route 99 East Frontage Road (see site plans labeled Locations 23, 24 & 25 in Attachment A)
  - Four parcels totaling approximately 16 acres of land on the southeast corner of Arch Road and State Route 99 East Frontage Road
  - Current zone of AG-40 (General Agriculture-40 acre minimum) since 1992
  - Current General Plan designation of A/UR (Agriculture-Urban Reserve) since 2016
  - Fallow undeveloped land
  - Surrounded by the City of Stockton (commercial development) to the north and west and AG-40 (General Agriculture-40 acre minimum) zoning to the south and east
  - Public opposition includes concerns about traffic and impacts on an existing residential subdivision located 650 feet south of closest potential AI parcel
- French Camp Road and Interstate 5 (see site plans labeled Locations 27, 28, 29 & 30 in Attachment)
  - Four parcels totaling approximately 30 acres of land on the south side of French Camp Road, west of Interstate 5
  - Current zone of AG-40 (General Agriculture-40 acre minimum) since 1992
  - Current General plan designation of A/UR since 2016
  - Fallow undeveloped land
  - Surrounded by the city of Stockton to the north (developed with a mixture of residential and planned commercial development), Interstate 5 to the east, agricultural zoning to the west and south.
  - Public opposition includes concerns about traffic and impacts on existing residential development to the north and residences in the agricultural zone to the south.

As previously noted, all of the locations selected for the AI zone reclassification were identified based on their close proximity to existing freeways and highways as well as access to existing interchanges where additional roadway improvements are not anticipated. The roadways affected by this application are designed to accommodate a range of uses including traffic from large trucks. Prior to establishment of any truck parking facility or truck sales facility, access will be reviewed by the Department of Public Works to ensure that trucks can safely enter and exit the facility. The purpose of locating these sites within a ½ mile radius of existing interchanges is to minimize the distance traveled between parking and sales establishments and the freeways and highways. The proposed AI zones are located within a short distance of a highway or freeway by design and the majority of sites are currently located within higher noise contour areas that are currently subject to transportation noise from the freeways and highways. Any additional transportation noise from the trucks is considered minimal. Often truck parking facilities are unmanned and generate very little stationary noise. In conclusion, any impacts from operations permitted with a ministerial application are considered to be minor and will not significantly impact surrounding uses. Projects that require discretionary applications will be reviewed on an individual basis to determine any potential impacts that would require mitigation.

## **RECOMMENDATION**

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It is recommended that the Planning Commission:

1. Forward General Plan Text Amendment and Development Title Text Amendment No. PA-2100196 to the Board of Supervisors with a recommendation of approval based on the ability to make the required Basis for a General Plan Text Amendment and Development Title Text Amendment (See Attachment D);
2. Forward General Plan Map Amendment No. PA-2100197 to the Board of Supervisors with a recommendation of intent to approve based on the ability to make the required Basis for a General Plan Map Amendment (See Attachment D), and;
3. Forward Zone Reclassification No. PA-2100198 to the Board of Supervisors with a recommendation of intent to approve based on the ability to make the required Bases for a Zone Reclassification (See Attachment D)

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**SAN JOAQUIN**  
—COUNTY—  
*Greatness grows here.*

## Community Development Department

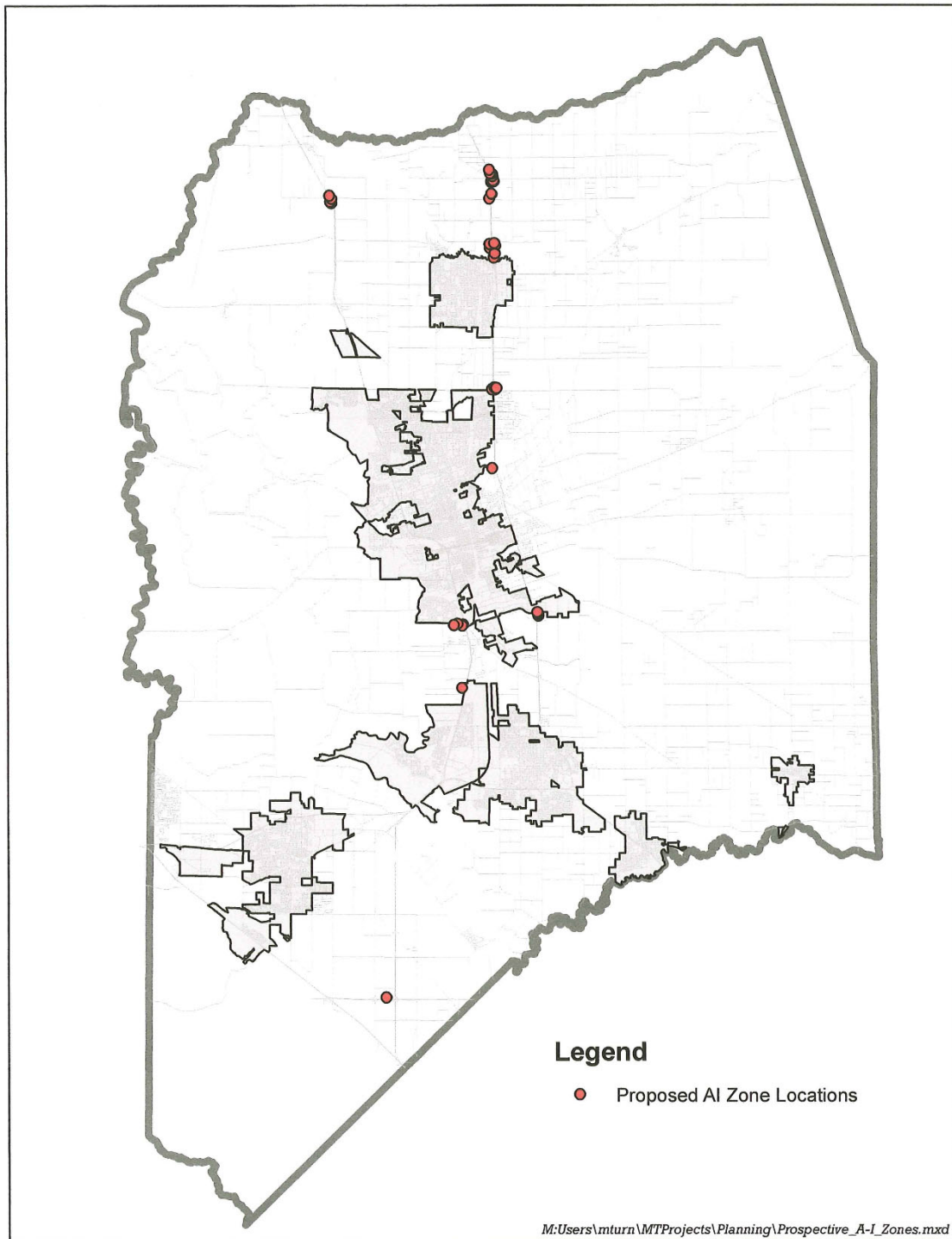
Planning · Building · Code Enforcement · Fire Prevention · GIS

### **Attachment A** **Site Plans Showing Numbered Potential AI** **(Agriculture-Industrial) Zone Locations**

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**PROPOSED AI (AGRICULTURE-INDUSTRIAL)  
ZONE LOCATIONS**



**PROPOSED GENERAL PLAN MAP AMENDMENT  
AND ZONE RECLASSIFICATION  
APNs: 005-160-07, 005-160-08**

Location 1

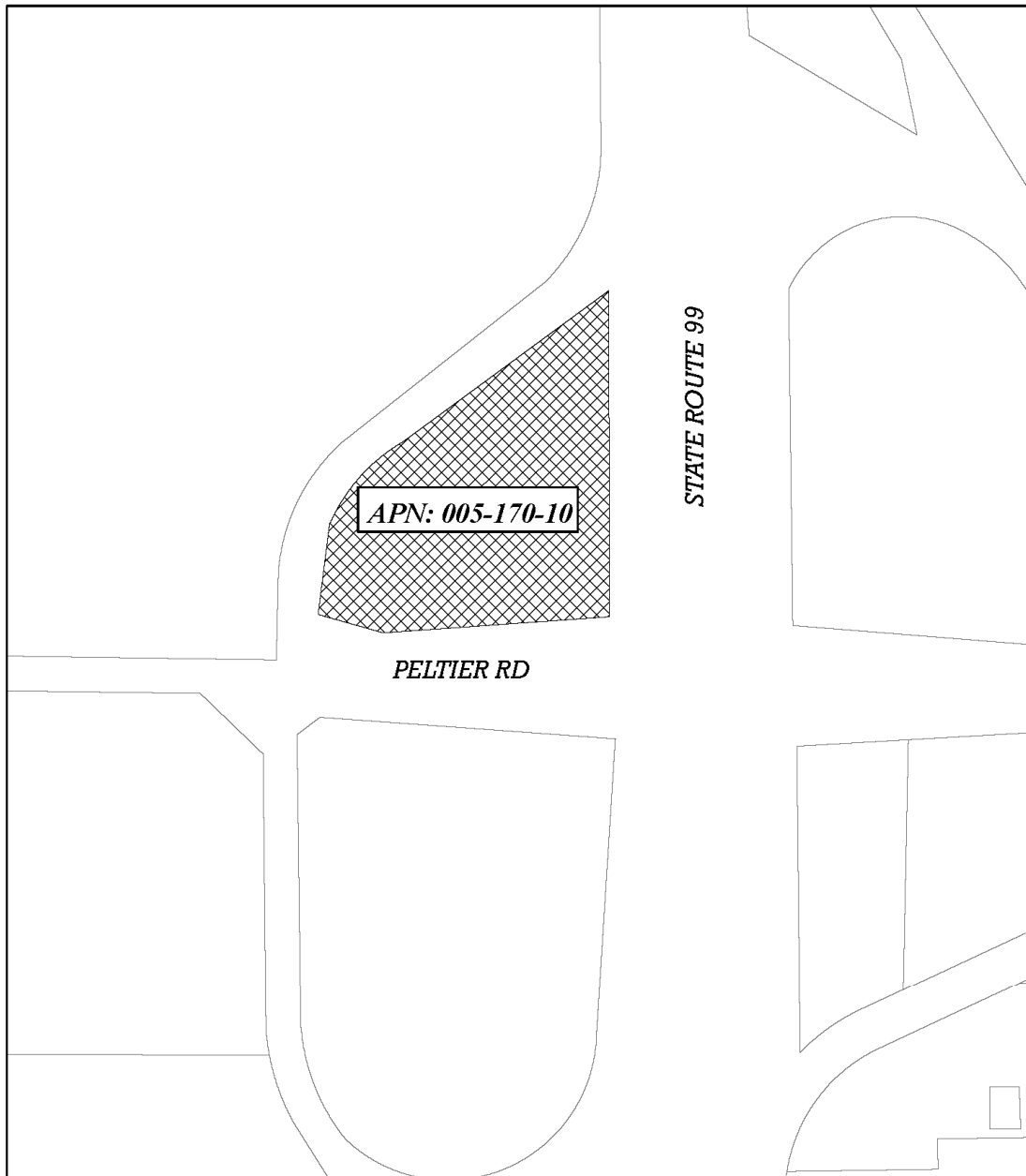


EXISTING GENERAL PLAN: GENERAL AGRICULTURE (A/G)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

***PROPOSED GENERAL PLAN MAP AMENDMENT  
AND ZONE RECLASSIFICATION  
APNs: 005-170-10***

Location 2

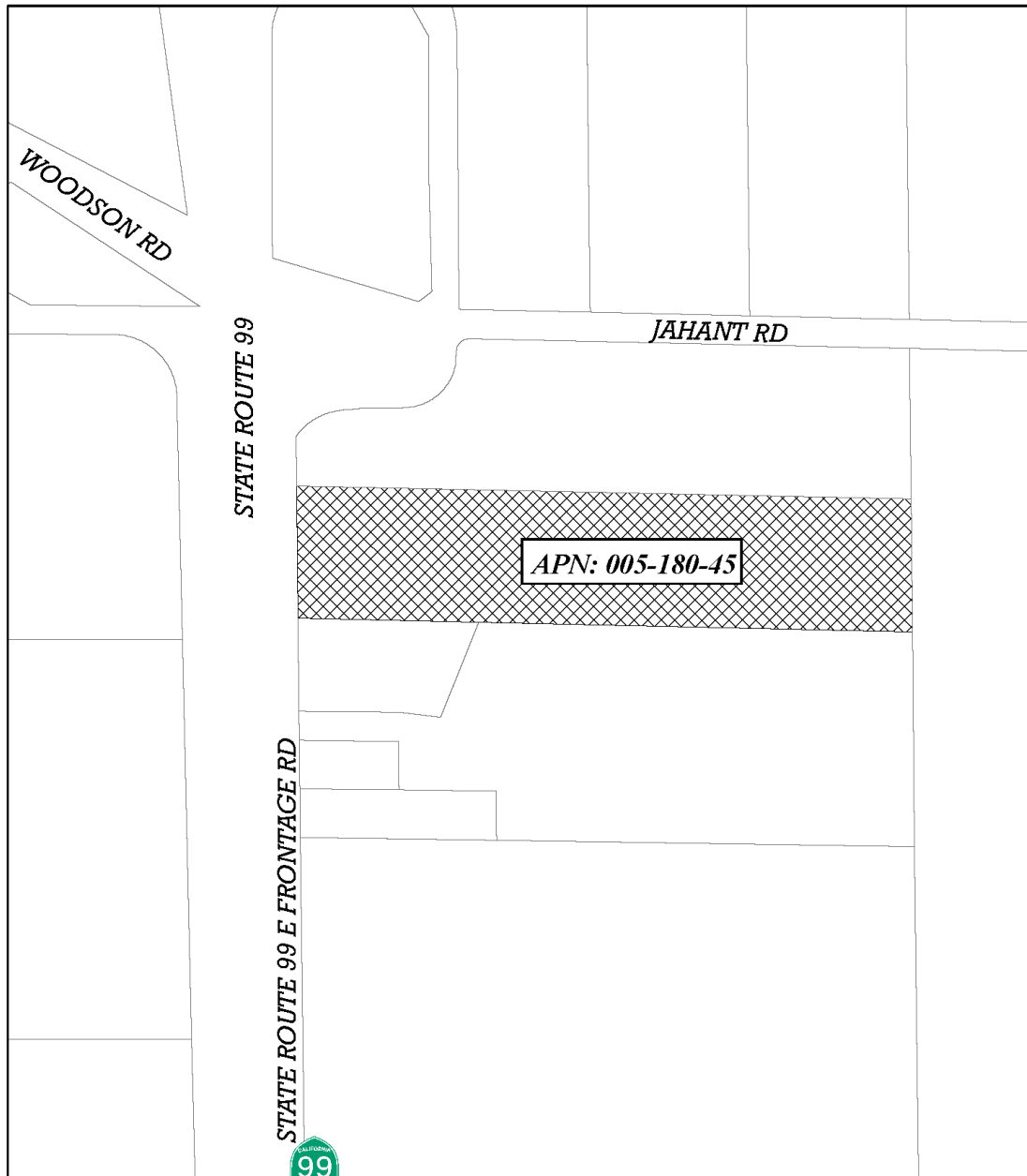


EXISTING GENERAL PLAN: GENERAL AGRICULTURE (A/G)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

**PROPOSED GENERAL PLAN MAP AMENDMENT  
AND ZONE RECLASSIFICATION  
APNs: 005-180-45**

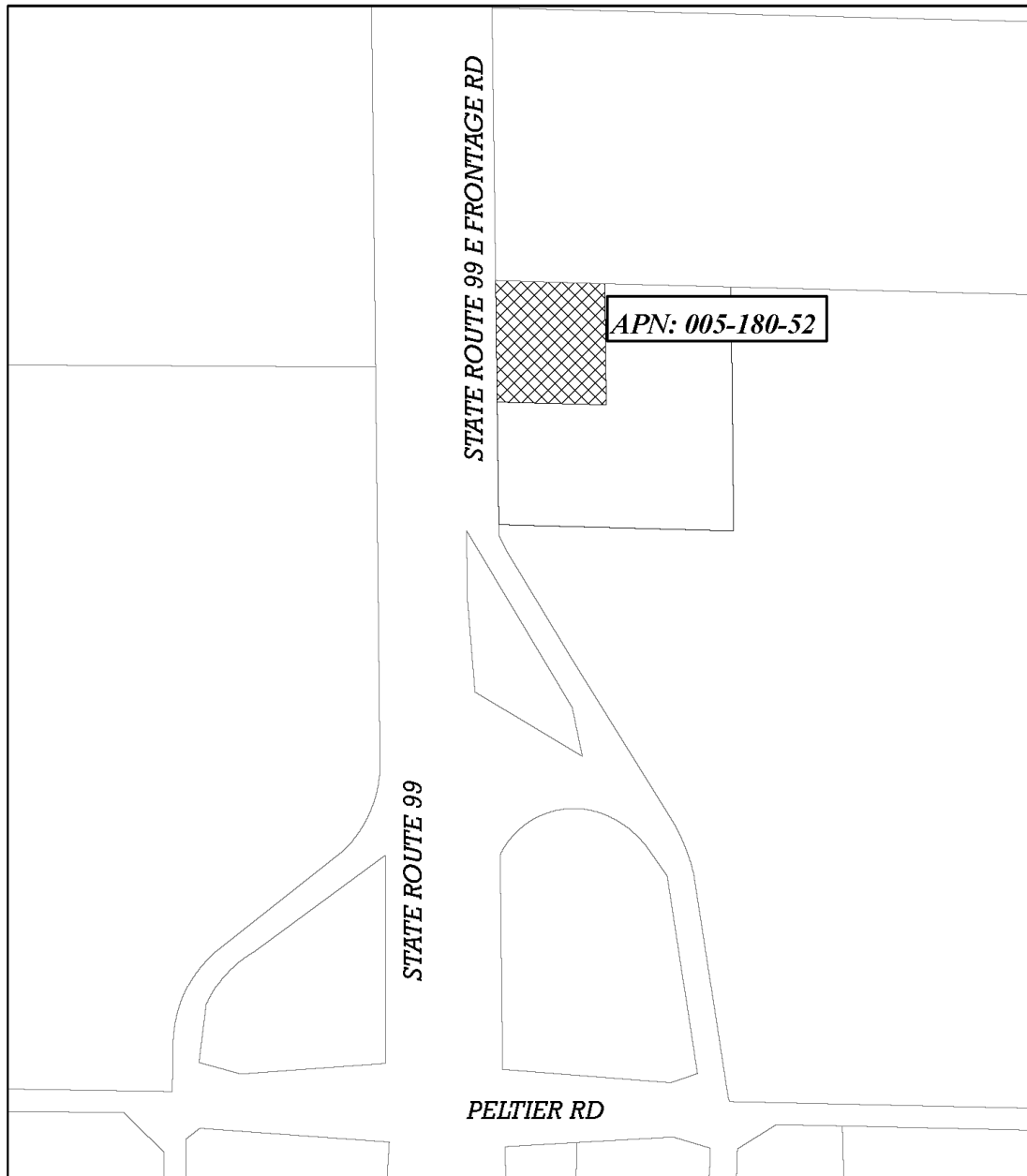
Location 3



EXISTING GENERAL PLAN: GENERAL AGRICULTURE (A/G)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

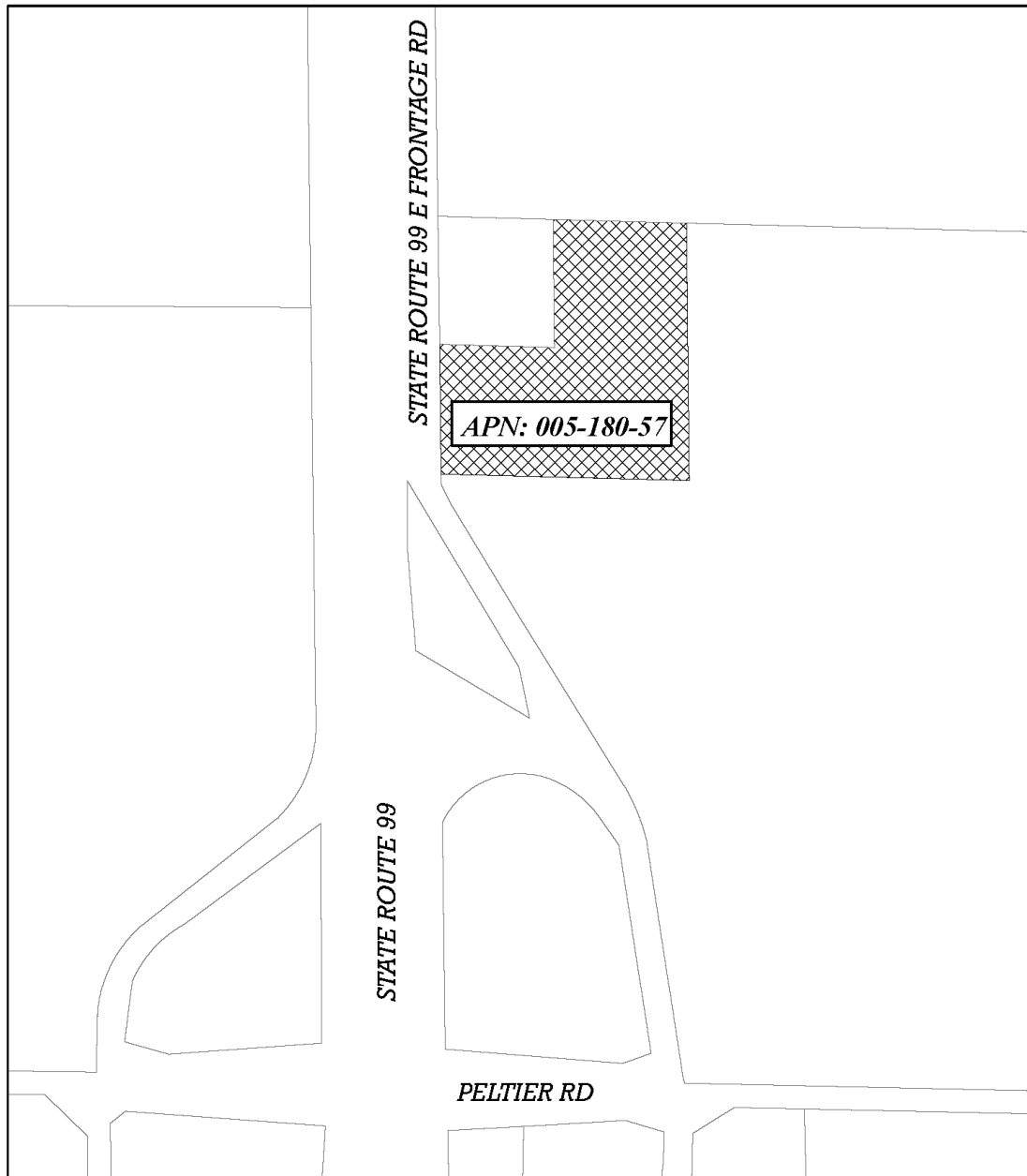
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**AND ZONE RECLASSIFICATION**  
**APNs: 005-180-52**



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PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

**PROPOSED GENERAL PLAN MAP AMENDMENT**      Location 5  
**AND ZONE RECLASSIFICATION**  
**APNs: 005-180-57**

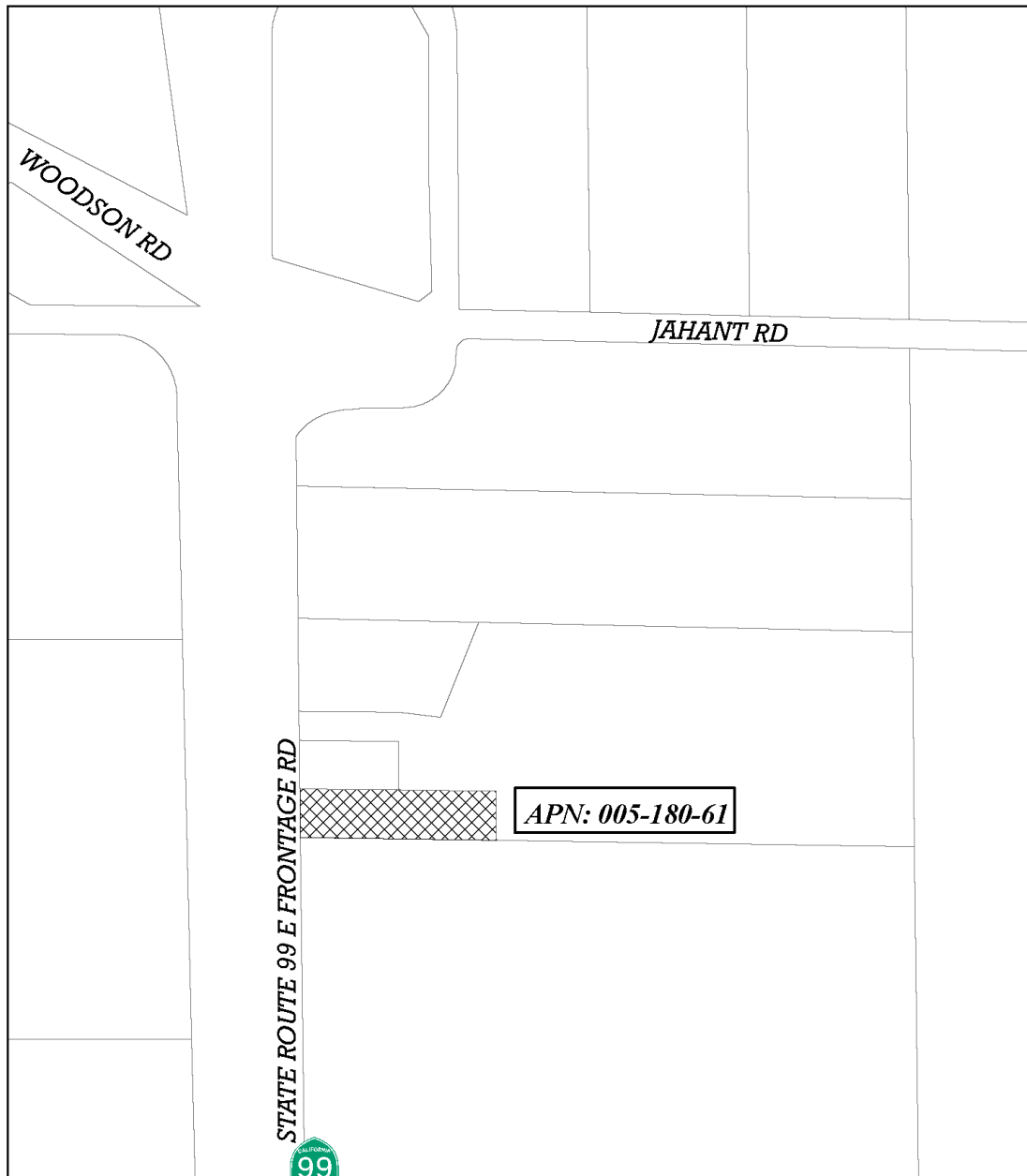


EXISTING GENERAL PLAN: GENERAL AGRICULTURE (A/G)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

**PROPOSED GENERAL PLAN MAP AMENDMENT  
AND ZONE RECLASSIFICATION  
APNs: 005-180-61**

Location 6

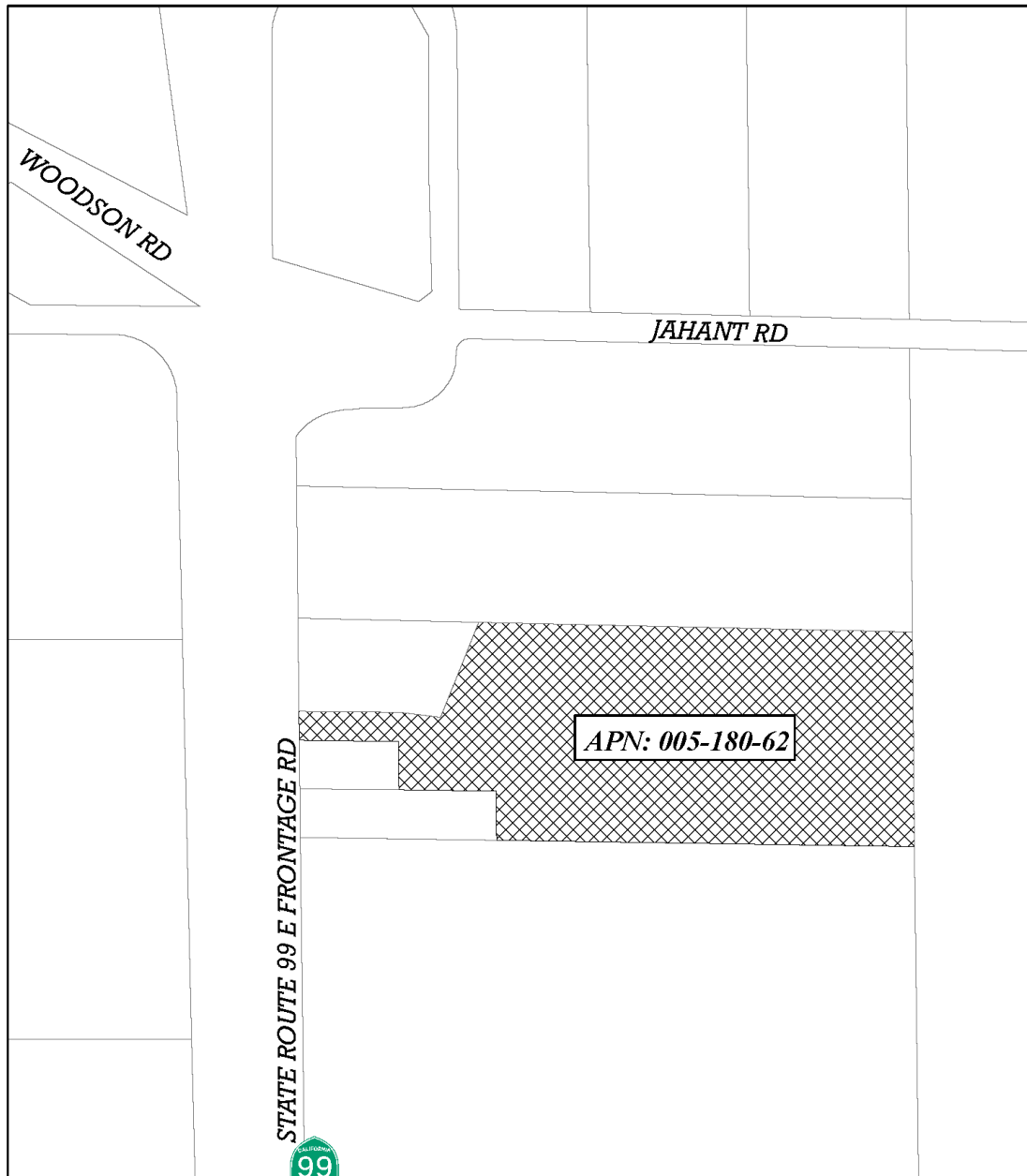


EXISTING GENERAL PLAN: GENERAL AGRICULTURE (A/G)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

**PROPOSED GENERAL PLAN MAP AMENDMENT  
AND ZONE RECLASSIFICATION  
APNs: 005-180-62**

Location 7



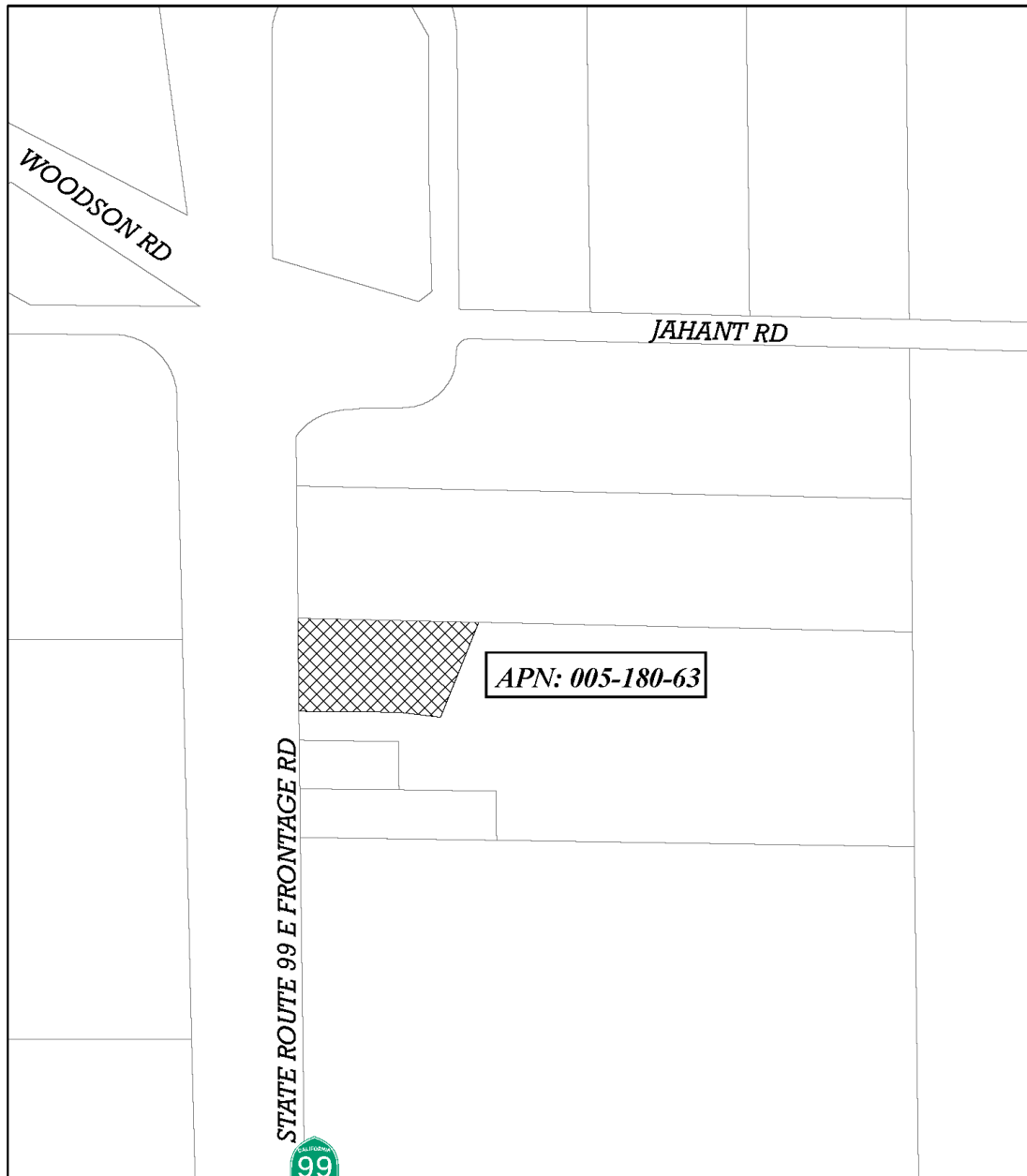
EXISTING GENERAL PLAN: GENERAL AGRICULTURE (A/G)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)



**PROPOSED GENERAL PLAN MAP AMENDMENT  
AND ZONE RECLASSIFICATION  
APNs: 005-180-63**

Location 8

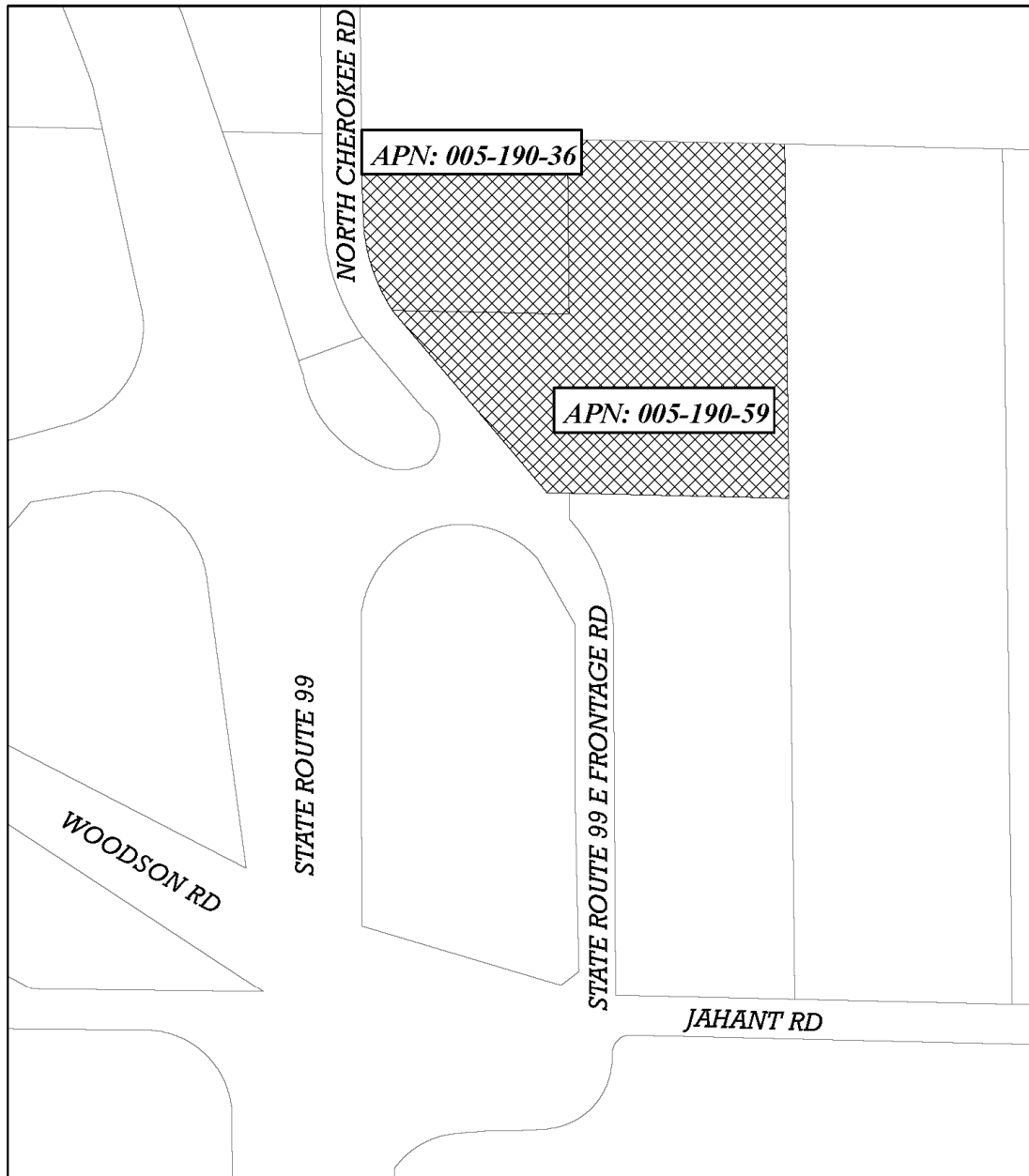


EXISTING GENERAL PLAN: GENERAL AGRICULTURE (A/G)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

**PROPOSED GENERAL PLAN MAP AMENDMENT  
AND ZONE RECLASSIFICATION  
APNs: 005-190-36, 005-190-59**

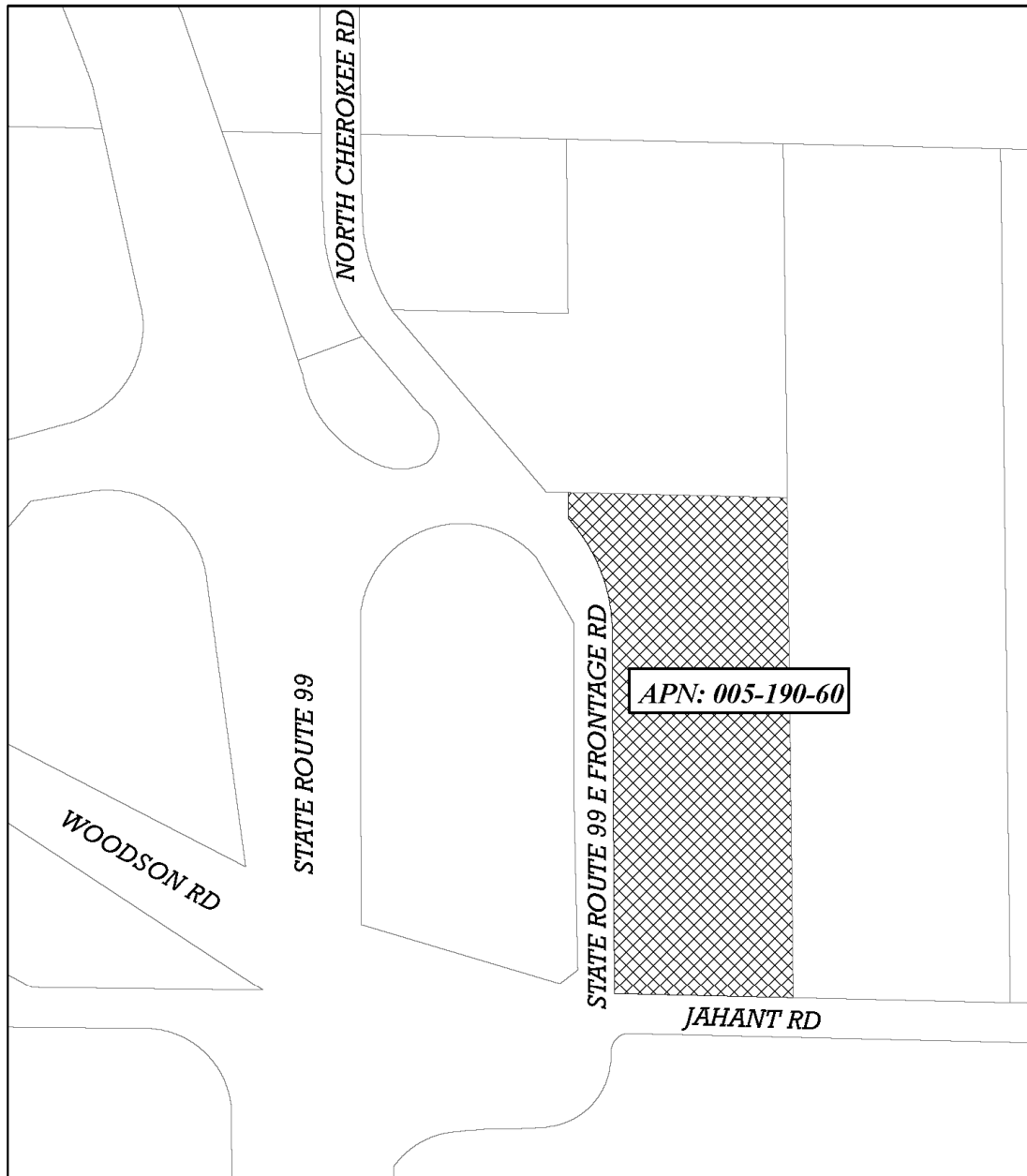
Location 9



EXISTING GENERAL PLAN: GENERAL AGRICULTURE (A/G)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

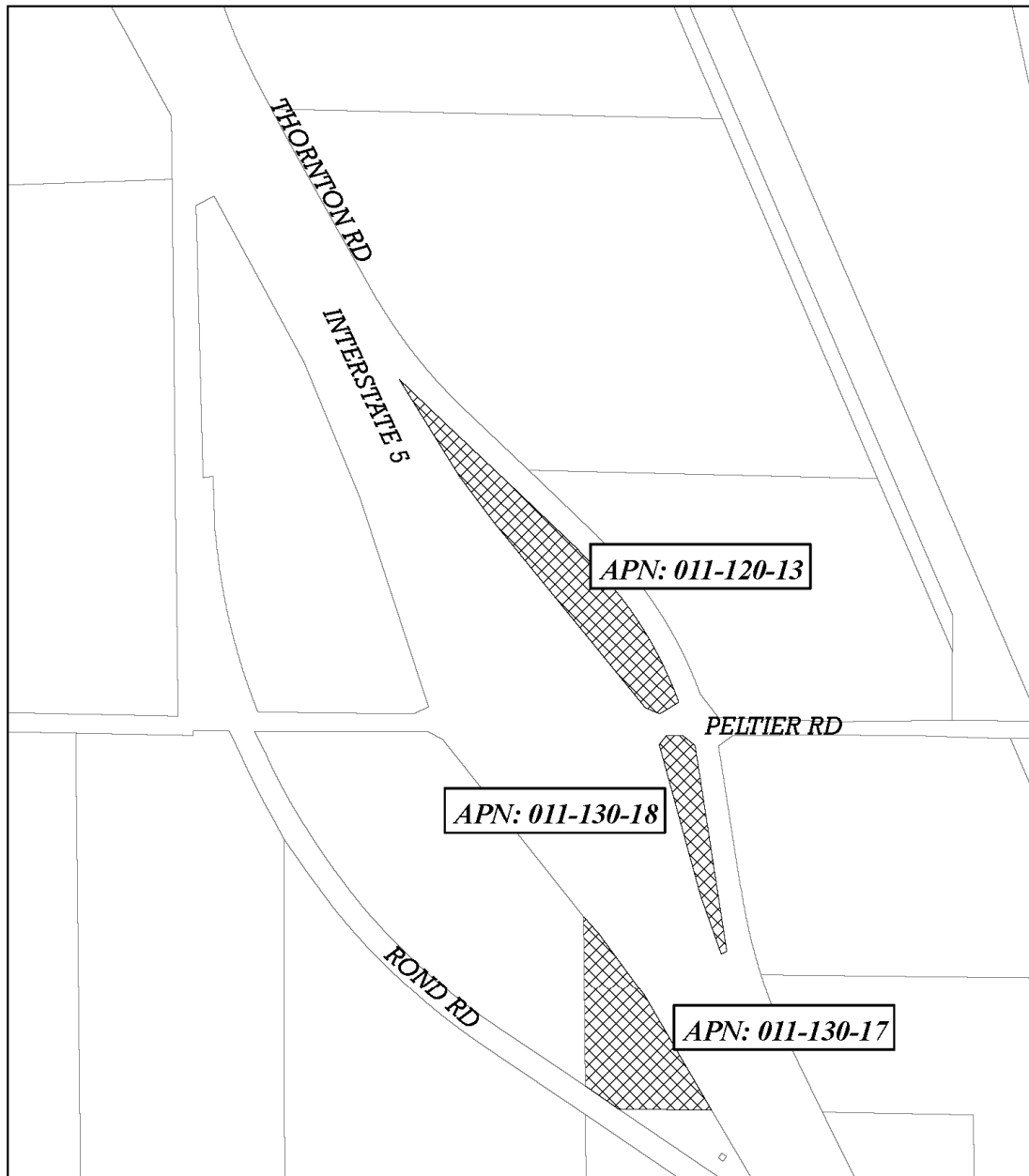
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 10  
**AND ZONE RECLASSIFICATION**  
**APNs: 005-190-60**



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PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

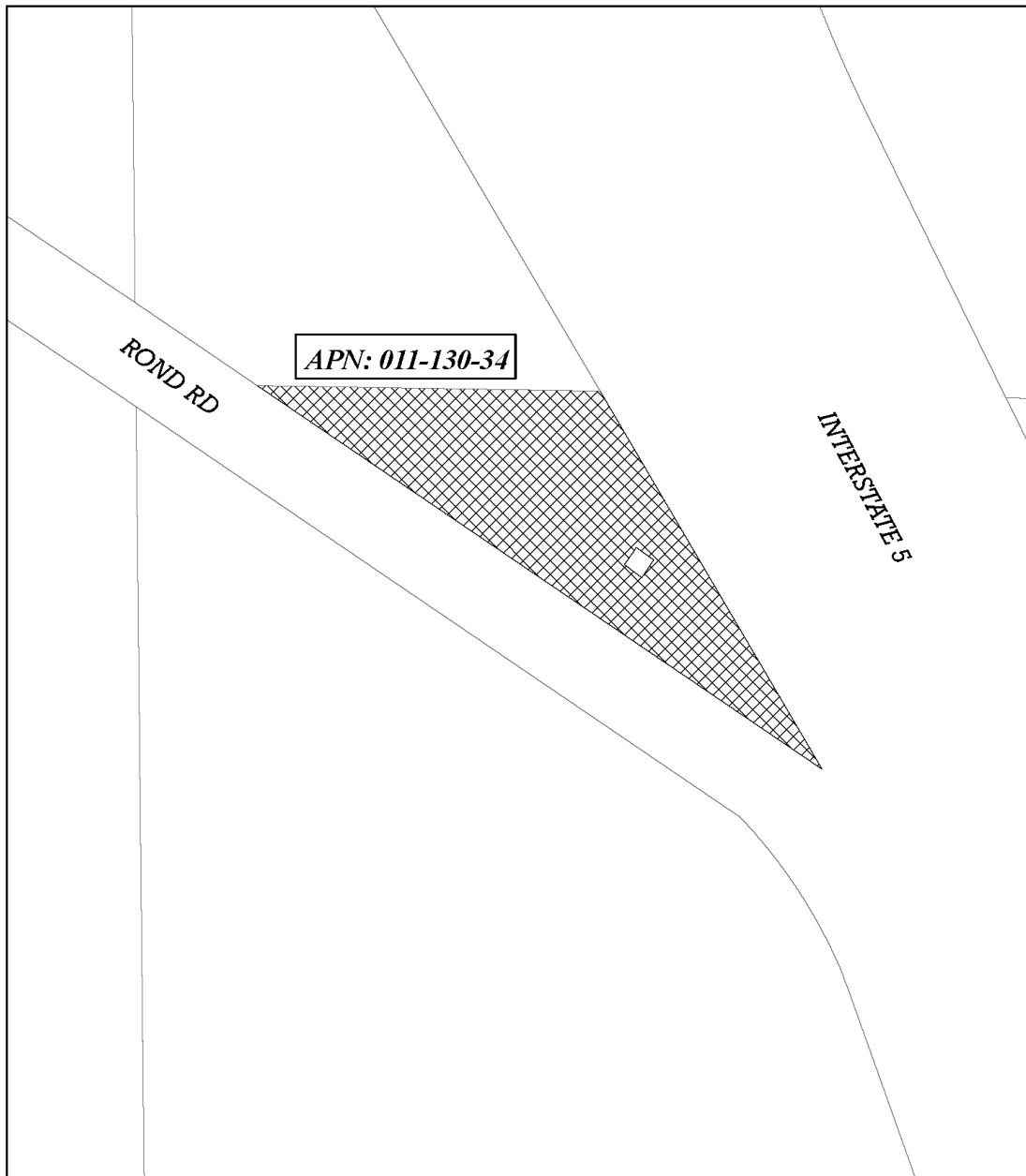
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 11  
**AND ZONE RECLASSIFICATION**  
**APNs: 011-120-13, 011-130-17, 011-130-18**



EXISTING GENERAL PLAN: GENERAL AGRICULTURE (A/G)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

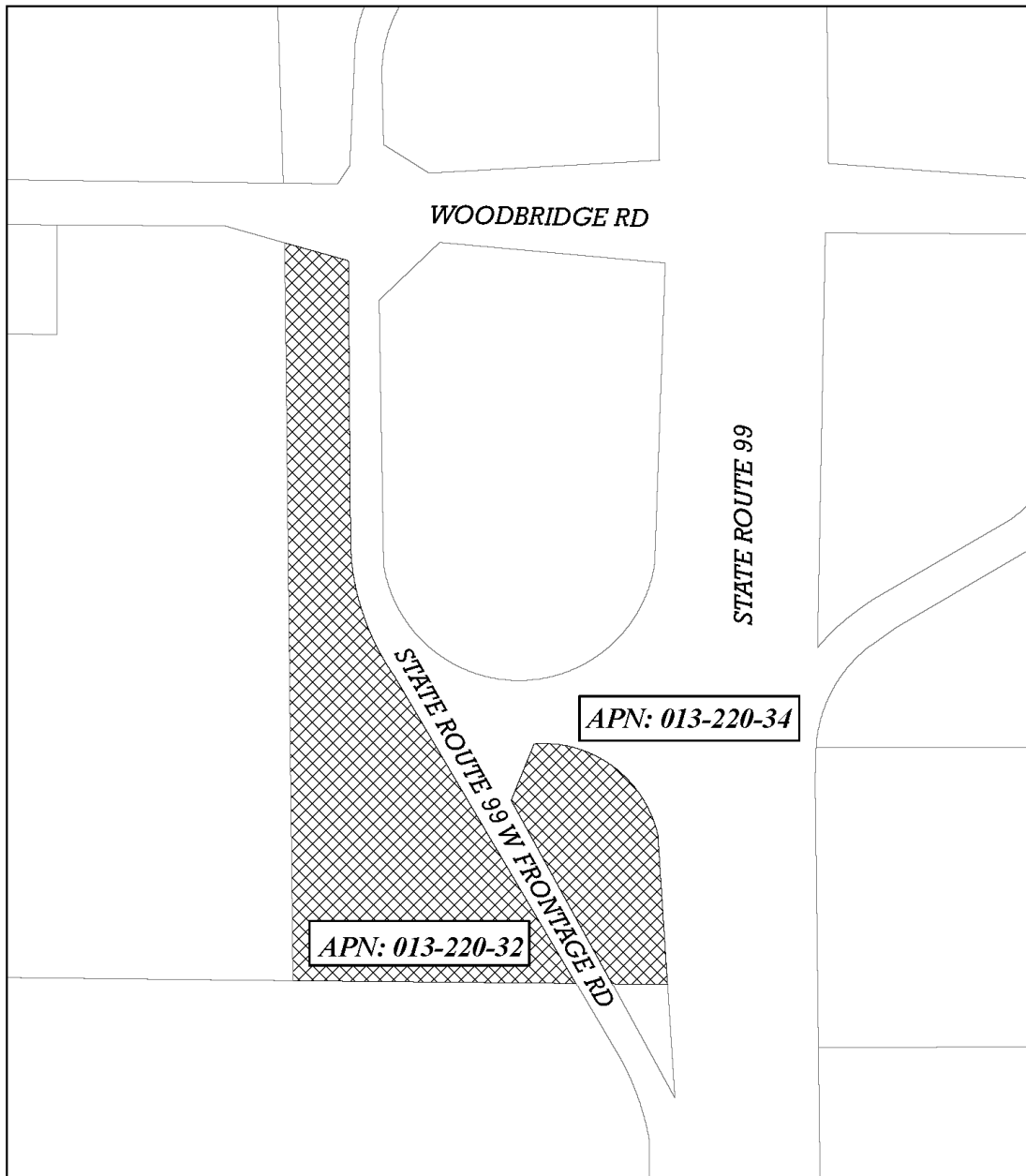
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 12  
**AND ZONE RECLASSIFICATION**  
**APNs: 011-130-34**



EXISTING GENERAL PLAN: GENERAL AGRICULTURE (A/G)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

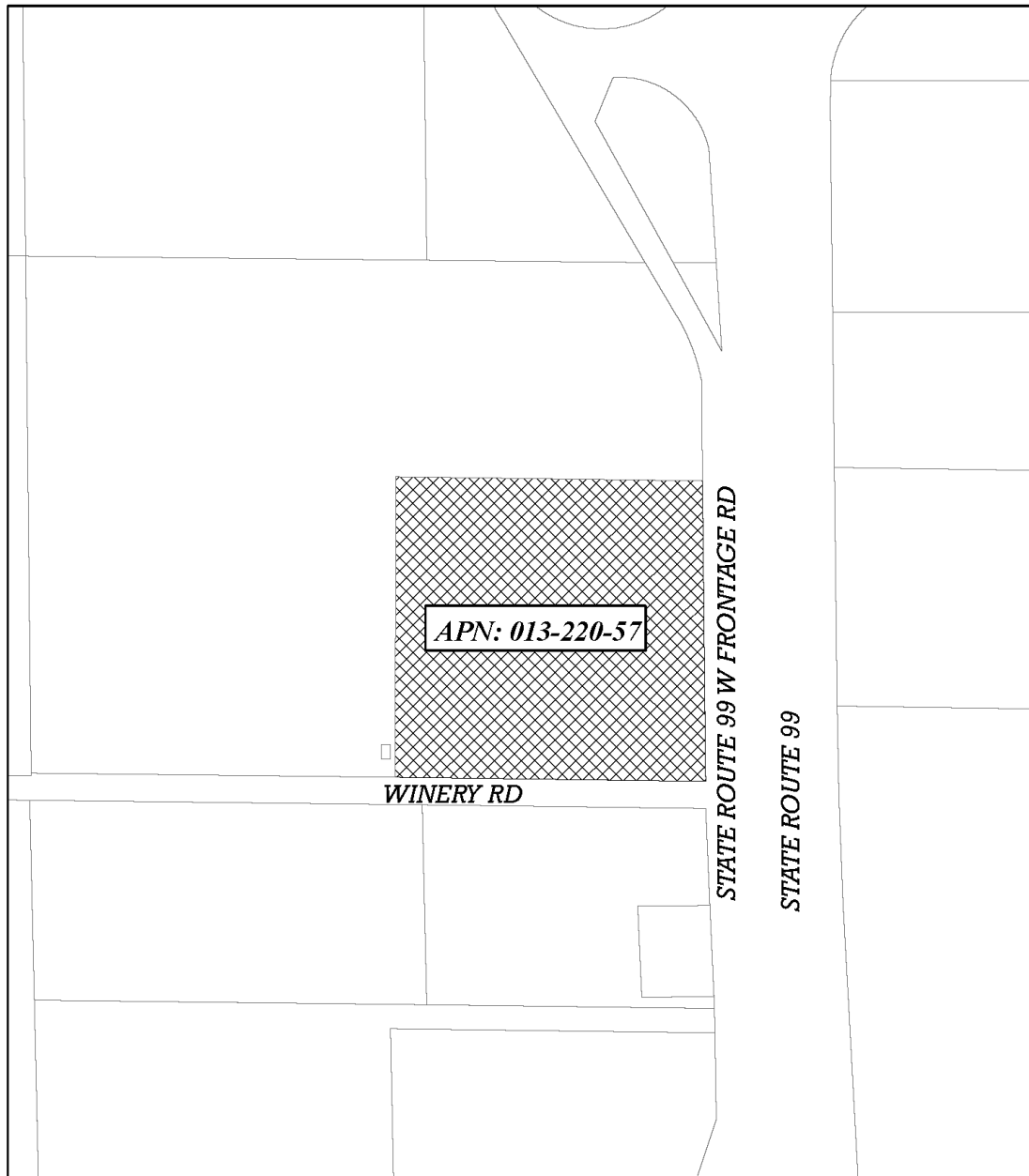
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 13  
**AND ZONE RECLASSIFICATION**  
**APNs: 013-220-32 & 013-220-34**



EXISTING GENERAL PLAN: GENERAL AGRICULTURE (A/G)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

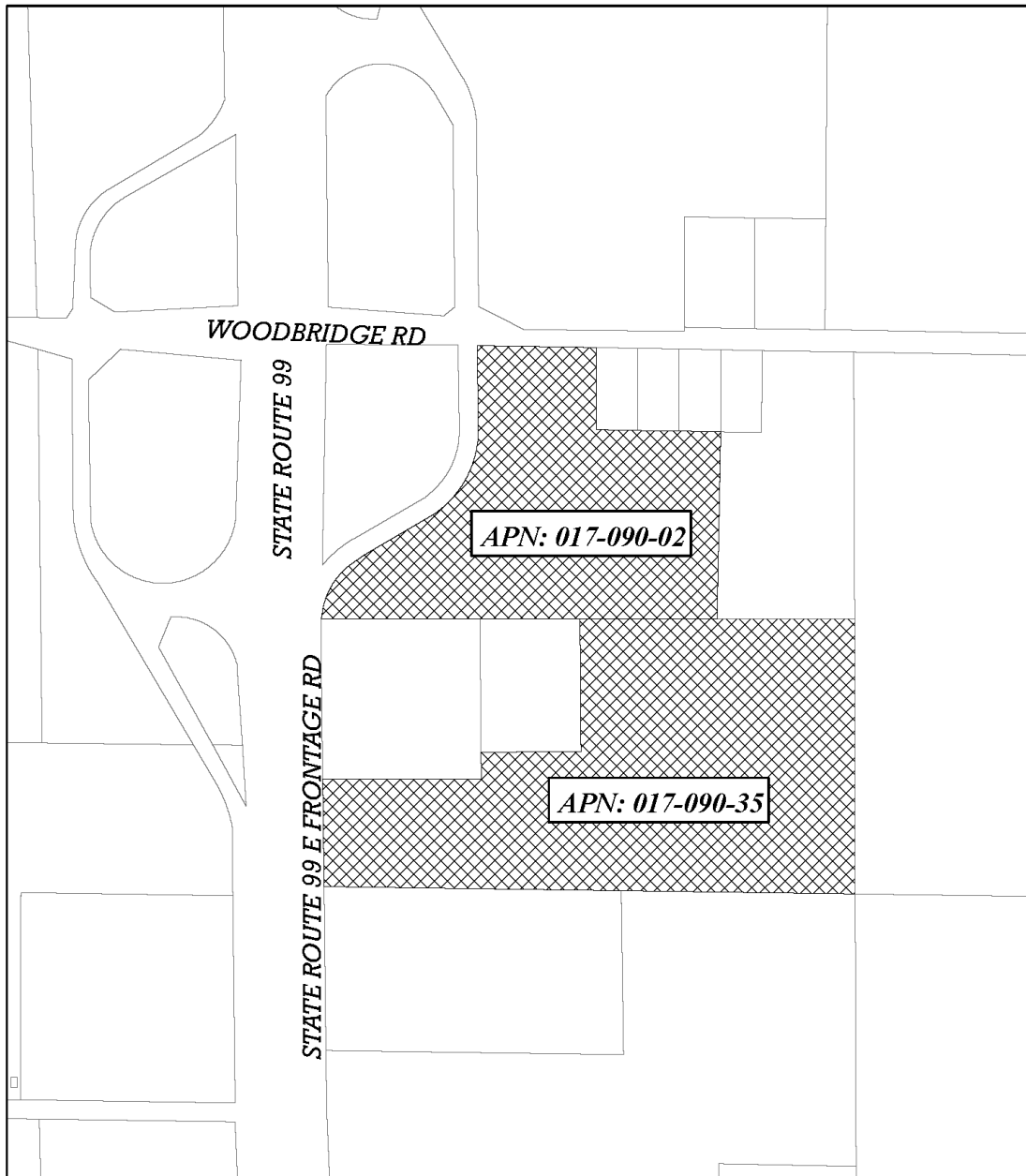
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 14  
**AND ZONE RECLASSIFICATION**  
**APNs: 013-220-57**



EXISTING GENERAL PLAN: GENERAL AGRICULTURE (A/G)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 15  
**AND ZONE RECLASSIFICATION**  
**APNs: 017-090-02, 017-090-35**

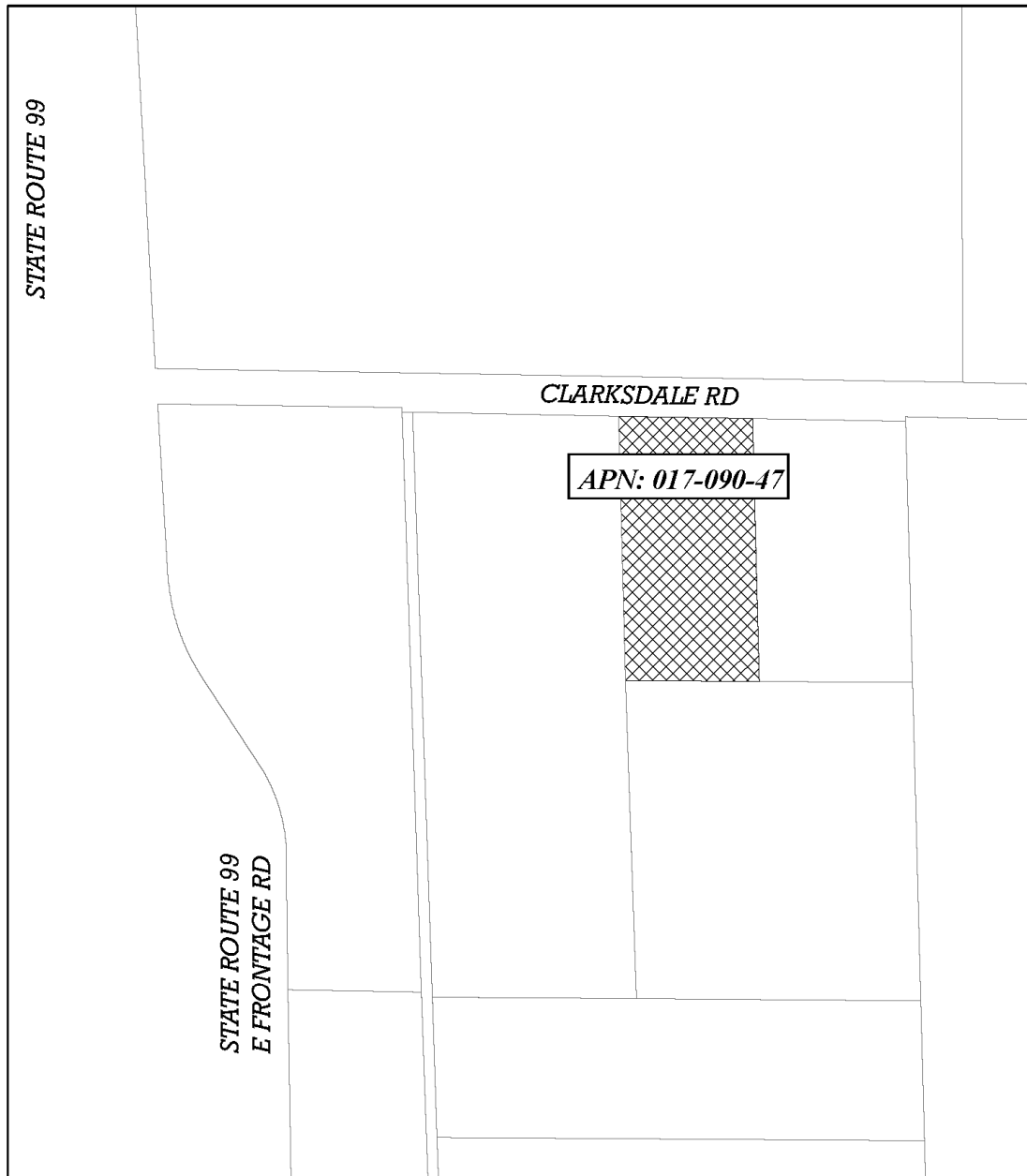


EXISTING GENERAL PLAN: FREEWAY SERVICE COMMERCIAL (C/FS)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)



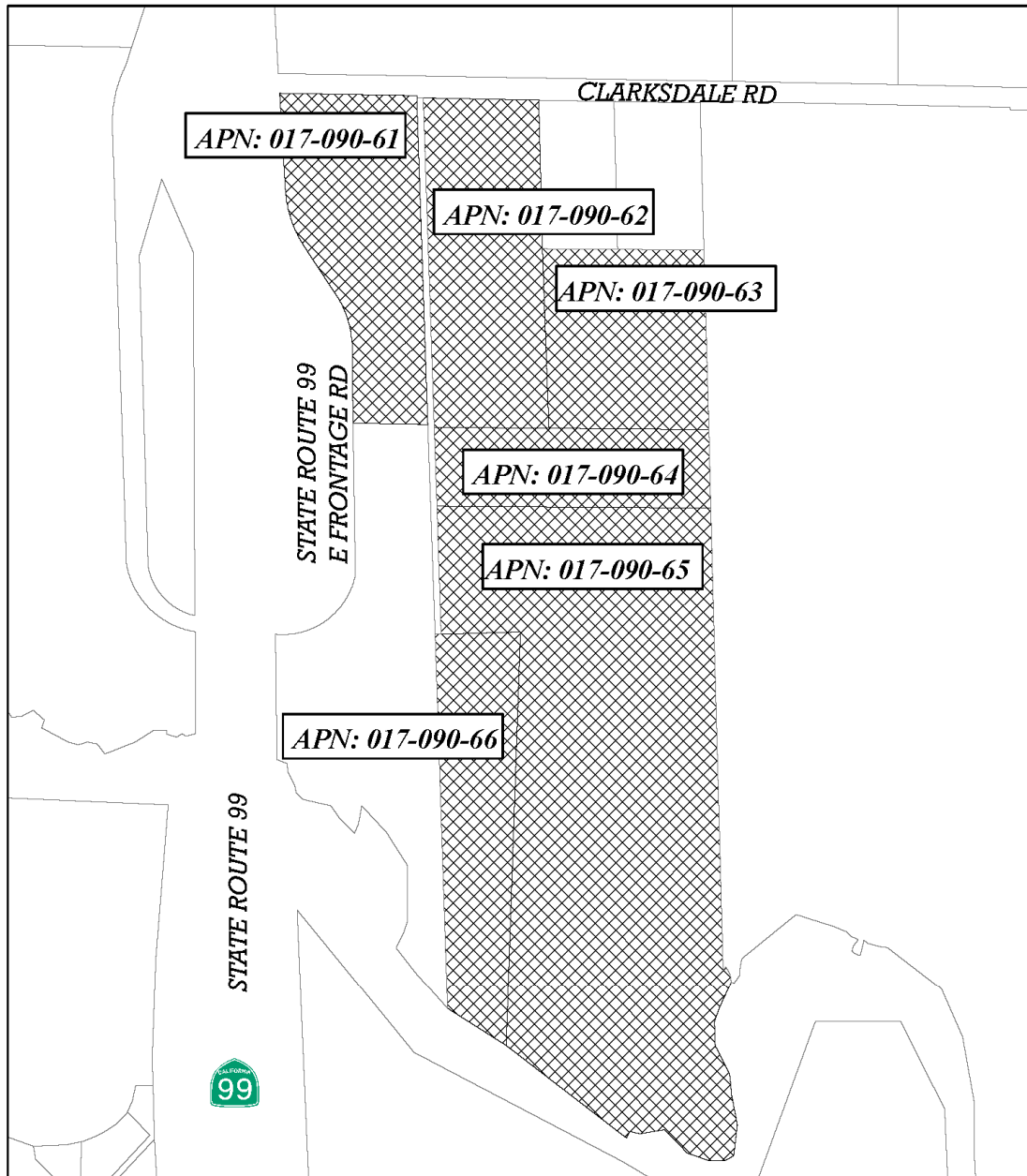
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 16  
**AND ZONE RECLASSIFICATION**  
**APNs: 017-090-47**



EXISTING GENERAL PLAN: GENERAL AGRICULTURE (A/G)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

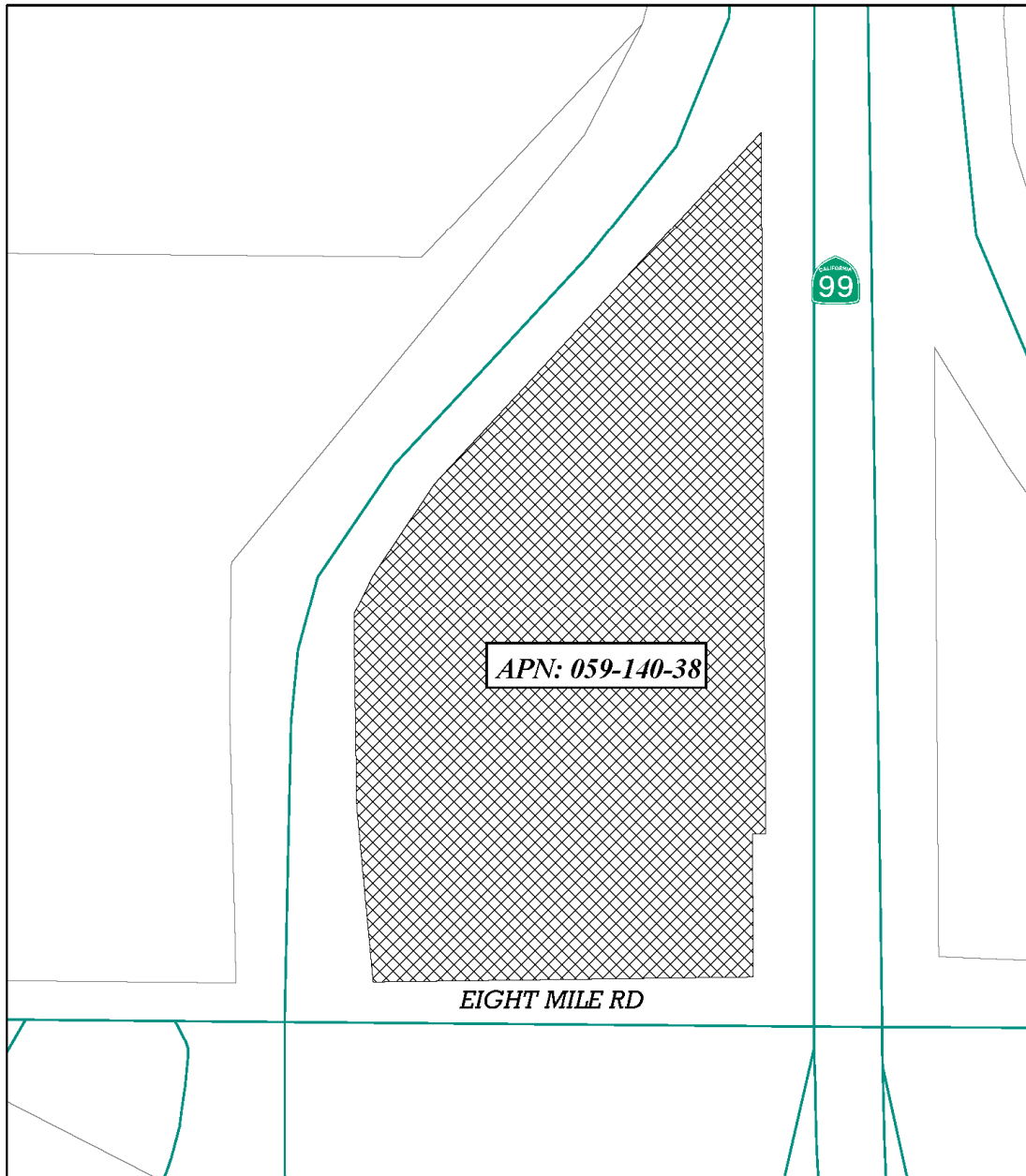
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 17  
**AND ZONE RECLASSIFICATION**  
**APNs: 017-090-61,62,63,64,65,66**



EXISTING GENERAL PLAN: GENERAL AGRICULTURE (A/G)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

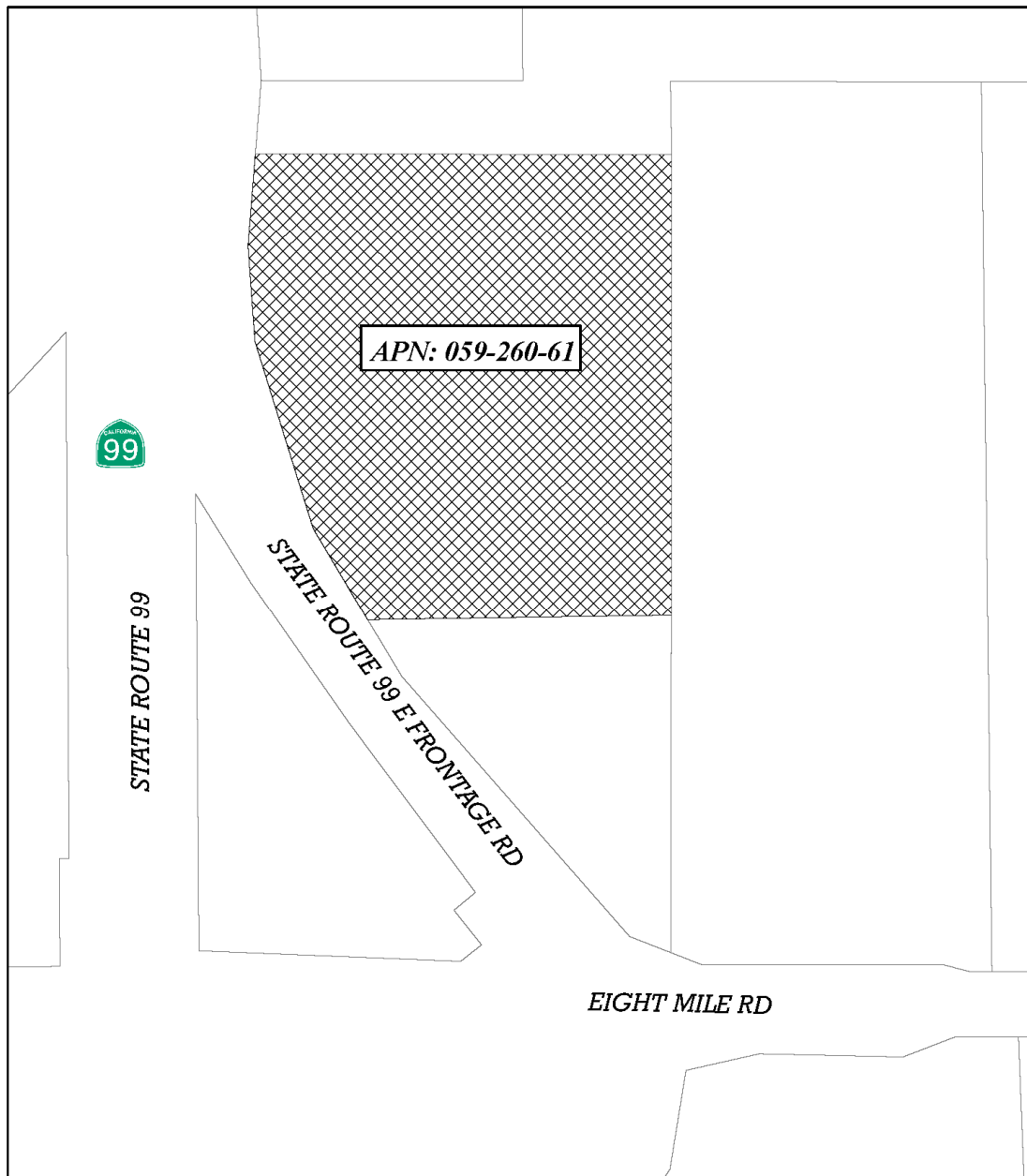
***PROPOSED GENERAL PLAN MAP AMENDMENT*** Location 18  
***AND ZONE RECLASSIFICATION***  
***APN: 059-140-38***



EXISTING GENERAL PLAN: LIMITED AGRICULTURE (A/L)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: LIMITED AGRICULTURE - 5 ACRES (AL-5)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

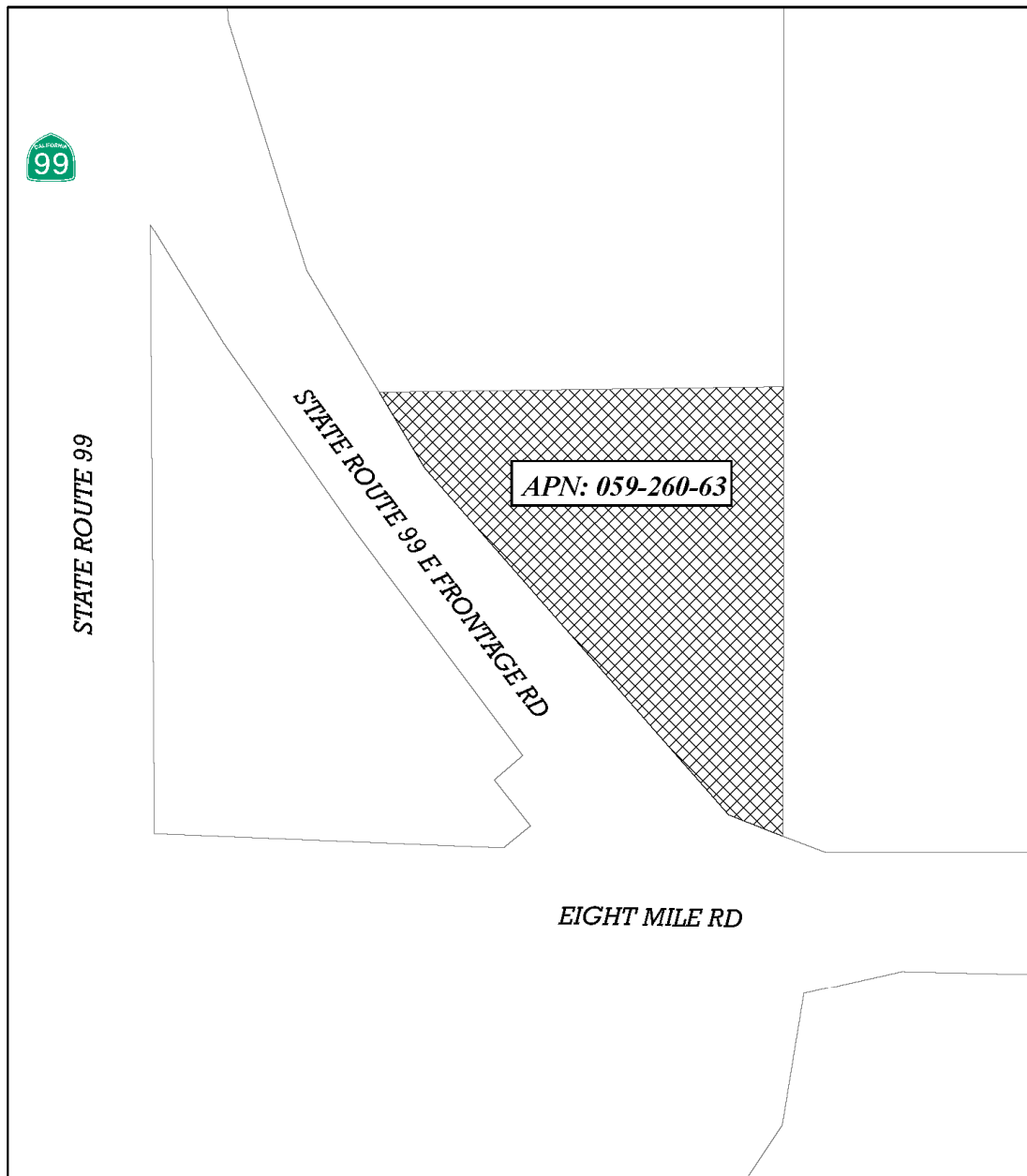
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 19  
**AND ZONE RECLASSIFICATION**  
**APNs: 059-260-61**



EXISTING GENERAL PLAN: FREEWAY SERVICE COMMERCIAL (C/FS)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

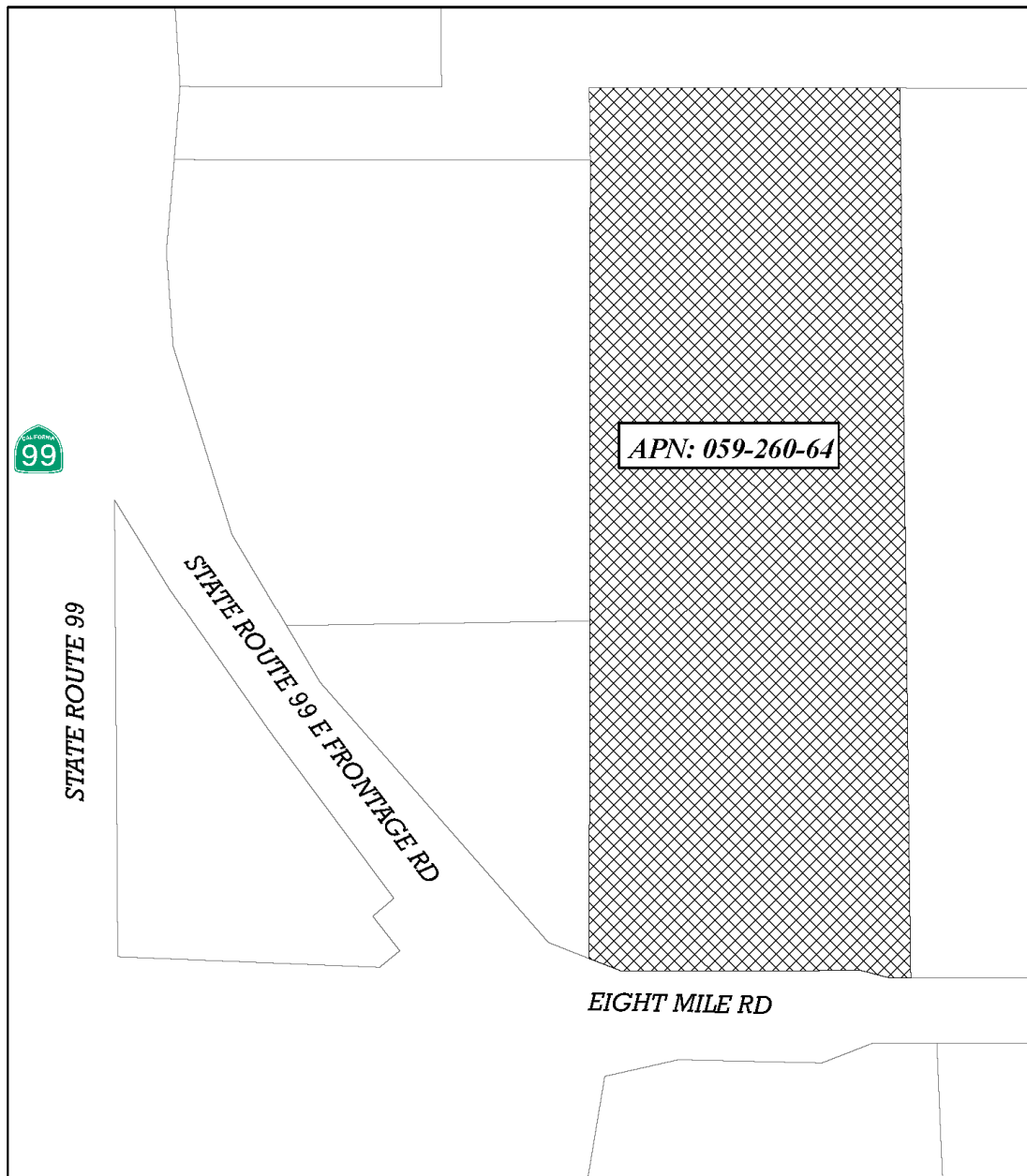
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 20  
**AND ZONE RECLASSIFICATION**  
**APNs: 059-260-63**



EXISTING GENERAL PLAN: FREEWAY SERVICE COMMERCIAL (C/FS)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

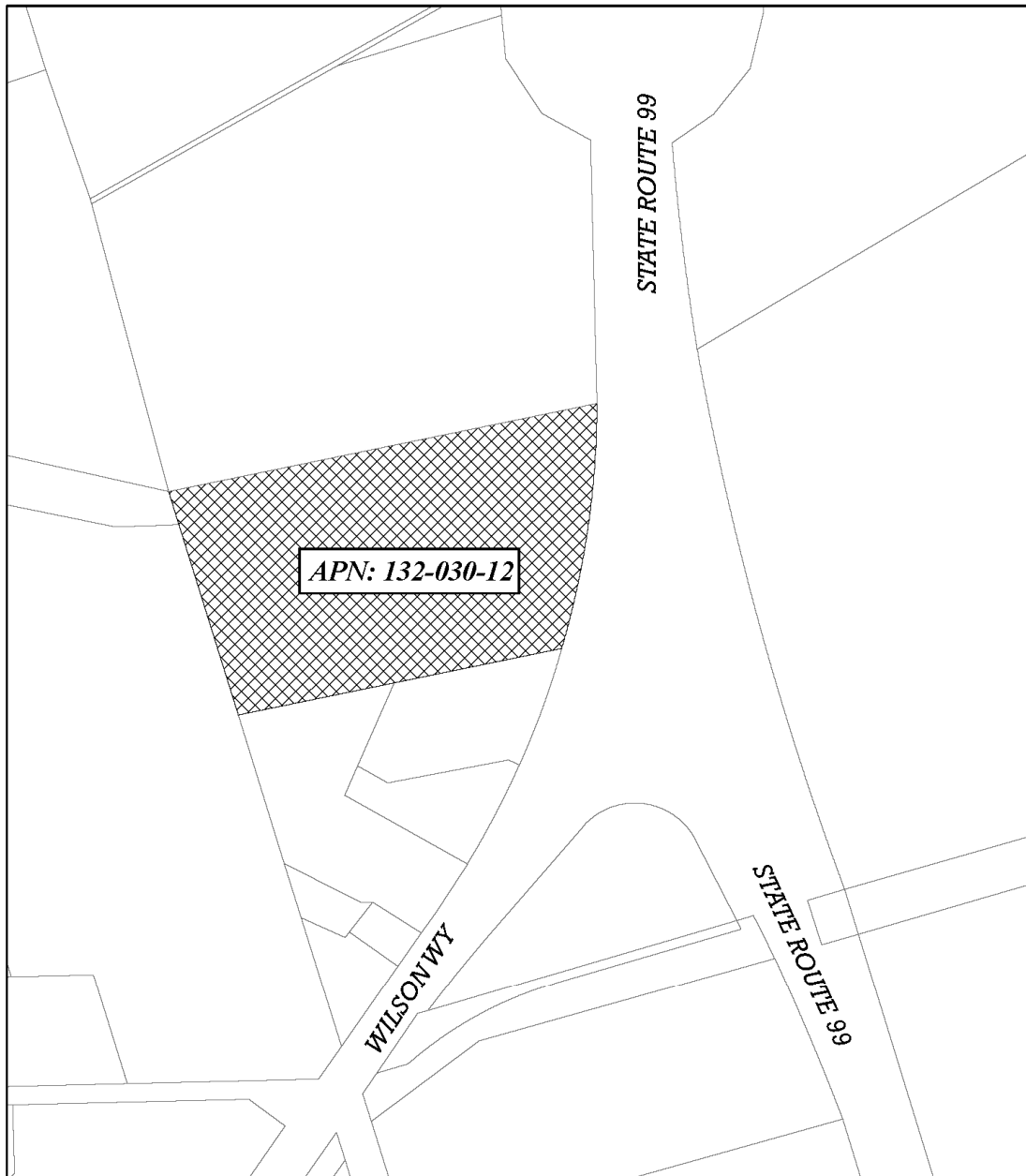
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 21  
**AND ZONE RECLASSIFICATION**  
**APNs: 059-260-64**



EXISTING GENERAL PLAN: FREEWAY SERVICE COMMERCIAL (C/FS)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

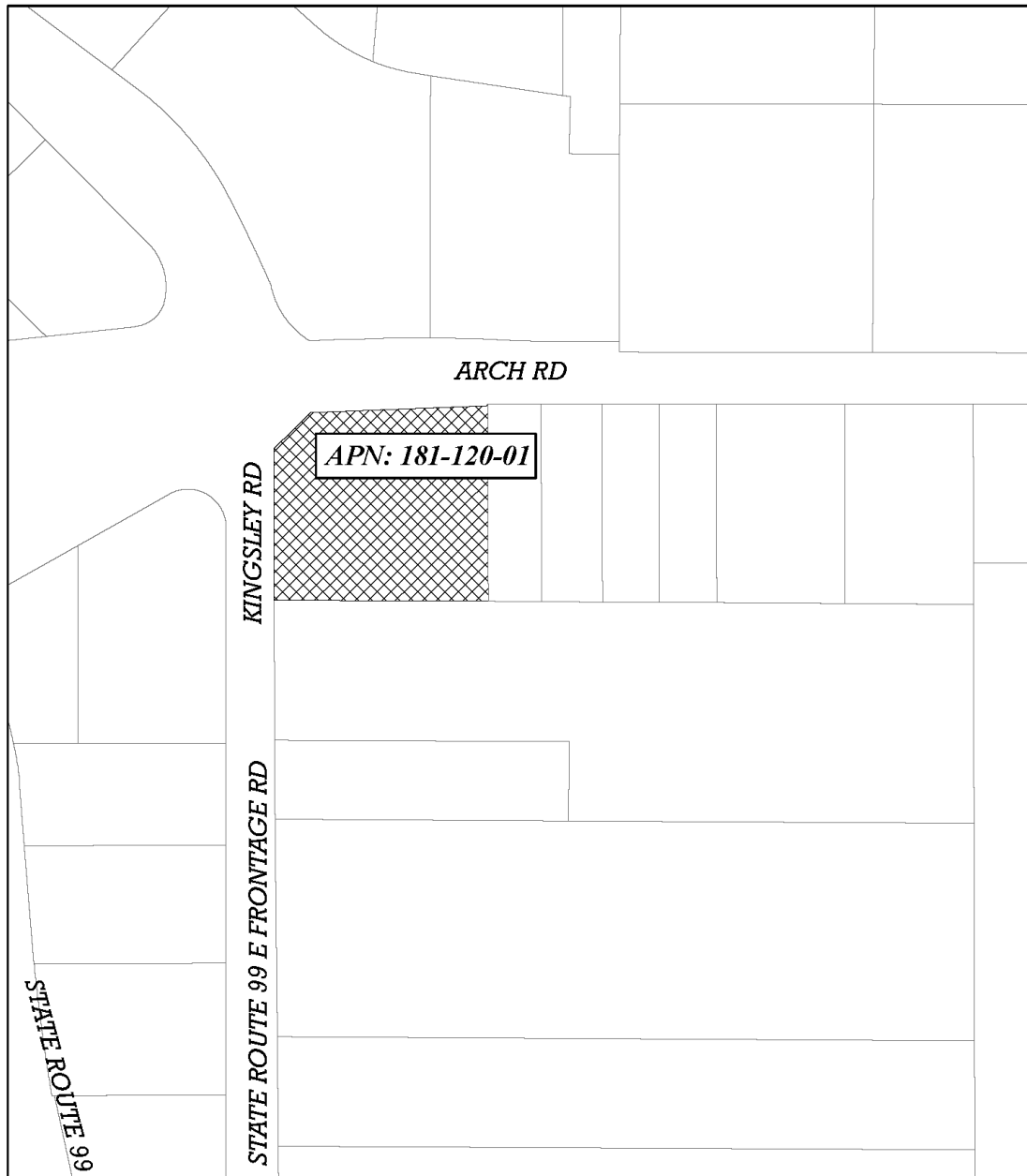
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 22  
**AND ZONE RECLASSIFICATION**  
**APNs: 132-030-12**



EXISTING GENERAL PLAN: VERY LOW DENSITY RESIDENTIAL (R/VL)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: AGRICULTURE-URBAN RESERVE - 20 ACRES (AU-20)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 23  
**AND ZONE RECLASSIFICATION**  
**APNs: 181-120-01**

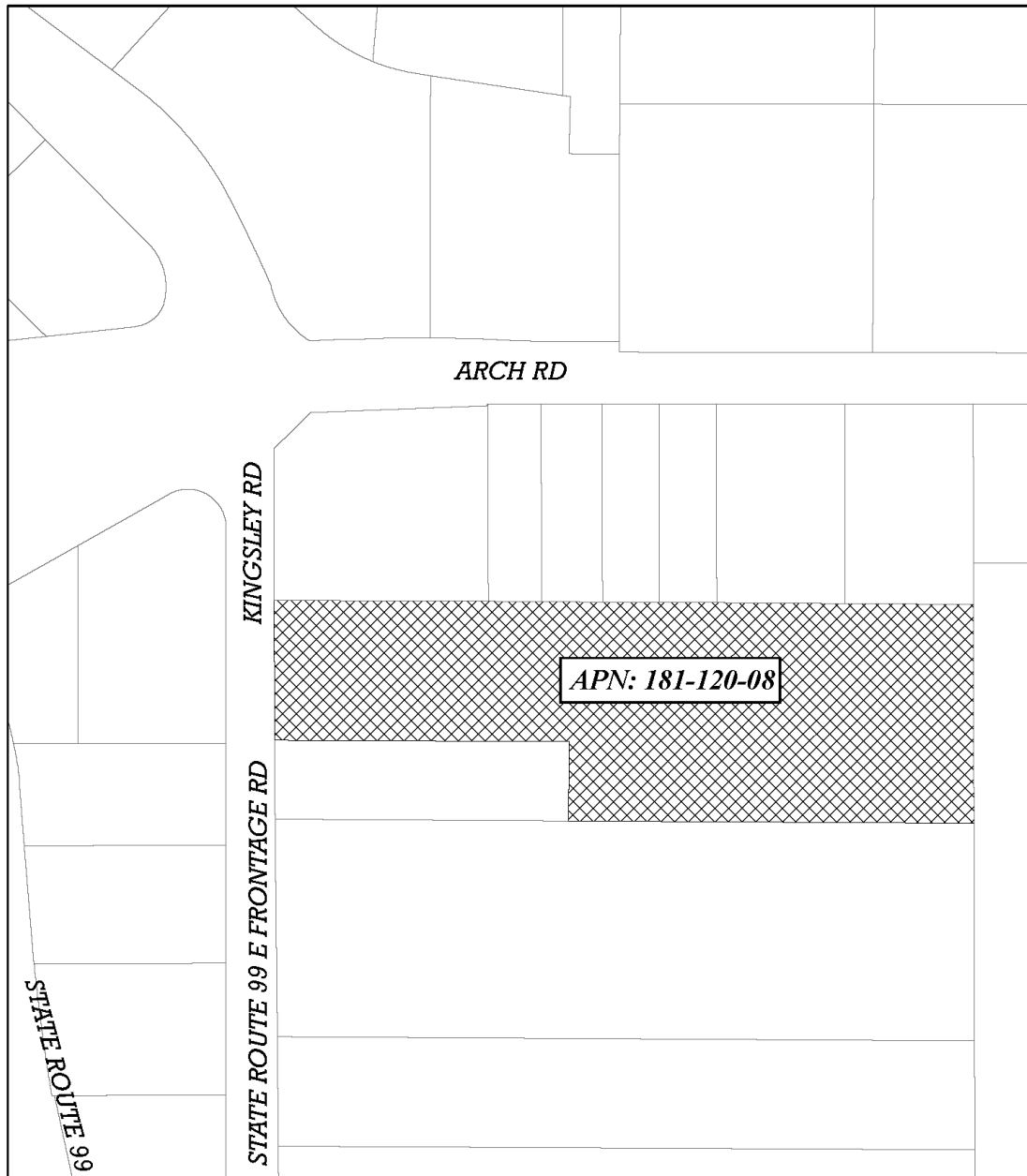


EXISTING GENERAL PLAN: AGRICULTURE-URBAN RESERVE (A/UR)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)



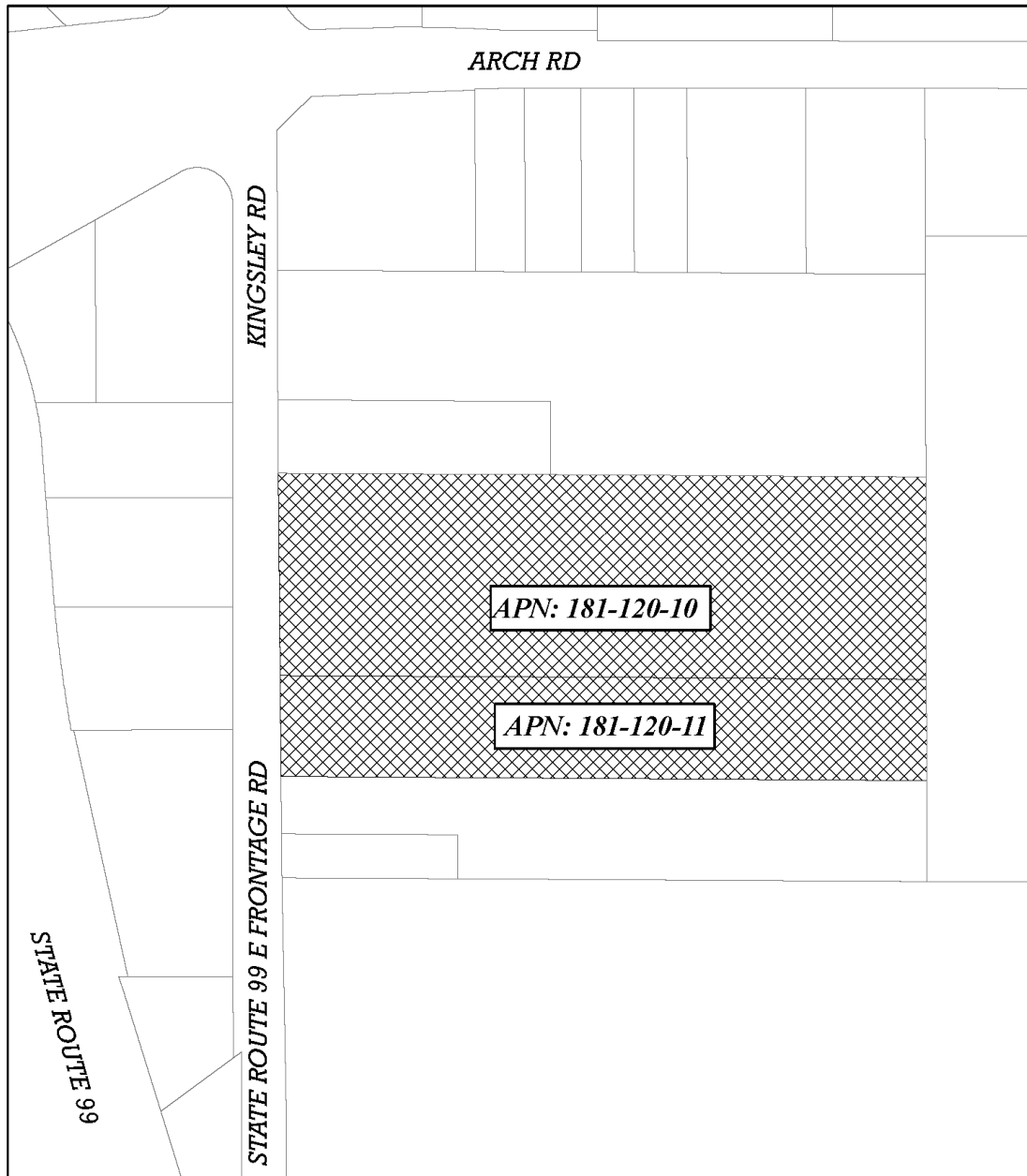
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 24  
**AND ZONE RECLASSIFICATION**  
**APNs: 181-120-08**



EXISTING GENERAL PLAN: AGRICULTURE-URBAN RESERVE (A/UR)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

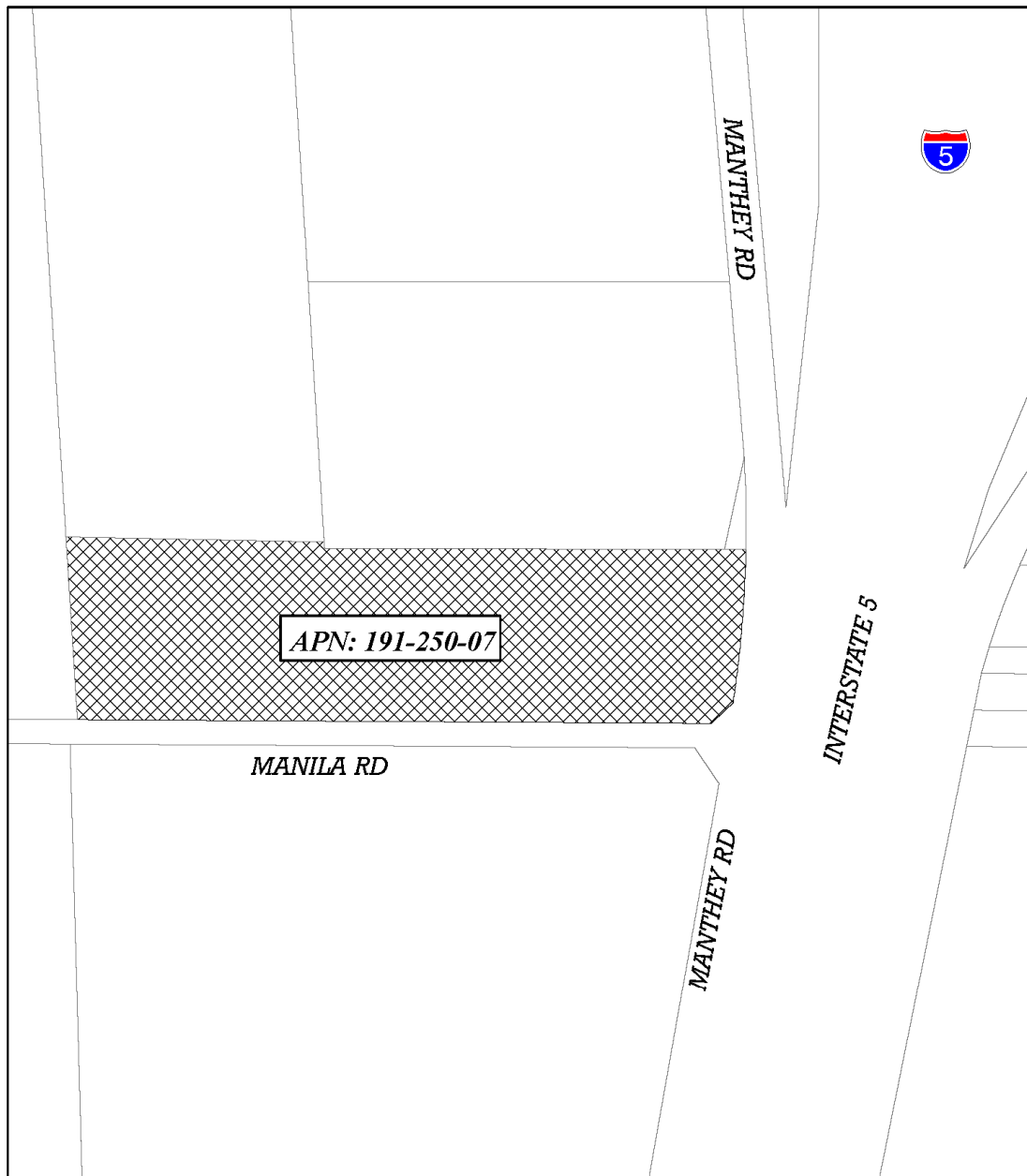
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 25  
**AND ZONE RECLASSIFICATION**  
**APNs: 181-120-10, 181-120-11**



EXISTING GENERAL PLAN: AGRICULTURE-URBAN RESERVE (A/UR)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

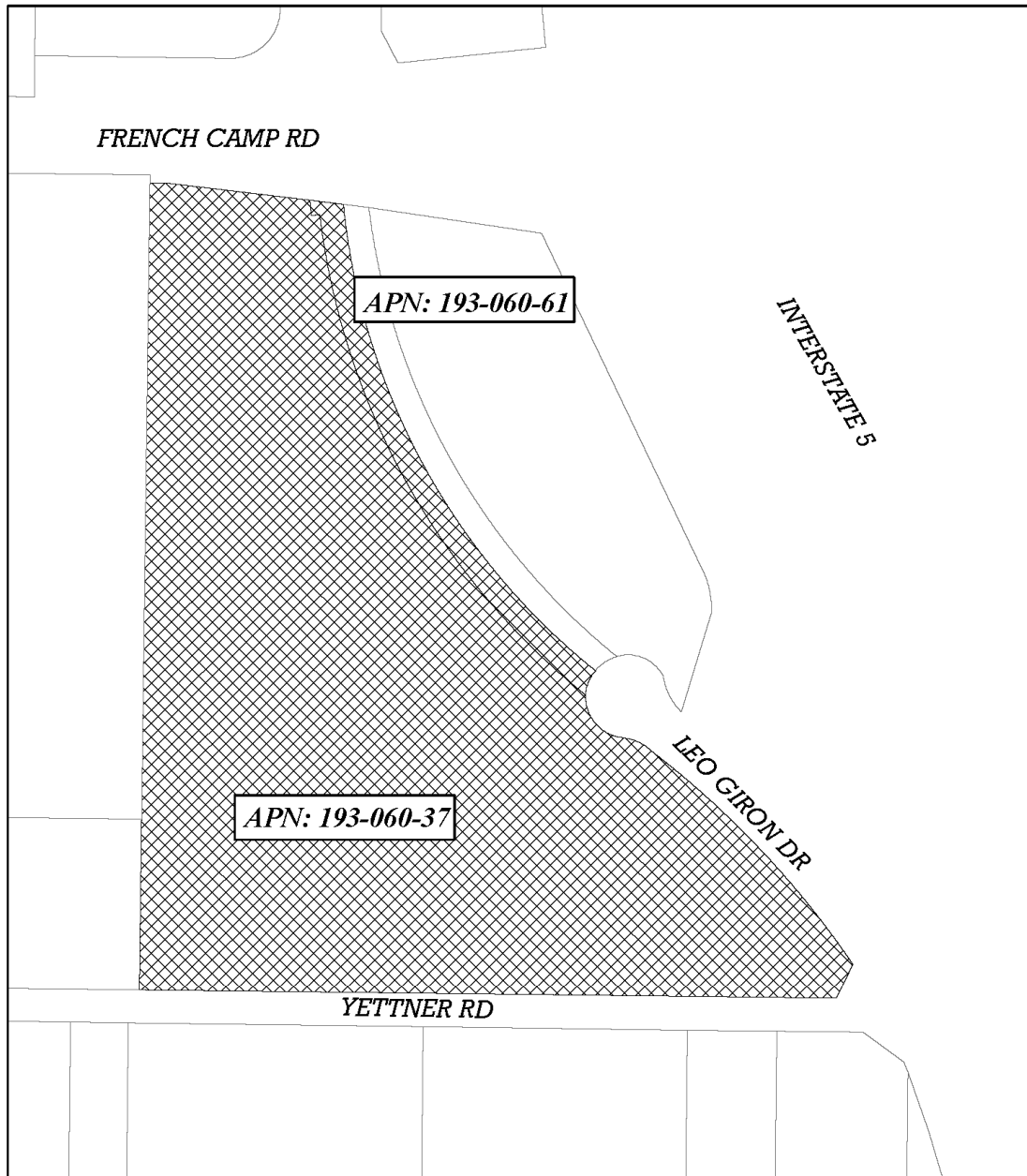
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 26  
**AND ZONE RECLASSIFICATION**  
**APNs: 191-250-07**



EXISTING GENERAL PLAN: GENERAL AGRICULTURE (A/G)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

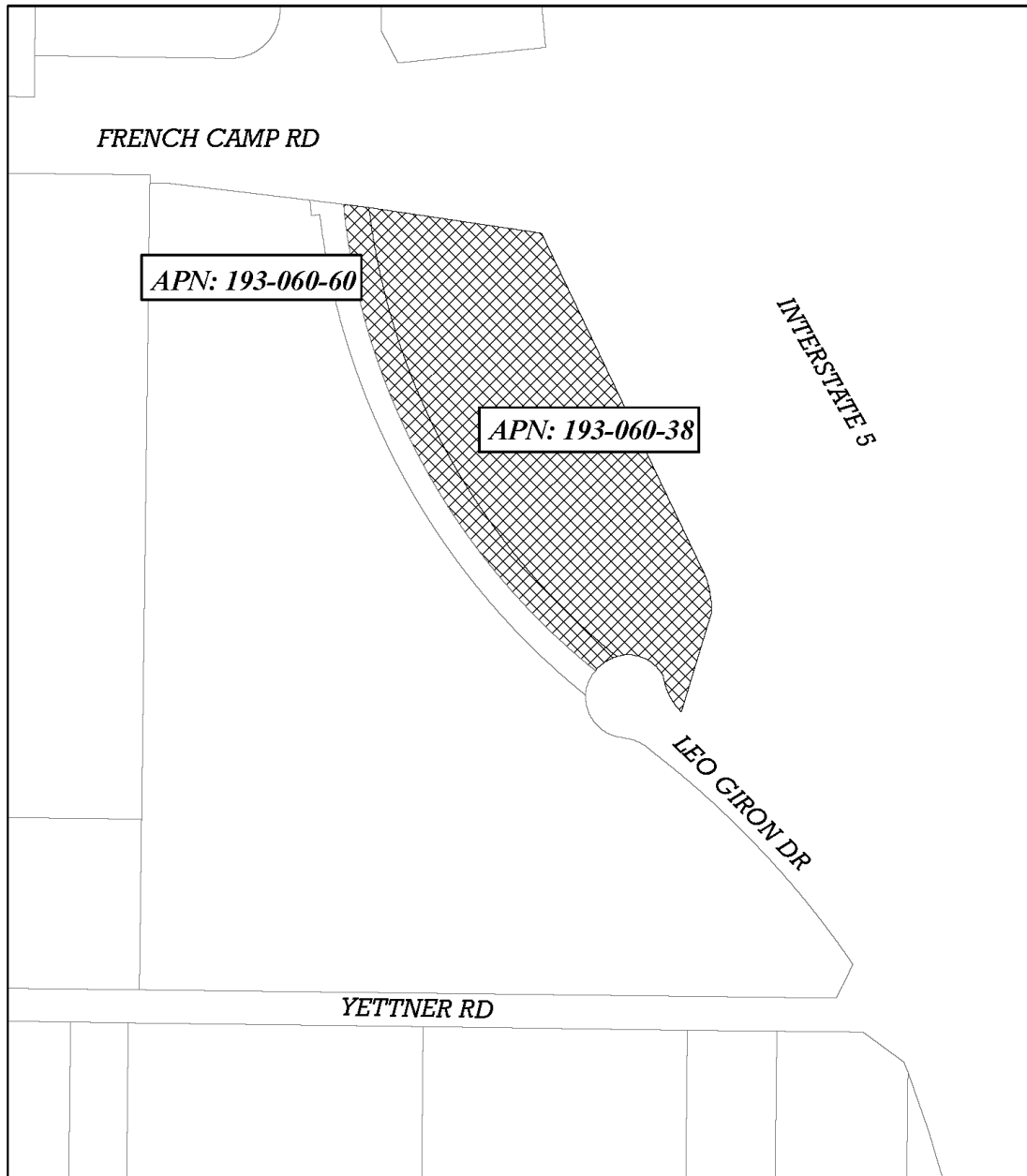
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 27  
**AND ZONE RECLASSIFICATION**  
**APNs: 193-060-37, 193-060-61**



EXISTING GENERAL PLAN: AGRICULTURE-URBAN RESERVE (A/UR)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

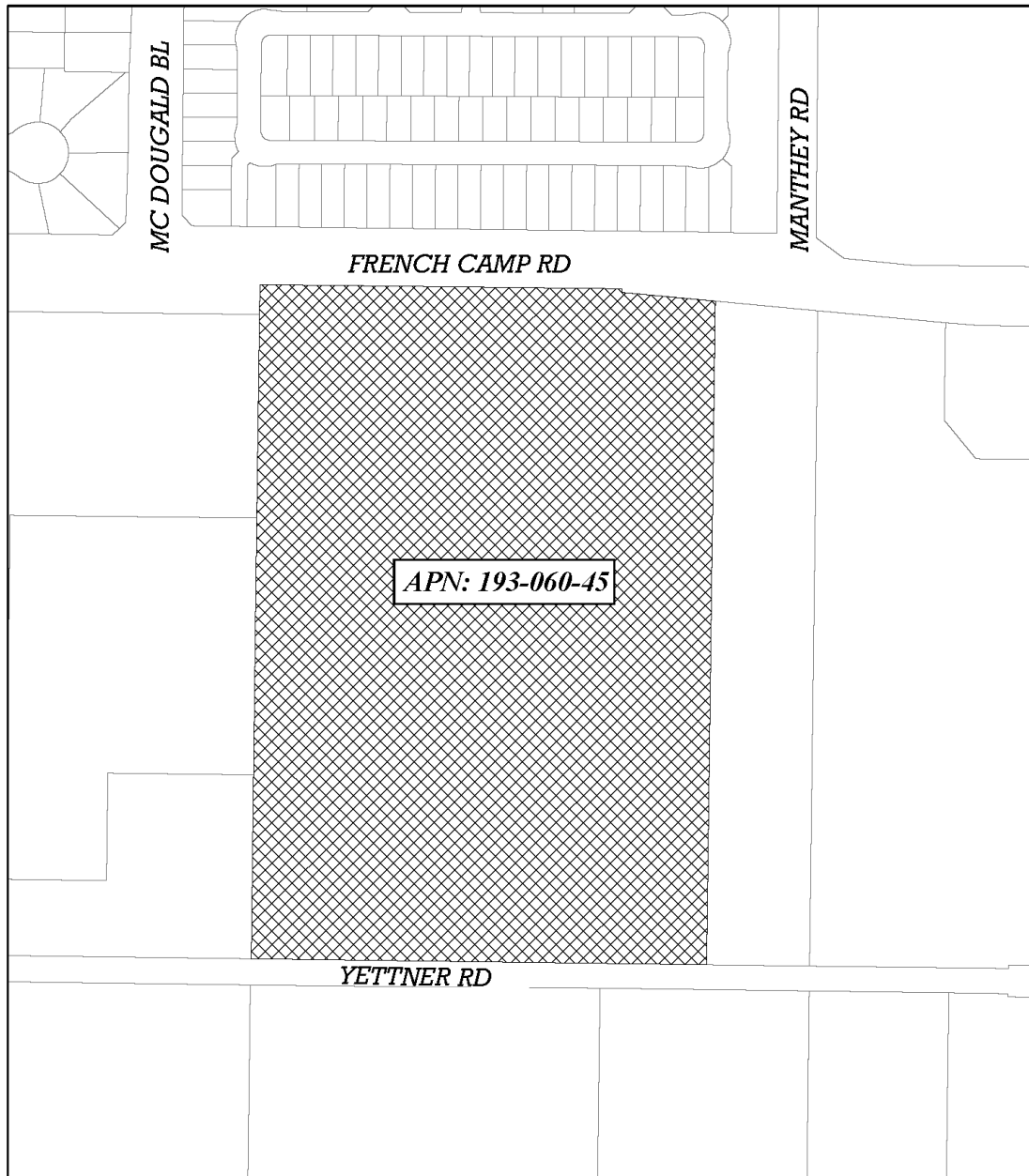
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 28  
**AND ZONE RECLASSIFICATION**  
**APNs: 193-060-38, 193-060-60**



EXISTING GENERAL PLAN: AGRICULTURE-URBAN RESERVE (A/UR)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

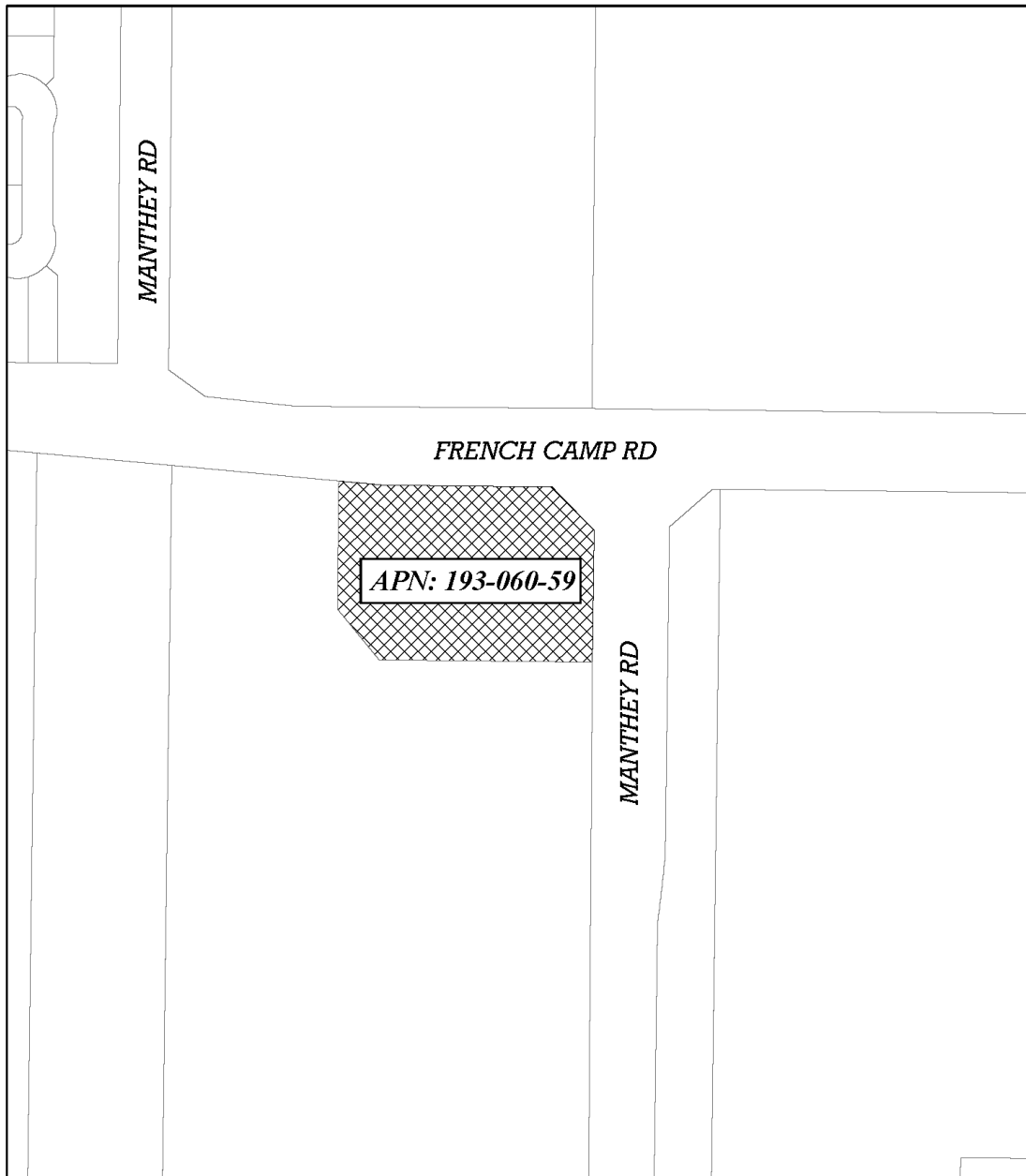
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 29  
**AND ZONE RECLASSIFICATION**  
**APNs: 193-060-45**



EXISTING GENERAL PLAN: AGRICULTURE-URBAN RESERVE (A/UR)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

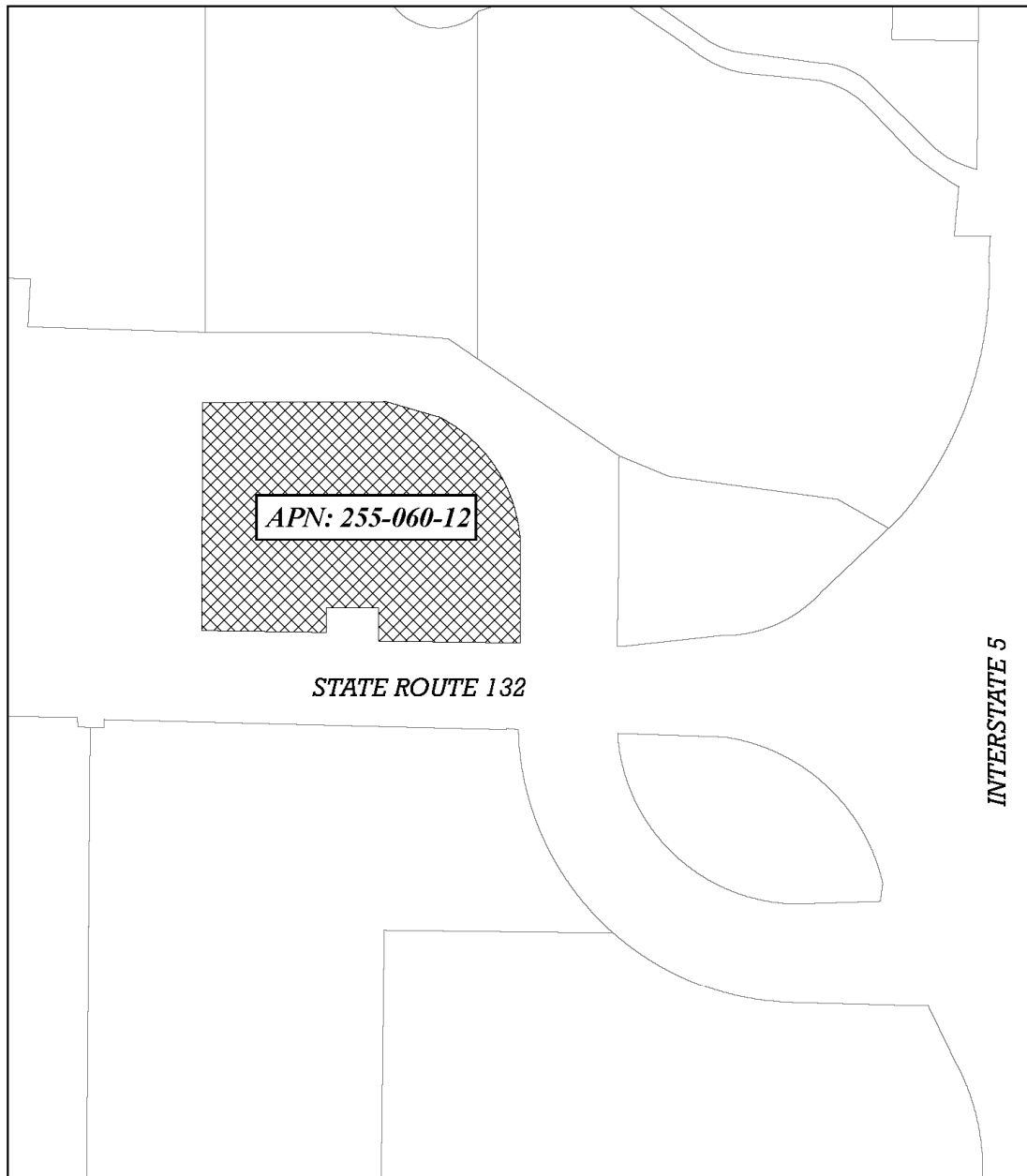
**PROPOSED GENERAL PLAN MAP AMENDMENT** Location 30  
**AND ZONE RECLASSIFICATION**  
**APNs: 193-060-59**



EXISTING GENERAL PLAN: AGRICULTURE-URBAN RESERVE (A/UR)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)

***PROPOSED GENERAL PLAN MAP AMENDMENT*** Location 31  
***AND ZONE RECLASSIFICATION***  
***APNs: 255-060-12***



EXISTING GENERAL PLAN: RESOURCE CONSERVATION (OS/RC)  
PROPOSED GENERAL PLAN: AGRICULTURE INDUSTRIAL (A/I)

EXISTING ZONING: GENERAL AGRICULTURE - 40 ACRES (AG-40)  
PROPOSED ZONING: AGRICULTURE INDUSTRIAL (A-I)





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## Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

### **Attachment B** **Site Plans Showing Numbered C-G** **(General Commercial) Zone Locations**

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*4124 E. Cherokee Rd  
Stockton CA  
APN: 087-100-70*

Location 1



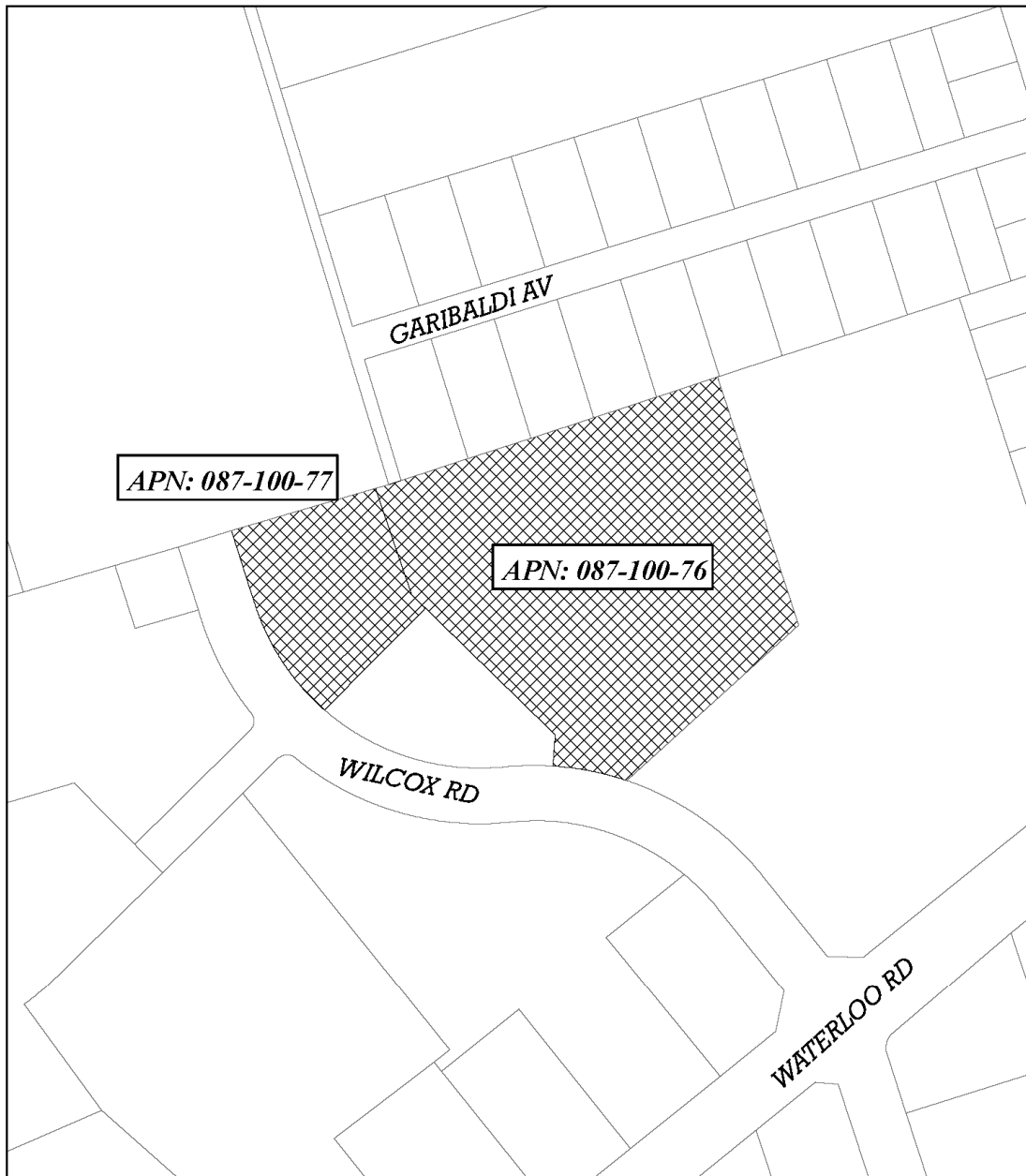
EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

*2720 N Wilcox Rd.  
Stockton CA  
APN: 087-100-76*

*2950 N Wilcox Rd.  
Stockton CA  
APN: 087-100-77*

Location 2



EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

*Stockton CA*  
*APN: 130-030-13*

Location 3

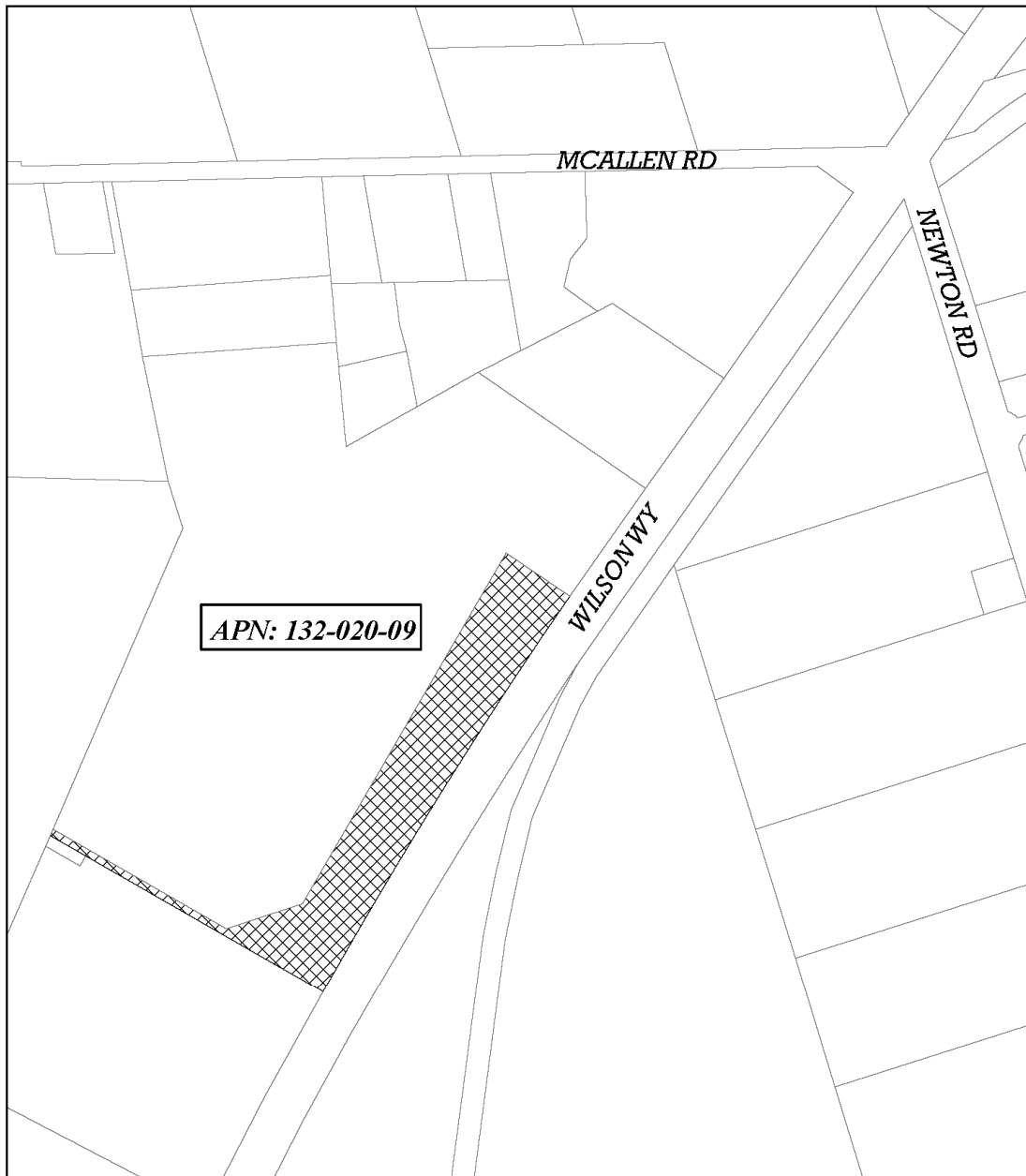


EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

4035 N Wilson Wy.  
Stockton CA  
APN: 132-020-09

Location 4

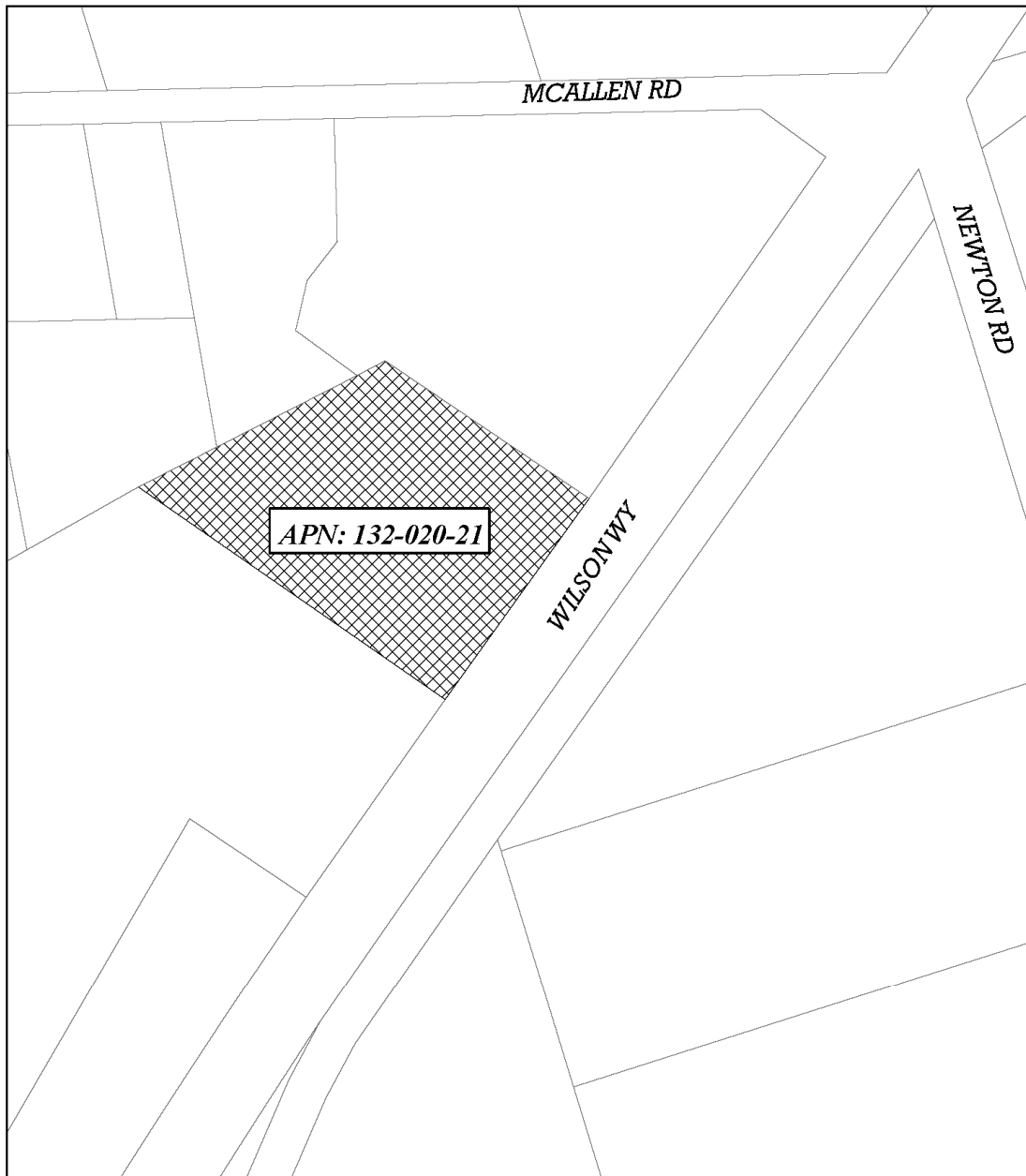


EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

4283 N Wilson Wy.  
Stockton CA  
APN: 132-020-21

Location 5

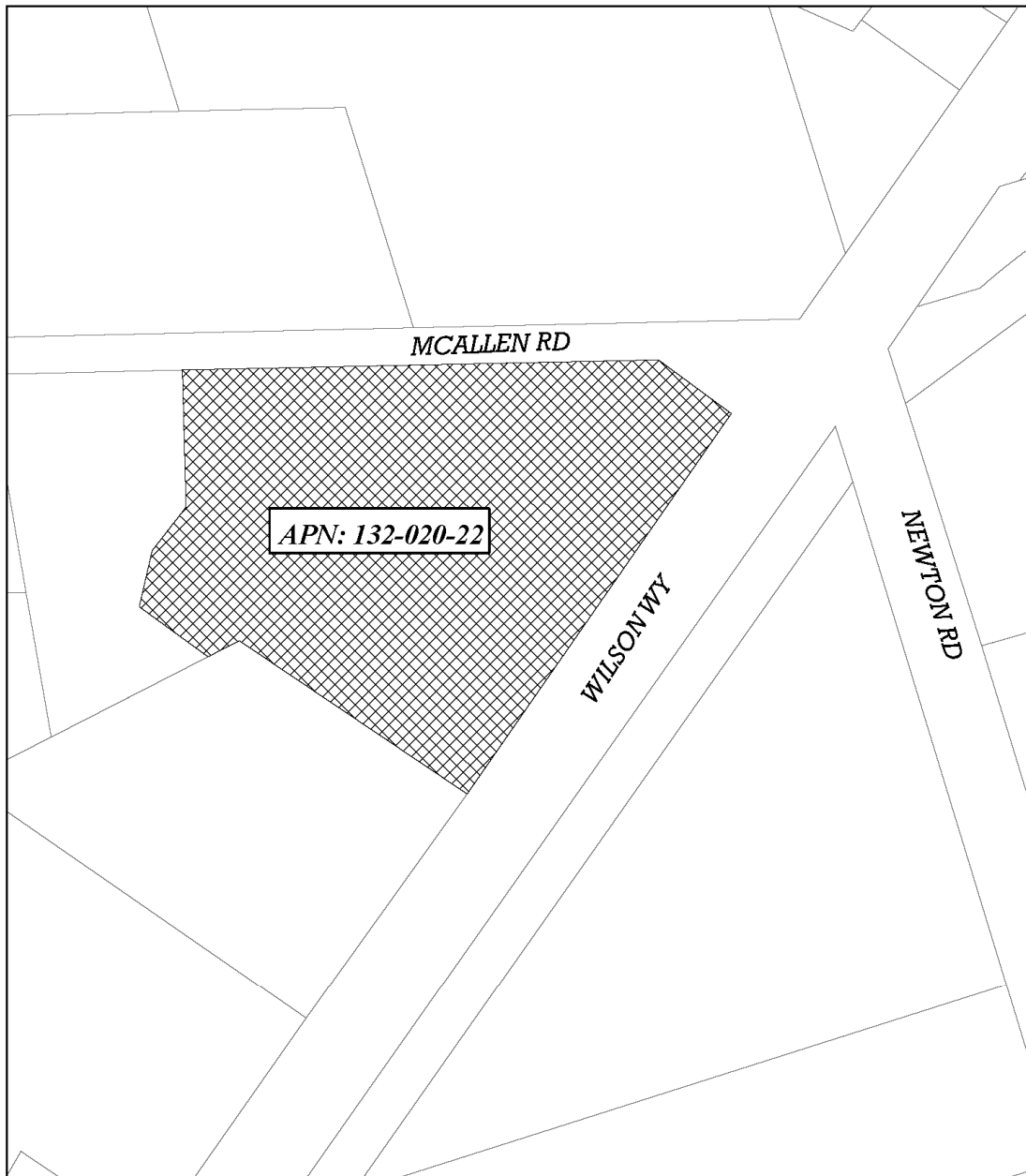


EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

*4343 N Wilson Wy.  
Stockton CA  
APN: 132-020-22*

Location 6



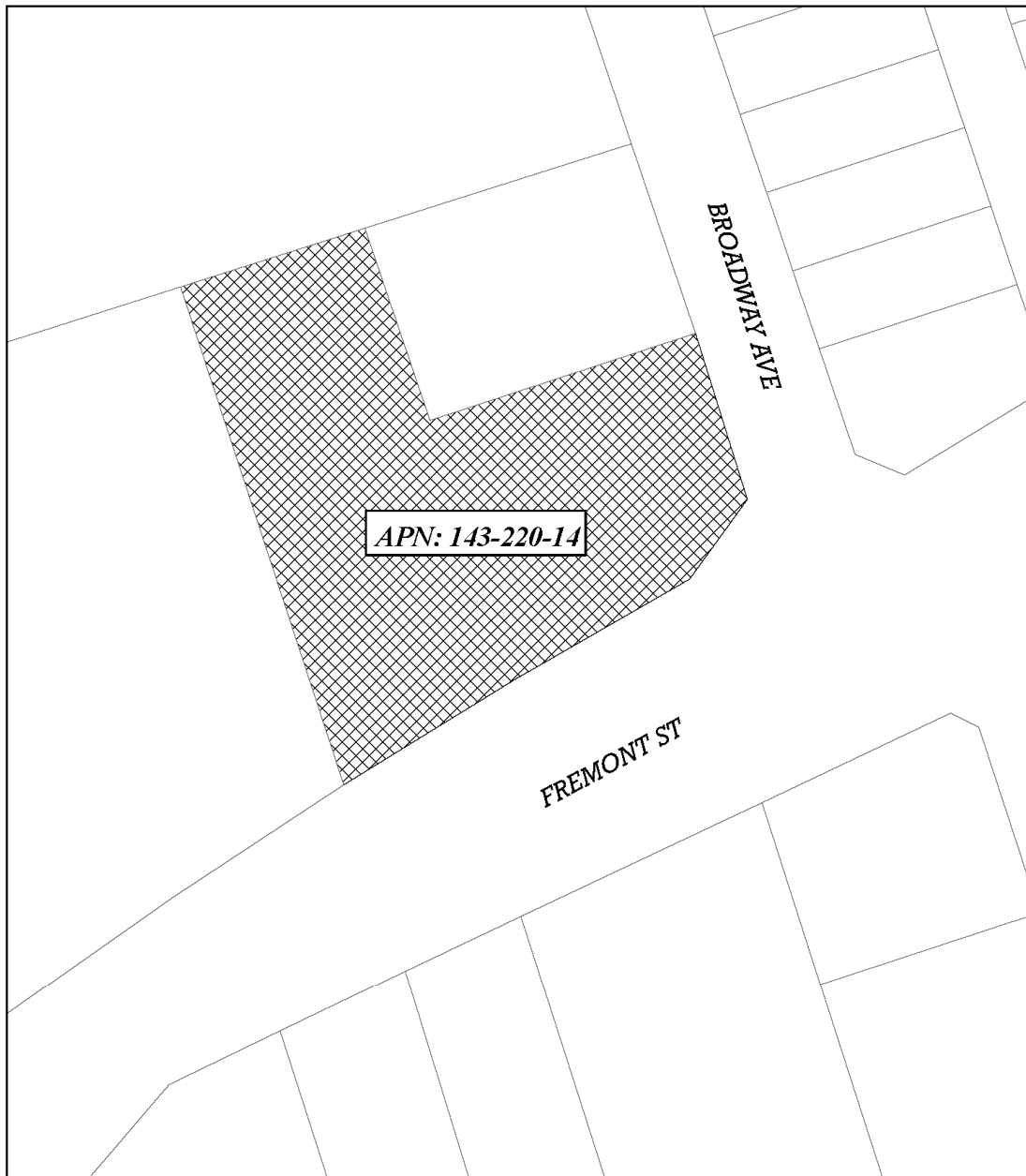
EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)



*3131 E. Fremont St.  
Stockton CA  
APN: 143-220-14*

Location 7

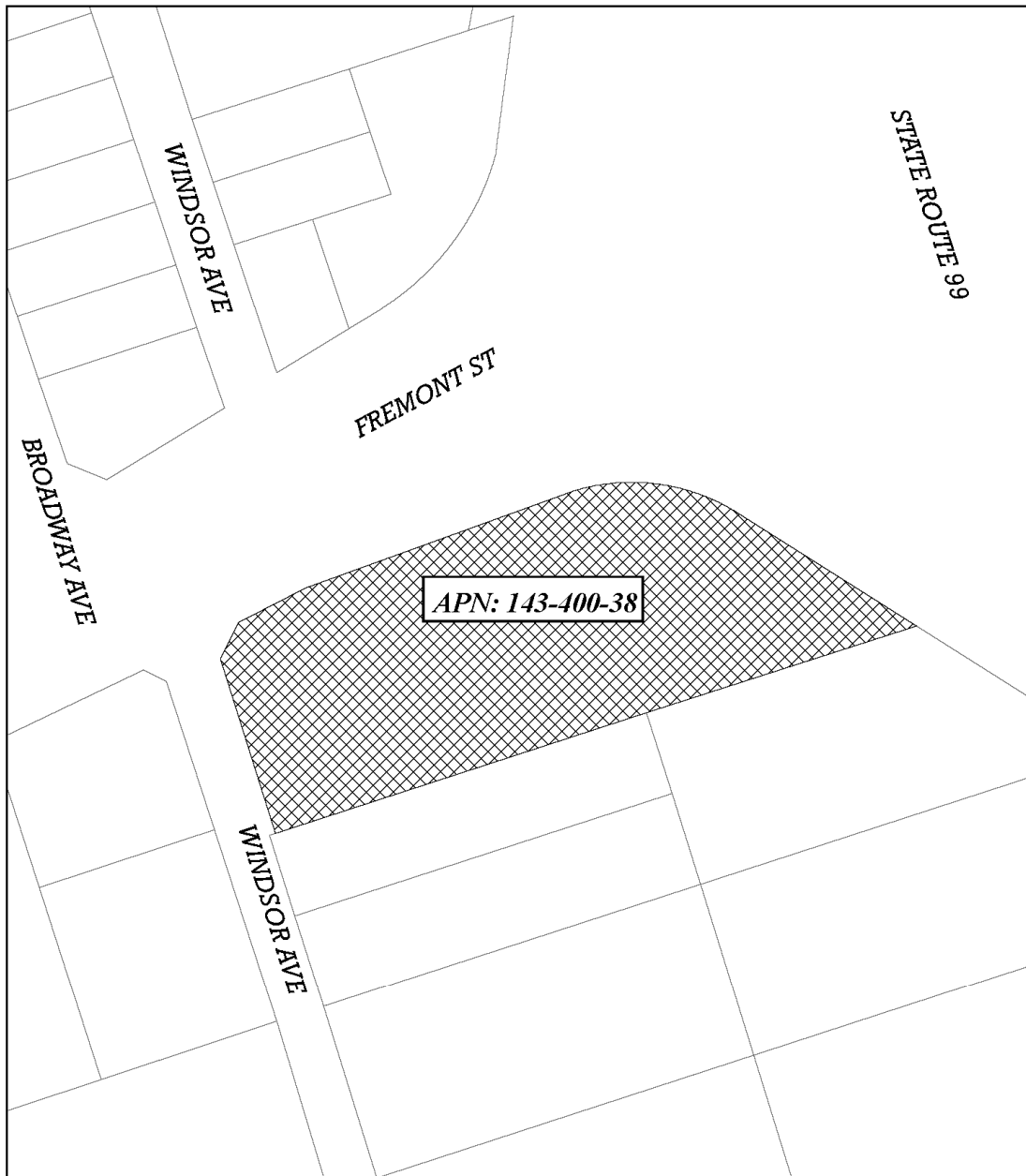


EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

628 N. Windsor Ave.  
Stockton CA  
APN: 143-400-38

Location 8



EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

*457 N. Shasta Ave.  
Stockton CA  
APN: 143-430-59*

Location 9

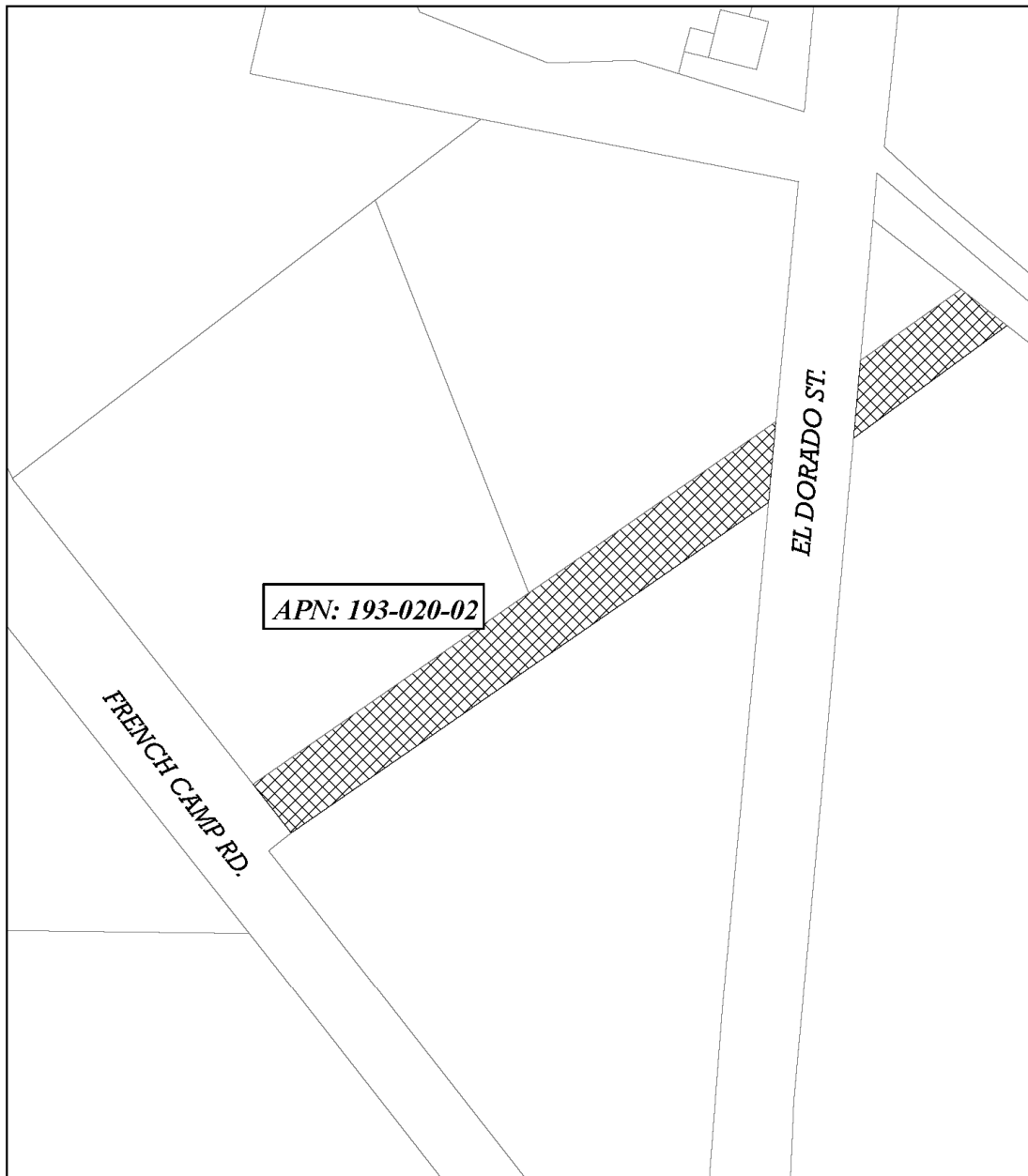


EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

*6076 S. El Dorado St.  
Stockton CA  
APN: 193-020-02*

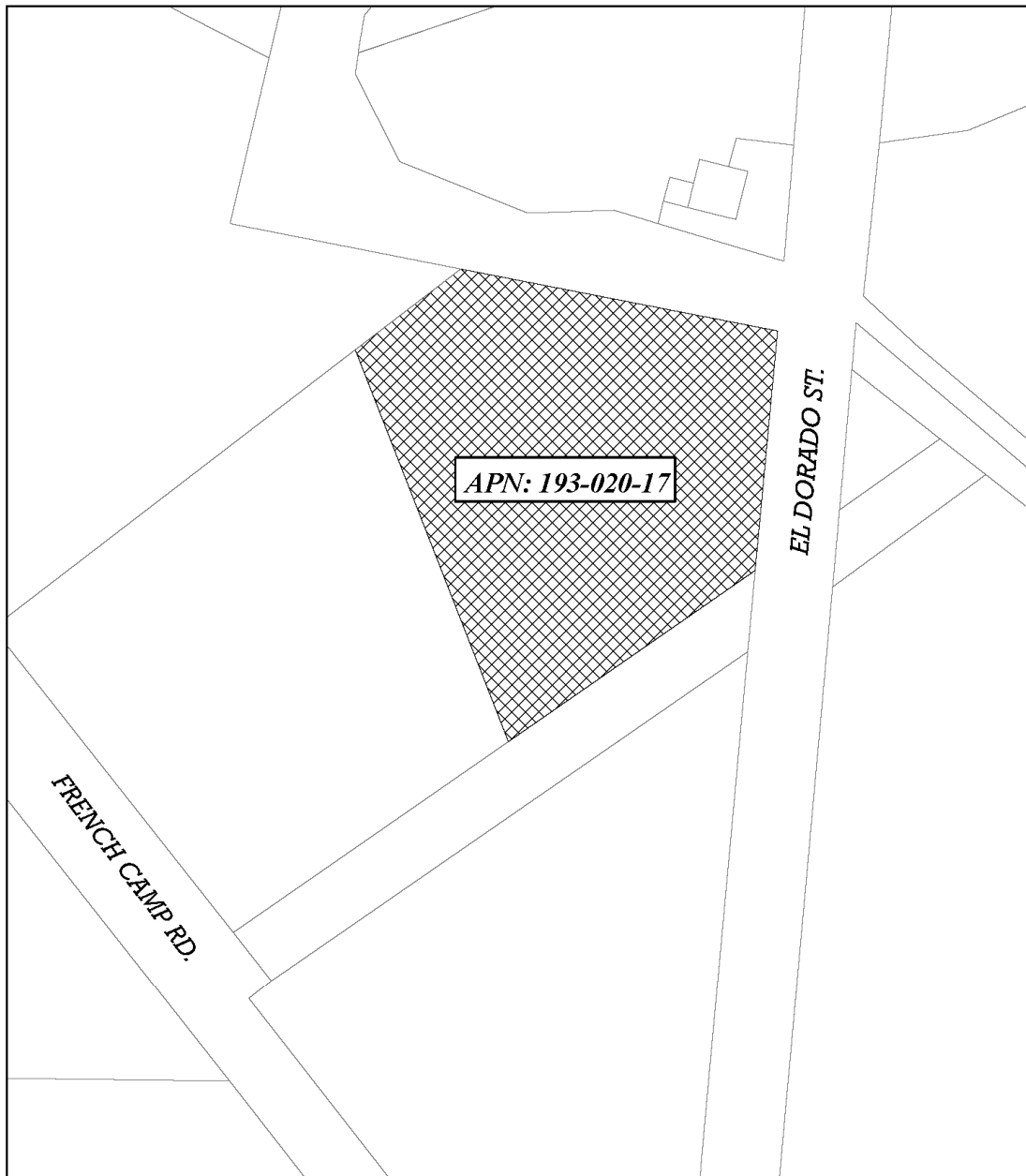
Location 10



EXISTING GENERAL PLAN:	GENERAL COMMERCIAL (C/G)
	LIMITED INDUSTRIAL (I/L)
EXISTING ZONING:	GENERAL COMMERCIAL (C-G)

*6001 S. El Dorado St.  
Stockton CA  
APN: 193-020-17*

Location 11

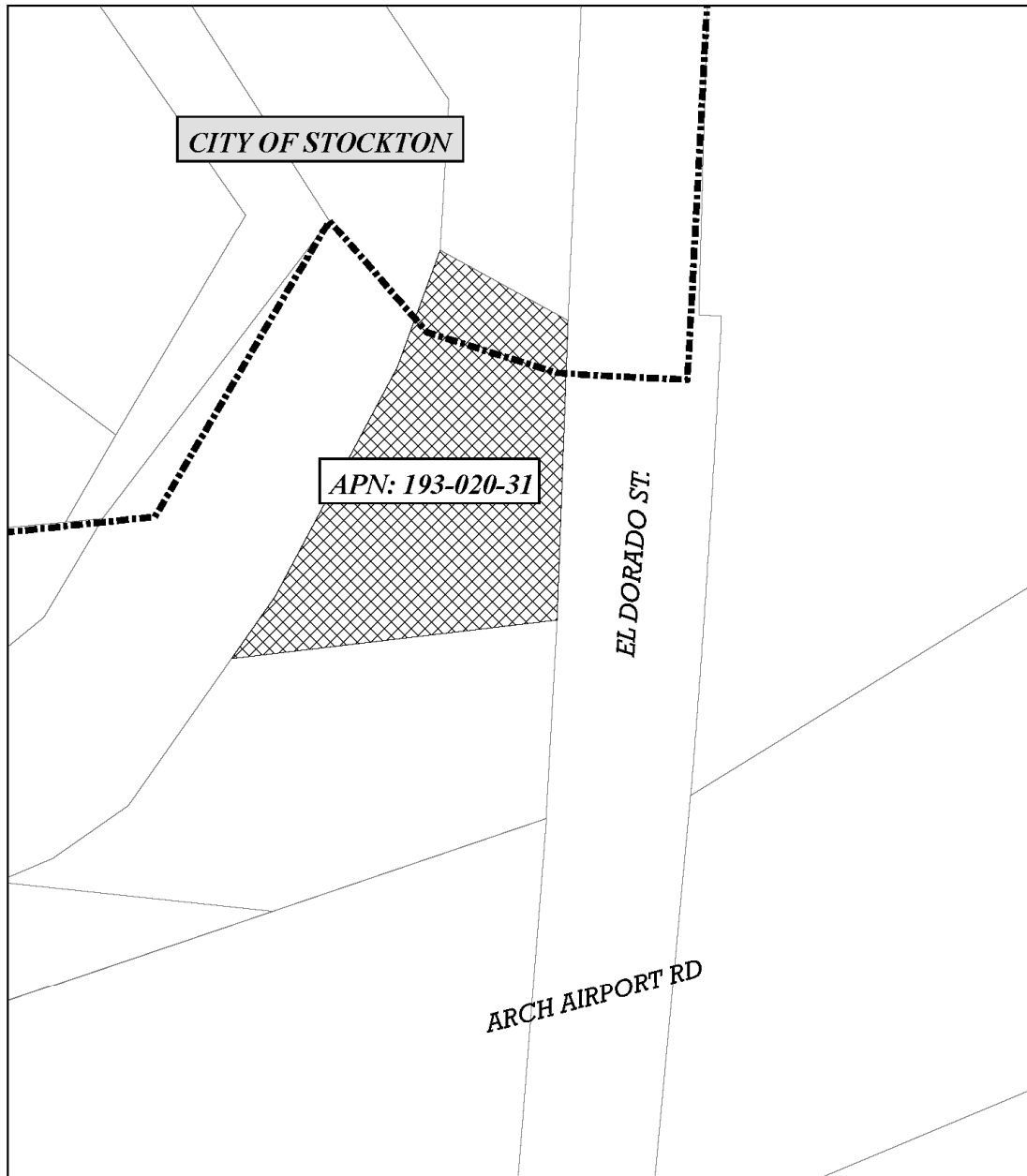


EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

5543 S. El Dorado St.  
Stockton CA  
APN: 193-020-31

Location 12



EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)  
RESOURCE CONSERVATION (OS/RC)  
CITY OF STOCKTON  
EXISTING ZONING: GENERAL COMMERCIAL (C-G)  
CITY OF STOCKTON

*6006 S. French Camp Rd.  
Stockton CA  
APN: 193-020-49*

Location 13

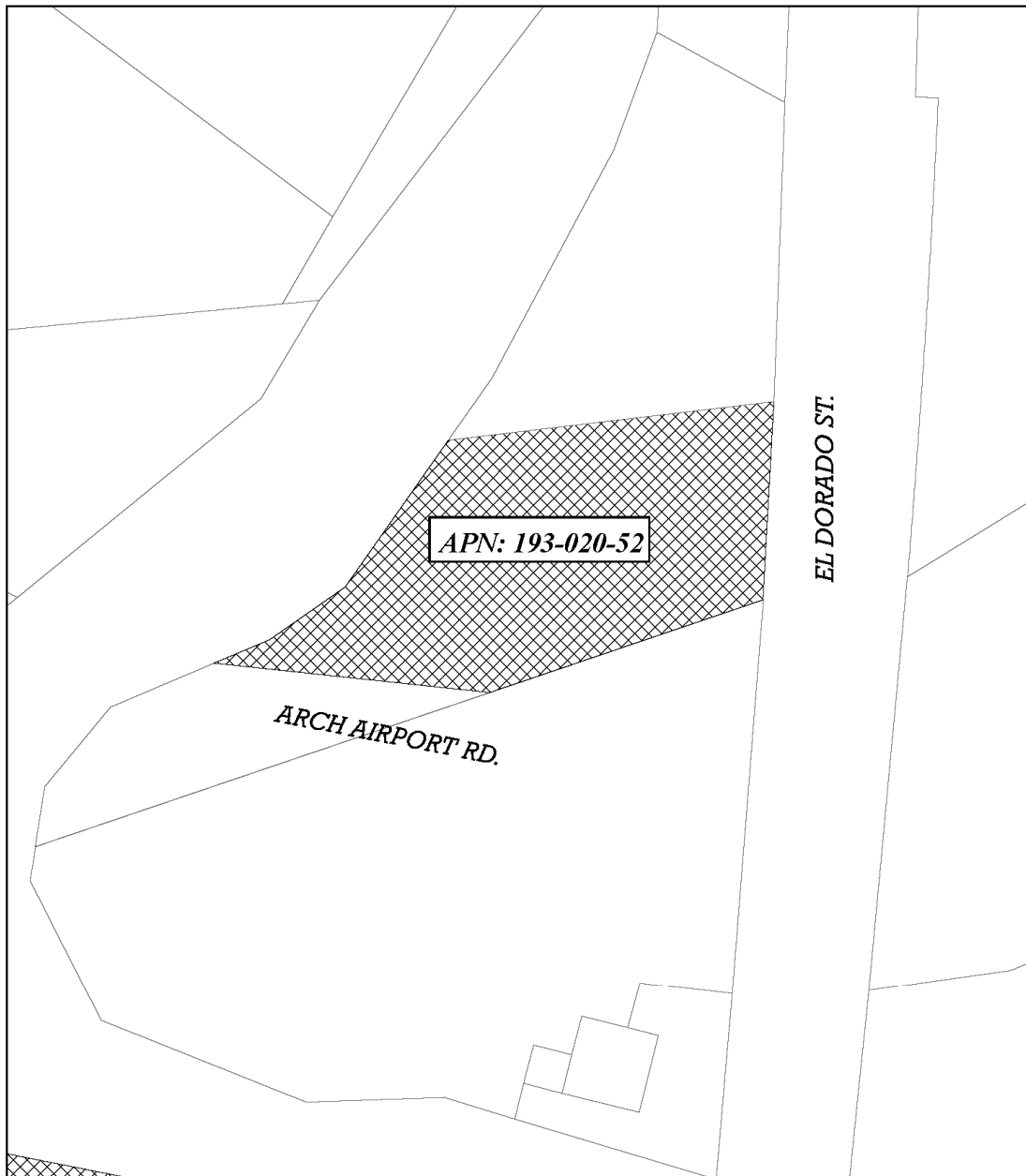


EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

*Stockton CA*  
*APN: 193-020-52*

Location 14



EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)



*6344 S. French Camp Rd.  
Stockton CA  
APN: 193-020-56*

Location 15

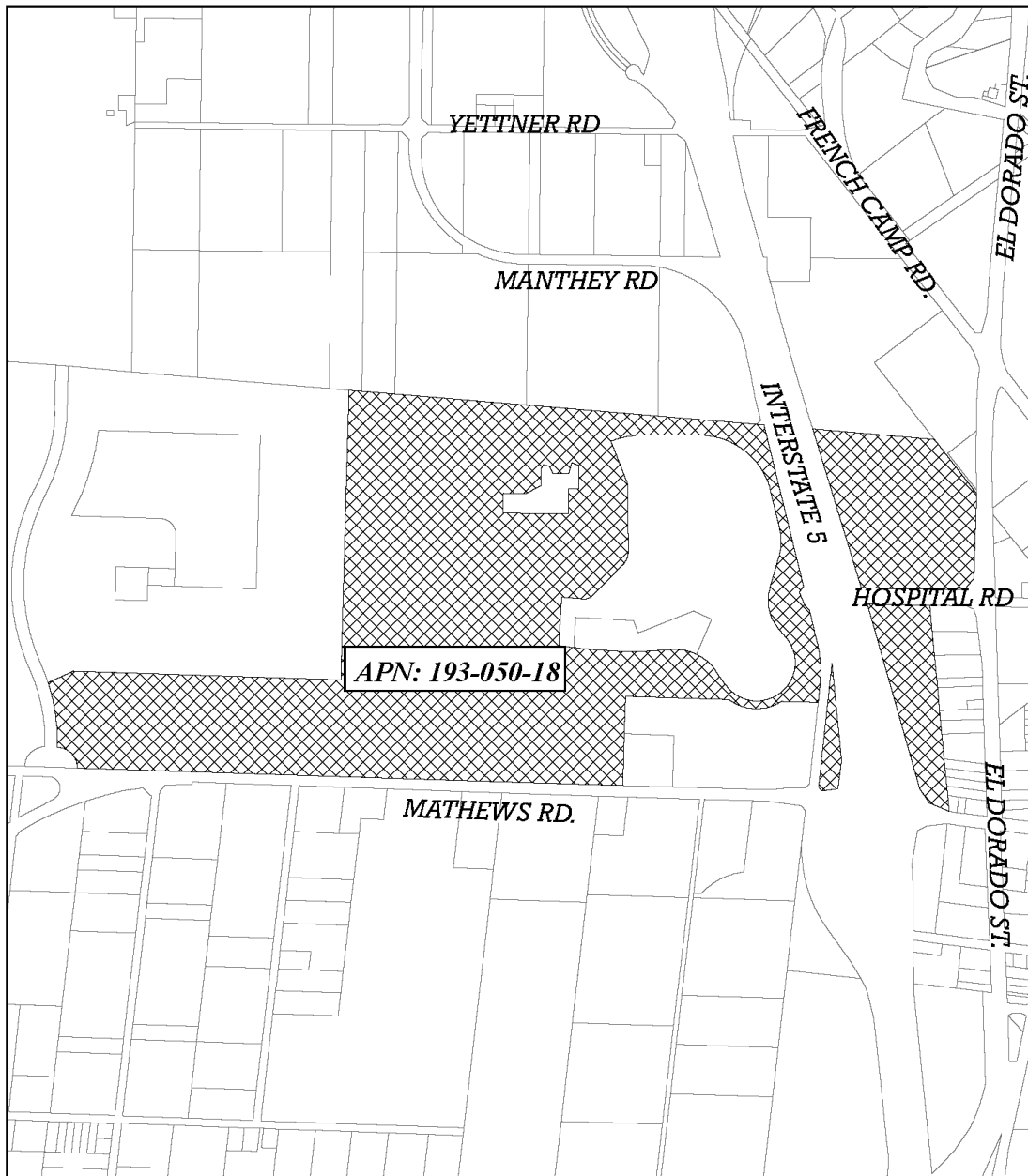


EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

7400 S. Delivery Dr.  
Stockton CA  
APN: 193-050-18

Location 16

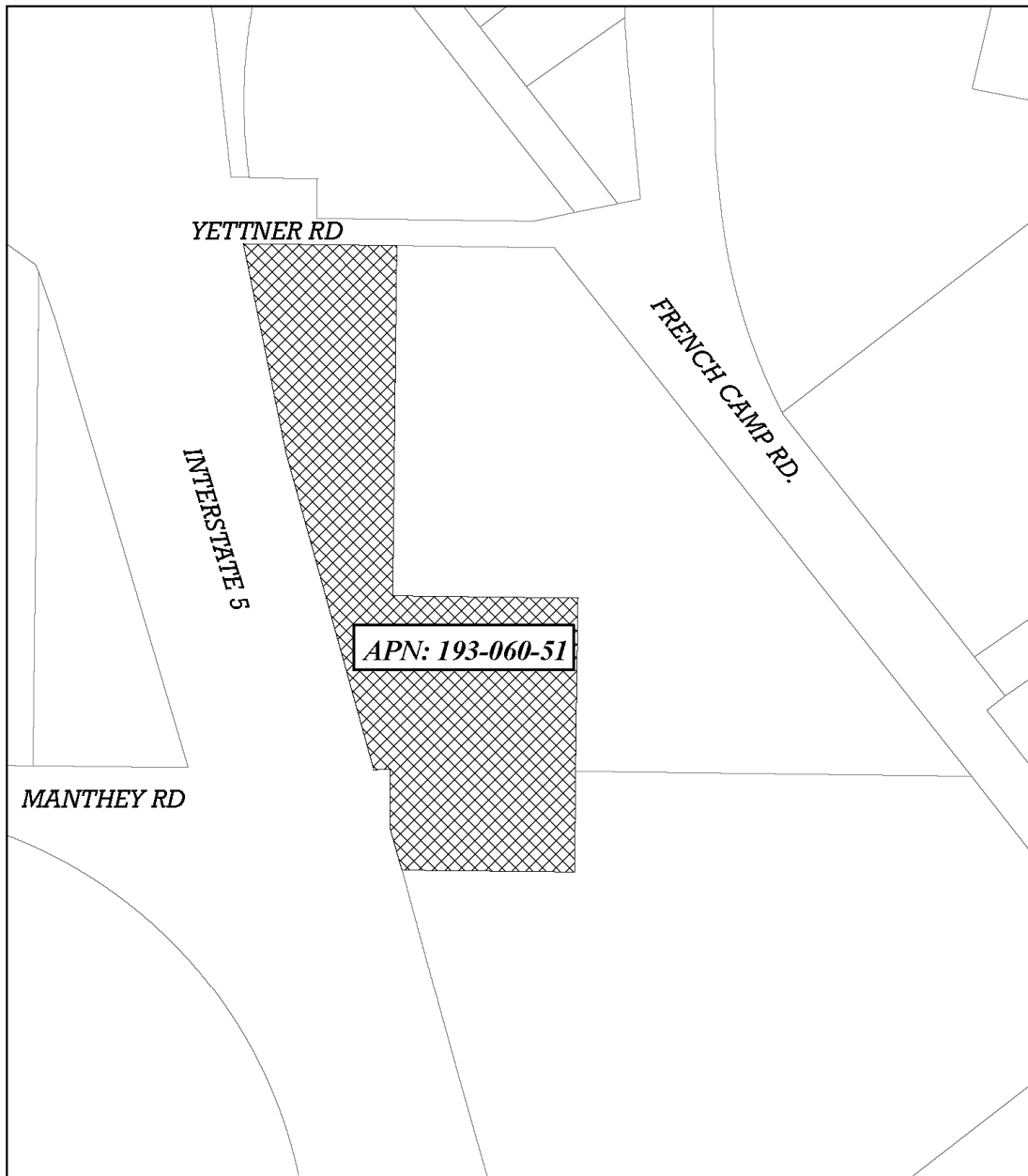


EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

252 W. Yettner Rd.  
Stockton CA  
APN: 193-060-51

Location 17

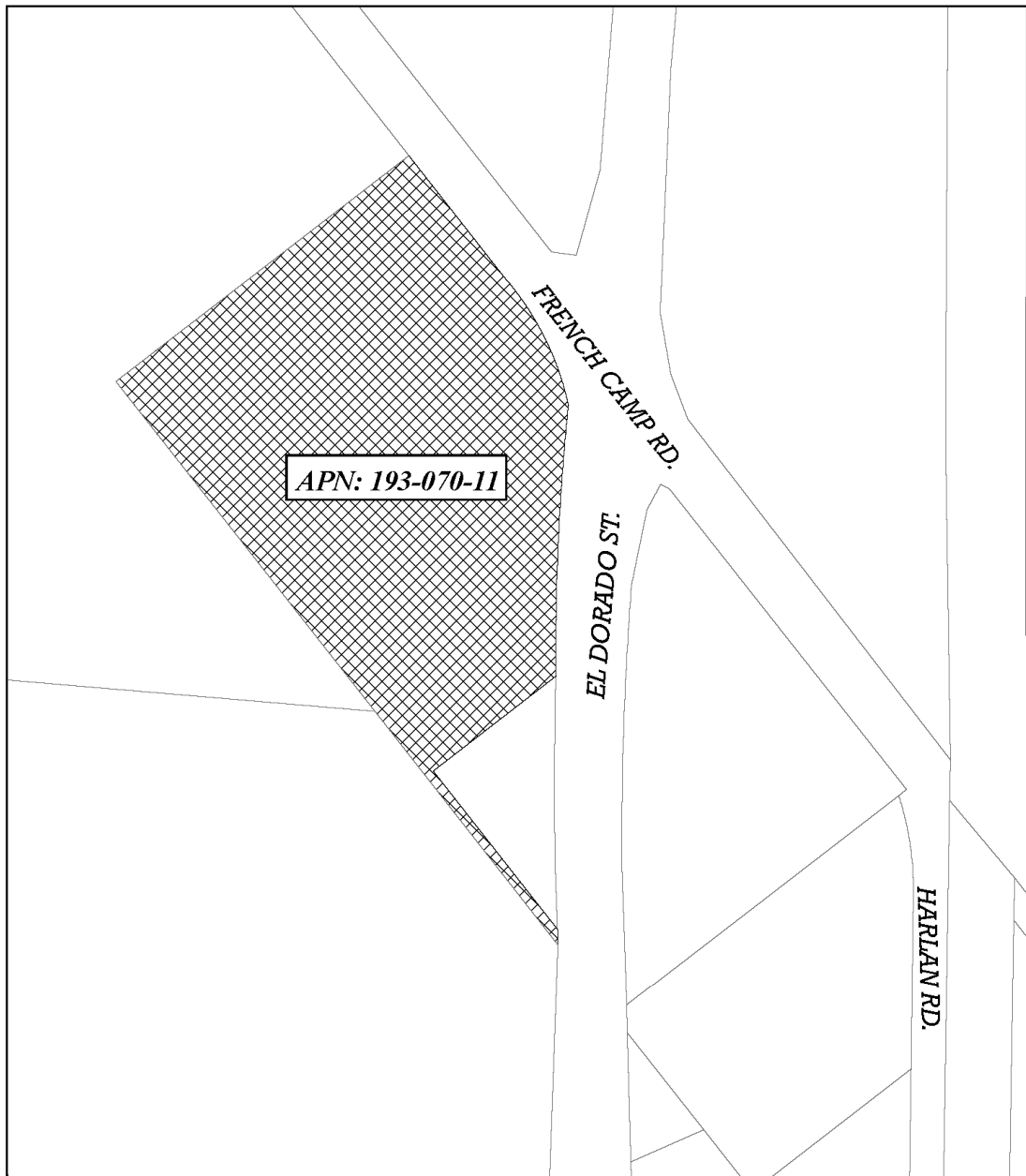


EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

*6785 S. El Dorado St.  
Stockton CA  
APN: 193-070-11*

Location 18



EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

*7070 S. Harlan Rd.  
Stockton CA  
APN: 193-090-01*

Location 19



EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

*7400 S. El Dorado St.  
Stockton CA  
APN: 193-160-50*

Location 20



EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

*8125 S. El Dorado St.  
Stockton CA  
APN: 193-170-03*

Location 21



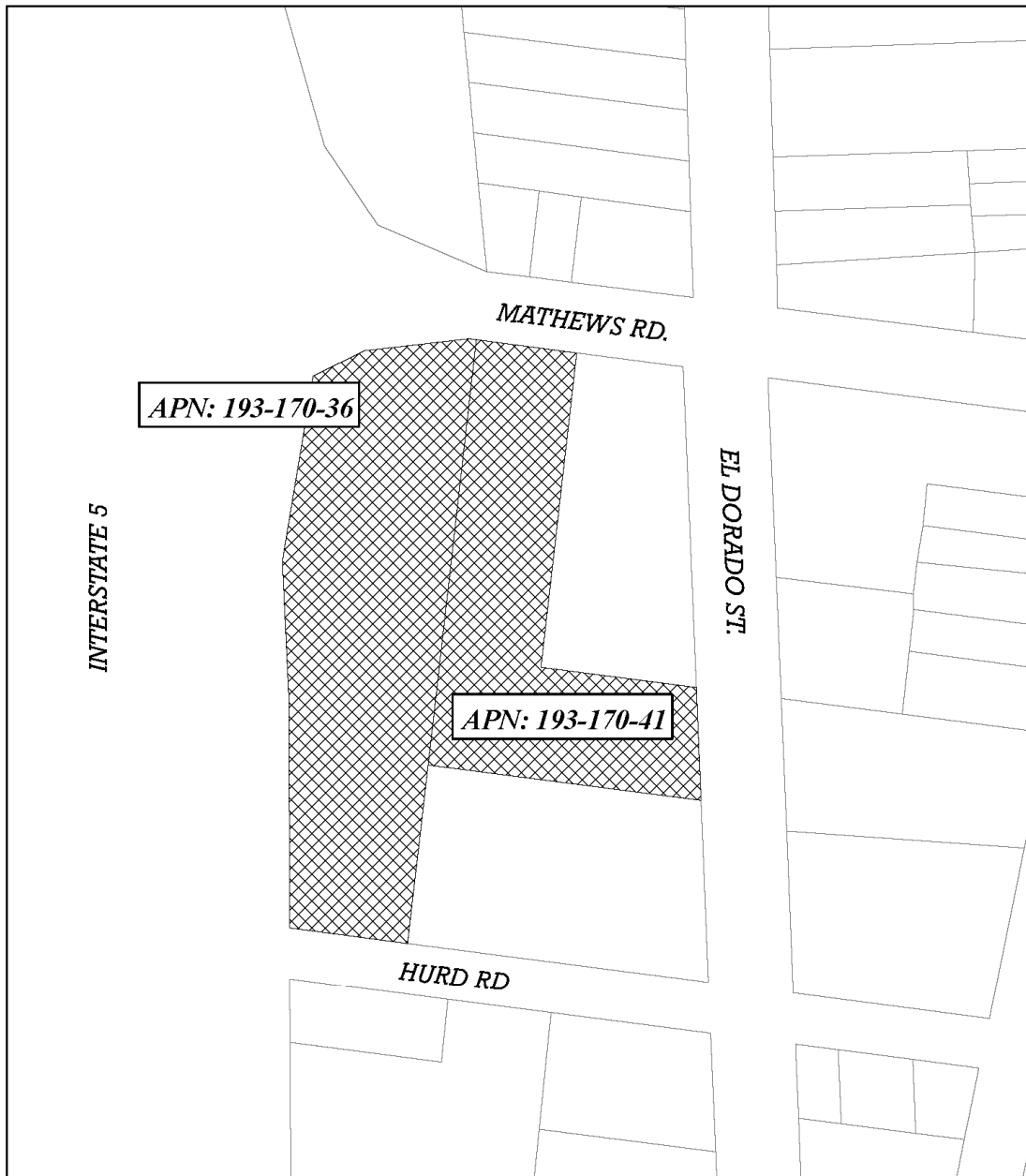
EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

*42 W. Mathews Rd.  
Stockton CA  
APN: 193-170-36*

*Stockton CA  
APN: 193-170-41*

Location 22



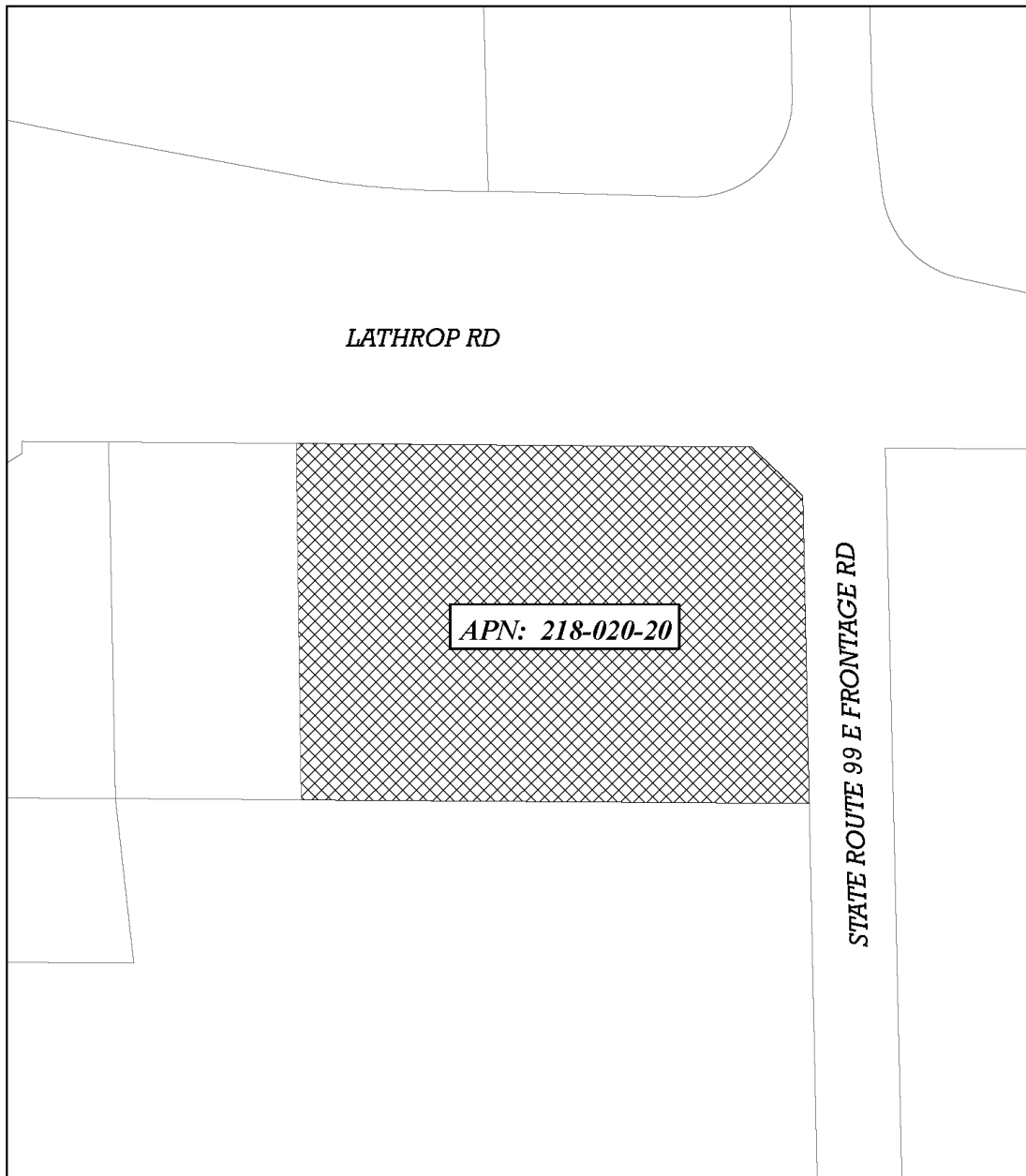
EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)



*6006 E. Lathrop Rd.  
Manteca, CA  
APN: 218-020-20*

Location 23

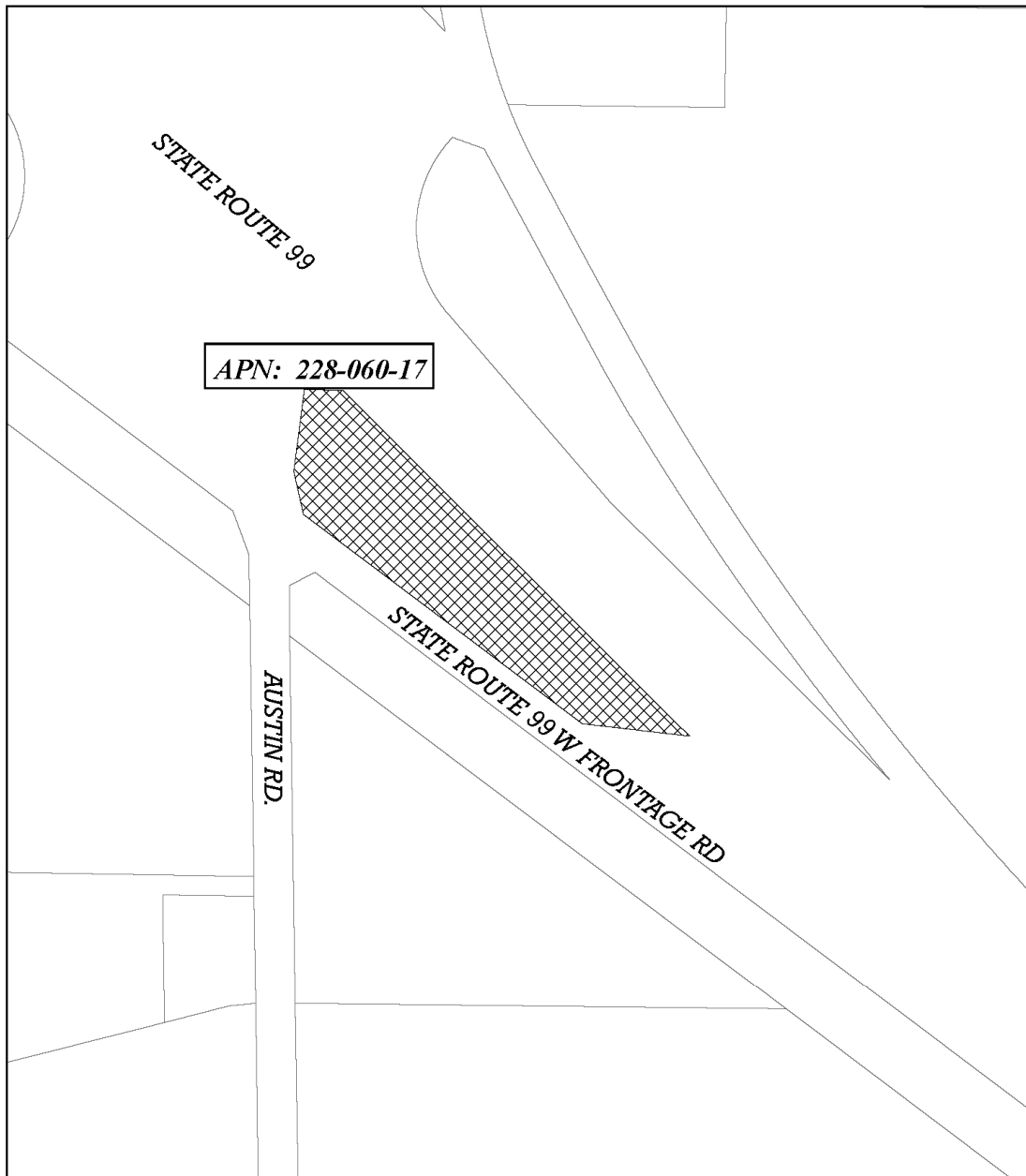


EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)

*20504 S. State Route 99 W. Frontage Rd.  
Manteca, CA  
APN: 228-060-17*

Location 24



EXISTING GENERAL PLAN: GENERAL COMMERCIAL (C/G)

EXISTING ZONING: GENERAL COMMERCIAL (C-G)



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## Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

### **Attachment C** **Response Letters**

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COUNTY  
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**Department of Public Works**

**Kris Balaji, Director of Public Works**

**Fritz Buchman, Deputy Director/Development**

**David Tolliver, Deputy Director/Operations**

**Najee Zarif, Deputy Director/Engineering**

**Kristi Rhea, Business Administrator**

October 13, 2021

**MEMORANDUM**

**TO:** Community Development Department  
**CONTACT PERSONS:** Jennifer Jolley; Stephanie Stowers

**FROM:** Christopher Heylin, Development Services Engineer *CH*  
Development Services Division

**SUBJECT:** PA-2100196; PA-2100197; PA-2100198; A combination General Plan and Development Title Text and Map Amendments to address the shortage of truck parking and truck sales locations currently available within San Joaquin County. The project applications are as follows:

- PA-2100196 is a General Plan and Development Title Text Amendment to:
  - Create a new General Plan designation of Agriculture-Industrial (A/I) with policies related to locational criteria, allowed uses, and development standards.
  - Create a new zone of Agriculture-Industrial (AI) for consistency with the new General Plan designation. Development Title Section 9-600.1 and Table 9-605.2 will be amended to include the new Agriculture-Industrial (AI) zone and will permit all uses currently permitted in the General Agriculture (AG) zone, as well as the following Truck Sales & Services use types: Parking and Sales. These additional uses will be subject to a Site Improvement Plan or Site Approval based on specific criteria.
  - Permit additional truck-related uses in the existing General Commercial (C-G) zone. Development Title Table 9-405.2 will be updated to permit the following Truck Sales & Services use types in the General Commercial (C-G) zone: Parking, Cleaning, Repairs, and Sales. These truck-related uses will be subject to an approved Site Approval application, and locational criteria added to Development Title Section 9-405.5[h].
  - Note: The ARM (Agricultural Resource Management) zone classification is also being removed with this application because this zone is not designated anywhere in the County and will not be utilized in the future.
- PA-2100197 is a General Plan Amendment to amend the General Plan designation of approximately (39) parcels to Agriculture-Industrial (A/I).
- PA-2100198 is a Zone Reclassification to change the zoning of the same parcels to Agricultural-Industrial (AI) for consistency.

1810 East Hazelton Avenue | Stockton, California 95205 | T 209 468 3000 | F 209 468 2999



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Community Development Department  
PA-2100196 (TA), -197 (GP) & -198 (ZR)

-2-

PROPERTY OWNERS: Multiple Owners

APPLICANT: San Joaquin County

RECOMMENDATIONS:

- 1) None.

CH:DS



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## Environmental Health Department

**Jasjit Kang, REHS, Director**  
*Muniappa Naidu, REHS, Assistant Director*  
**PROGRAM COORDINATORS**  
Robert McClellon, REHS  
Jeff Carruesco, REHS, RDI  
Willy Ng, REHS  
Melissa Nissim, REHS  
Steven Shih, REHS

October 6, 2021

To: San Joaquin County Community Development Department  
Attention: Jennifer Jolley & Stephanie Stowers

From: Michael Suszycki; (209) 598-7001  
Senior Registered Environmental Health Specialist 

RE: **PA-2100196 (TA), Referral, SU0014412 (2686)**

---

The Environmental Health Department has no comment regarding the Development Title Text Amendment.

1868 E. Hazelton Avenue | Stockton, California 95205 | T 209 468-3420 | F 209 464-0138 | [www.sjgov.org/ehd](http://www.sjgov.org/ehd)

**Jolley, Jennifer [CDD]**

---

**From:** Teresa Mahnken <tmahnken@comcast.net>  
**Sent:** Monday, October 18, 2021 10:59 AM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]; Building [CDD]  
**Cc:** Winn, Charles [BOS]  
**Subject:** RE: Zoning Change at NE Corner of Eight Mile Road and Frontage Road, Morada  
APPLICATION NUMBERS: PA-2100196 (TA) PA-2100197 (GP) PA-2100198 (ZR)

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Community Development Department of Planning  
1819 Hazelton Avenue Stockton, CA 95205

RE: Zoning Change at NE Corner of Eight Mile Road and Frontage Road, Morada APPLICATION NUMBERS: PA-2100196 (TA) PA-2100197 (GP) PA-2100198 (ZR)

To: Jennifer Jolley [jjolley@sjgov.org](mailto:jjolley@sjgov.org)  
Stephanie Stowers : [ssowers@sjgov.org](mailto:ssowers@sjgov.org)  
Community Development Department of Planning [building@sjgov.org](mailto:building@sjgov.org)

Cc: Chuck Winn, San Joaquin County Supervisor, District 4 [cwinn@sjgov.org](mailto:cwinn@sjgov.org)

We are writing to inform you of our opposition to the change in zoning for application numbers PA-2100196 (TA) PA-2100197 (GP) PA-2100198 (ZR), which are located mainly on the northeast corner of Eight Mile Road and the Frontage Road. Currently, this has been an agricultural field, which the owner has posted an "open for development" sign in recent years. Before approving this zoning change, we ask you to consider what is currently happening at this intersection.

The current traffic situation at this intersection is very heavy. There is always a traffic back up coming east on Eight Mile Road and proceeding over the overpass at this intersection. Ask any homeowner here how long they must wait as a semi-truck "inches" it's way around the corner to get on Highway 99. The trucks back up multiple times until they are able to make that turn. And with "our" new Starbucks, the traffic here will only be heavier.

Another point to remember is that there are TWO schools that cause traffic along the Frontage Road at peak drop off and pick up. This will only worsen with the addition of tractor-trailer trucks along that stretch of road.

Our biggest concern, however, is Morada's new #2 Fire Station that across from the lot in consideration, almost at the opposite corner from lot being considered for rezoning. This MUCH-NEEDED #2 Station has



voter and community backing- we voted for a tax increase to have funding to obtain this station. Any slow-down due to increased traffic from the semi-trucks would be detrimental to our community safety.

Please come out and visit this site during school release hours and commute hours. You will see that ANY increase in additional slow-moving traffic would cause this tight community much damage.

Thank you,

Teresa Mahnken

Arthur Mahnken

6305 Hidden Acres Rd  
Morada, Ca 95212

**Jolley, Jennifer [CDD]**

---

**From:** Catey Mathews Campora <cateym@yahoo.com>  
**Sent:** Friday, October 15, 2021 9:10 AM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]  
**Cc:** Winn, Charles [BOS]; Building [CDD]  
**Subject:** Opposition to the Zoning Change at the NE Corner of SR99 & Eight Mile Rd (Proposed Truck Parking/Sales Project)

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

We are writing to express our opposition to the proposed rezoning for PA-2100196 (TA) PA-2100197 (GP) PA-2100198 (ZR). This project, zoning and permit variances will have detrimental impacts on the Morada and surrounding rural residents and travelers on SR 99. Currently the interchanges of Morada Lane, Eight Mile Road, and Armstrong Road, are do not have the capacity to handle current traffic loads adding additional tractor trailer traffic would create a public safety hazard and put the county, state and city at risk of litigation.

Our concerns about this project and the potential future similar projects that would be allowed with the zoning and permit variances include pollution, impact to our ground water quality and availability and domestic wells, noise pollution, inconsistent use of the predominately rural agricultural area, social justice concerns for the residents of the neighboring mobile home park that will be heavily impacted by 24/7 noise, pollution, and traffic congestion. Our county has more suitable locations for this type of project that would not impact our shrinking agricultural resources and pose a threat to the safety of our neighborhoods and the traveling public. The existing frontage roads and Eight Mile Road are not designed for this type of traffic. Existing overnight truck parking locations in the county attract prostitution and severely damage surface streets not designed to handle the weight and traffic patterns. Truck parking and sales is a 24/7/365 operation that is not designed for a rural residential area. We oppose this in Morada.

Nearby schools and the recent completion of the apartments at Morada Lane and SR 99 have greatly increased traffic on the interchanges and the frontage roads well beyond their capacity. This impacts air quality. The Morada Lane and Eight Mile Road interchanges need to be upgraded to handle the weight loads of tractor trailer traffic and the traffic volume. Daily traffic backs up onto SR 99 at these interchanges creating a safety hazard. Adding consistent tractor trailer traffic would force traffic onto other interchanges, impacting the entire Morada community.

While we appreciate the desire of anyone to improve their property and grow their business this should not be allowed at the expense of an entire community, neighboring small businesses, schools, and churches. It will disrupt the rural neighborhood and have irreversible impacts on its residents.

Regards,

Catey and Kevin Campora  
8724 Alhambra Avenue  
Morada, CA 95212  
209-598-1798

October 15, 2021

San Joaquin County  
Community Development Department  
1810 East Hazelton Avenue  
Stockton, CA 95205

via email  
[jjolley@sigov.org](mailto:jjolley@sigov.org)  
[sstowers@sigov.org](mailto:sstowers@sigov.org)  
[cwinn@sigov.org](mailto:cwinn@sigov.org)

Attn.: Jennifer Jolley, Stephanie Stowers & Supervisor Winn

Re: **Application No.s**  
PA-2100196 (TA)  
PA-2100197 (GP)  
PA-2100198 (ZR)

Dear Ms. Jolley, Ms. Stowers and Supervisor Winn,

We are writing this letter in opposition to above noted applications as proposed for APN 059-140-38 (Northwest Quadrant of Highway 99/Eight Mile Road) and APN 059-261-61, APN 059-261-63 & APN 059-261-64 (Northeast Quadrant of Highway 99/Eight Mile Road).

The site selection criteria, as stated by County Staff, to identify potential truck parking sites was narrowed down by eliminating all parcels with existing residences. By utilizing this selection criteria, the County recognizes the incompatibility of residential uses within close proximity to trucking uses. There are more than 800 single family residences located less than one mile from the proposed sites at the intersection of Highway 99 & Eight Mile Road.

In addition, there are two schools (Morada Middle School and Aspire Vincent Charter School) and at least five Churches all less than 3/4 of a mile from the Highway 99 & Eight Mile Road intersection.

Trucking uses are **NOT** compatible uses within close proximity to residential, schools or churches.

Proposing trucking uses next door, across the street or in close proximity to long established neighborhoods with existing residences, existing schools and existing churches is simply poor urban planning.

Additionally, the County seeks to provide "ministerial approval" of trucking parking and/or truck sales with a maximum number of 25 permitted trucks, trailers, or combination thereof and truck sales projects with a maximum total square footage of less than 1,000 square feet. It is unclear if the "25 trucks, trailers or combination thereof" applies to truck sales projects or not.

The County proposes to allow ministerial approval of these projects without any outside urban planning oversight by CEQA, claiming that any project not exceeding the "thresholds", "does not have the potential for causing a significant effect on the environment." This statement **cannot** be substantiated if the County does not refer projects to outside agencies and the immediate residents, schools, churches and businesses located in the vicinity of the proposed project for a determination of whether there is or not the potential for causing a significant effect on the environment. The County application referral states the following:

"Environmental Determination: this project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15061(b)(3) and a notice of exemption will be filed if the project is approved"

I have attached a copy of CEQA section 15061(b)(3) which states the following:

(b) A project is exempt from CEQA if:

- (3) The activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, that activity is not subject to CEQA.

The County cannot in good conscience make this finding. Common sense tells you that trucks next door or near residential, schools and church uses will have conflicts. **It simply cannot "be seen with certainty that there is no possibility the activity in question may have a significant effect on the environment"**

By processing these applications "ministerially" the County is depriving the very residents, schools, churches & business owners, **who will be impacted the most**, any opportunity to voice any concerns they may have. In fact, this is the reason CEQA even exists at all.

We have not touched on other significant items of concern such as traffic congestion, existing road capacity in terms of structural integrity and widths to accommodate trucks, noise, decrease in level of service for fire & police protection and environmental concerns, etc. But again, these items are all addressed in the CEQA review process. The County Staff simply cannot make a unilateral determination that the proposed trucking uses in close proximity to existing residential uses, schools, churches and other businesses are exempt without the CEQA process.

While we recognize that there is a need for truck parking and locating these parking sites at Highway interchanges is ideal, these proposed parking sites should not be

located near the incomplete uses of residential, schools, and churches. If the County had a blank slate in which to urban plan the entire County, we are quite sure that the planners would not locate trucking uses next door to residential neighborhoods, schools for our children or churches where we gather for religious assembly. So, why propose to allow trucking uses adjacent or in close proximity to existing long standing residential neighbors, schools and churches now? It makes no sense and is poor, if not irresponsible, urban planning at best.

From an urban planning perspective, the County should focus on sites where there is little to no existing development or in areas where uses of existing developments are compatible with trucking uses.

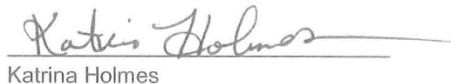
In conclusion, we reaffirm our opposition to PA-2100196 (TA), PA-2100197 (GP) and PA-2100198 (ZR) at locations identified as APN 059-140-38 (Northwest Quadrant of Highway 99/Eight Mile Road) and APN 059-261-61, APN 059-261-63 & APN

059-261-64 (Northeast Quadrant of Highway 99/Eight Mile Road), as well as the "ministerial approval" of proposed trucking uses. Trucking uses should be processed with CEQA review to ensure compatibility within the area of the proposed project and also ensure potential environmental concerns are considered and/or mitigated.

Sincerely,



John Glick  
10391 Chantel Lane, Stockton, CA 95212  
209-670-4569



Katrina Holmes

(d) Where the provisions of subdivisions (a), (b), and (c) leave two or more public agencies with a substantial claim to be the lead agency, the public agencies may by agreement designate an agency as the lead agency. An agreement may also provide for cooperative efforts by two or more agencies by contract, joint exercise of powers, or similar devices.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Section 21165, Public Resources Code.

**Title 14. Natural Resources**

**Division 6. California Natural Resources Agency**

**Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act**

**Article 5. Preliminary Review of Projects and Conduct of Initial Study**

**§ 15061. Review for Exemption**

(a) Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA.

(b) A project is exempt from CEQA if:

- (1) The project is exempt by statute (see, e.g. Article 18, commencing with Section 15260).
- (2) The project is exempt pursuant to a categorical exemption (see Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2.
- (3) The activity is covered by the **general-rule common sense exemption** that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- (4) The project will be rejected or disapproved by a public agency. (See Section 15270(b)).
- (5) The project is exempt pursuant to the provisions of Article 12.5 of this Chapter.

**AUTHORITY:**

Note: Authority cited: Section 21083, Public Resources Code. Reference: Sections 21080(c), 21080.1, 21080.3, 21082.1, 21100 and 21151, Public Resources Code; Muzzy Ranch Co. v. Solano County Airport Land Use Commission (2007) 41 Cal. 4th 372; Gentry v. City of Murrieta (1995) 36 Cal.App.4th 1359; San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus (1994) 27 Cal.App.4th 713; Leonoff v. Monterey County Board of Supervisors (1990) 222 Cal.App.3d 1337.

**§ 15062. Notice of Exemption**

(a) When a public agency decides that a project is exempt from CEQA pursuant to Section 15061, and the public agency approves or determines to carry out the project, the agency may, file a notice of exemption. The notice shall be filed, if at all, after approval of the project. Such a notice shall include:

**Jolley, Jennifer [CDD]**

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**From:** Lisa Misasi <lamisasi@yahoo.com>  
**Sent:** Thursday, October 14, 2021 11:07 PM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]; Building [CDD]  
**Cc:** Winn, Charles [BOS]  
**Subject:** Zoning Change at NE Corner of Eight Mile Road and Frontage Road, Morada

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am sending this email in opposition of application numbers PA-2100196 (TA) PA-2100197 (GP) PA-2100198 (ZR) located mainly on the NE corner of Eight Mile Road. As a resident of Morada, I am familiar with that area and am often at that four way stop on my way home. It is already a very high traffic intersection and is backed up daily with traffic going both east and west on Eight Mile Road. Multiple cars are bumper to bumper on the overpass as well.

There are at least two schools in the area (one less than a mile away on the Frontage Road) which cause major traffic back-ups in both directions of the Frontage Road in the morning when students are getting dropped off and again in the afternoon when they're getting picked up. Honestly, this traffic can be a nightmare after school gets out.

In addition, a brand new Starbucks just opened on the Frontage Road in very close proximity to the proposed zoning change area on Eight Mile Road and the Frontage Road. Just like every other Starbucks, it is only a matter of time until cars are lined up through the parking lot and onto the Frontage Road. Cars will exit the 99 freeway throughout the day and get themselves into a traffic jam while waiting to get into the Starbucks line. Did I mention there's also a Chevron gas station across the street where cars back up as well while waiting to get to the pump? This is already an extremely heavy and dangerous traffic area, I personally have had several close calls while driving home with my kids on the Frontage Road.

Finally and perhaps most importantly, a new Morada Fire Station is in the process of becoming up and running right down the street on Eight Mile Road. Much time, work, effort and energy has gone into this as a result of the Morada residents voting for its presence. The amount of traffic that large trucks going into and out of a yard on the same street could seriously slow down emergency crews and put lives at risk. This is of significant concern.

Please consider all of these points when voting for the aforementioned proposed zoning change. I believe a semi-truck yard would have negative affects on the Morada residents as well as other drivers passing through. It could potentially cause major traffic back-ups, delays, accidents and possible slow downs of emergency vehicles.

Thank you,

Lisa Misasi-Chang

**Jolley, Jennifer [CDD]**

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**From:** Gunter, Kelsey [CDD]  
**Sent:** Thursday, October 14, 2021 5:13 PM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]  
**Subject:** FW: FOR Community Development Department Meeting Oct 15 RE: Truck stop on 8 mile and Hwy 99

Please see below.

Thank you,

*Kelsey Gunter*

Assistant Planner  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-8477  
Fax: (209) 468-3163

Please also visit us On-line: <https://www.sjgov.org/commdev>



**SAN JOAQUIN**  
COUNTY  
*Greatness grows here.*

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**From:** spacesbyruby@gmail.com <spacesbyruby@gmail.com>  
**Sent:** Thursday, October 14, 2021 4:32 PM  
**To:** Planning [CDD] <planning@sjgov.org>  
**Subject:** FOR Community Development Department Meeting Oct 15 RE: Truck stop on 8 mile and Hwy 99

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

For your consideration,

I'm writing to express my opposition to building a truck stop on 8 Mile and Hwy 99.

*Assisting the Board of Supervisors and the Planning Commission to provide the means of attaining an environment that protects the health, safety and welfare of the citizens; make the most judicious use of the county's resources; reflect the public's values; and be consistent with the individual community's values.*

Building an overnight, or any type, of truck stop along 8 Mile Road and Hwy 99:



DOES NOT: protect the health, safety and welfare of the citizens  
DOES NOT: reflect the public's values  
IS NOT: consistent with the individual community's values.

There is already too much traffic and noise on 8 Mile Rd. Truckers can sleep at Flag City.  
Adding a new truck stop on 8 Mile will increase traffic and road noise; attract crime, drugs and prostitution.  
We already have too much crime here in Stockton that doesn't seem to be reducing.

We all moved to this area to live in a nice, peaceful neighborhood to raise our families.  
There is so much construction going on, please embrace the rural environment of this overall location and hold on to the only open space left.  
Celebrate what the valley has to offer; the Delta (at the other end of 8 Mile; build up the restaurant, enhance the fishing environment),  
farms, wineries, corner fruit stands and respect the family-oriented rural community.  
Our property values are barely going up and adding a truck stop, Burger King and ARCO (new on 8 Mile) will bring our property values and quality of life down.

Why not revitalize Pacific Avenue and other shopping areas that are barely holding on: there are many opportunities to bring in good restaurants (not fast/fried food), smaller grocery stores with good quality foods; Amazon Fresh; coffee shops/cafes with outside seating; a modern movie theater, all which will enhance and elevate the City and improve the overall feeling of Stockton.

PLEASE REJECT DEVELOPMENT OF A TRUCK STOP ALONG 8 MILE ROAD.

Thank you,  
A concerned citizen

To: Jennifer Jolley [jjolley@sjgov.org](mailto:jjolley@sjgov.org)  
Stephanie Stowers : [sstowers@sjgov.org](mailto:sstowers@sjgov.org)  
Community Development Department of Planning [building@sjgov.org](mailto:building@sjgov.org)

Cc: Chuck Winn, San Joaquin County Supervisor, District 4 [cwinn@sjgov.org](mailto:cwinn@sjgov.org)

We are writing to inform you of our opposition to the change in zoning for application numbers PA-2100196 (TA) PA-2100197 (GP) PA-2100198 (ZR), which are located mainly on the northeast corner of Eight Mile Road and the Frontage Road. Currently, this has been an agricultural field, which the owner has posted an "open for development" sign in recent years. Before approving this zoning change, we ask you to consider what is currently happening at this intersection.

The current traffic situation at this intersection is very heavy. There is always a traffic back up coming east on Eight Mile Road and proceeding over the overpass at this intersection. Ask any homeowner here how long they must wait as a semi-truck "inches" it's way around the corner to get on Highway 99. The trucks back up multiple times until they are able to make that turn. And with "our" new Starbucks, the traffic here will only be heavier.

Another point to remember is that there are TWO schools that cause traffic along the Frontage Road at peak drop off and pick up. This will only worsen with the addition of semi-trucks along that stretch of road.

Our biggest concern, however, is Morada's new #2 Fire Station that across from the lot in consideration, almost at the opposite corner from lot being considered for rezoning. This MUCH-NEEDED #2 Station has voter and community backing- we voted for a tax increase to have funding to obtain this station. Any slow-down due to increased traffic from the semi-trucks would be detrimental to our community safety.

Please come out and visit this site during school release hours and commute hours. You will see that ANY increase in additional slow-moving traffic would cause this tight community much damage.

Thank you,

Meredith McMIndes  
Matthew McMIndes

**Jolley, Jennifer [CDD]**

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**From:** Noel Martinez <got.donjulio@gmail.com>  
**Sent:** Thursday, October 14, 2021 5:00 PM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]; Building [CDD]  
**Cc:** Winn, Charles [BOS]  
**Subject:** RE: Zoning Change at NE Corner of Eight Mile Road and Frontage Road, Morada  
APPLICATION NUMBERS: PA-2100196 (TA) PA-2100197 (GP) PA-2100198 (ZR)

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings All,

I would like to piggyback on the submission below by Mr./Mrs. McMIndes and voice my strong DISAPPROVAL to any proposed rezoning for the purpose of a Truck Stop/Rest. Please listen to the majority of those who reside in the Morada area. Those residents who live in the area and have to deal with the negative affects of this proposal.

Bottom line is we are overdue for a 4 lane overpass on Morada Ln and 8 Mile streets that cross Hwy 99. We should not have any more major stores/restuarants/establishments like Starbucks, unless we upgrade our overpasses. I seriously do not understand how one would think our overpasses, roads and intersections can accomodate a 25+ truck stop and the traffic it would create. Plus, our two-lane frontage roads are extremely narrow at all corners. Sounds like none of you have been at one of these intersections when a trailer is trying to turn in front of you. An ideal location and layout to model after, would be a place like Flag City off of Hwy 12 and 5. This is a perfect, open and widespread area which our Morada off ramps and intersections DO NOT faintly resemble. Please find another accomodating area. Think About It Ladies and Gentlemen!

Lastly, if the Morada residents are not listened to and these changes are not in their best interest, then who is this Truck Stop for? Who is actually benefitting from this rezoning and making a profit? Because we all know money is involved in this, some way or another. Again people, Think About It!

Respectfully,

Noel Martinez

-----  
October 12, 2021

Community Development Department of Planning  
1819 Hazelton Avenue  
Stockton, CA 95205

**Jolley, Jennifer [CDD]**

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**From:** deb.link@comcast.net  
**Sent:** Wednesday, October 13, 2021 7:23 PM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]; Building [CDD]  
**Cc:** Winn, Charles [BOS]  
**Subject:** Zoning Change at NE Corner of Eight Mile Rd and Frontage Rd in Morada

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October 13, 2021

Community Development Department of Planning  
1819 Hazelton Avenue Stockton, CA 95205

RE: Zoning Change at NE Corner of Eight Mile Road and Frontage Road, Morada  
APPLICATION NUMBERS: PA-2100196 (TA) PA-2100197 (GP) PA-2100198 (ZR)

To: Jennifer Jolley  
Stephanie Stowers :  
Community Development Department of Planning

Cc: Chuck Winn, San Joaquin County Supervisor, District 4

I am writing to inform you of my opposition to the change in zoning for application numbers PA-2100196 (TA) PA-2100197 (GP) PA-2100198 (ZR), which are located mainly on the northeast corner of Eight Mile Road and the Frontage Road. This has been an agricultural filed and is right next to a neighborhood. Before approving this zoning change, I ask you to consider several things. First off, this is right next to a residential area. Placing a truck stop in this area would bring much more traffic and noise than any neighborhood should experience along with increased safety risk with even more traffic.

This intersection leads to several schools in the area. The current traffic situation at this intersection is very heavy. Traffic is already very backed up at this intersection and over the overpass. During school pickup and drop off times it takes a ridiculous amount of time to get through the intersection. Since the recent Starbucks on that corner, the traffic is anticipated to get even heavier – before any truck stop.

I ask you to oppose the change in zoning, and not allow a truck stop so close to this residential area.

Thank you.

Debbie Link

**Jolley, Jennifer [CDD]**

---

**From:** Stowers, Stephanie [CDD]  
**Sent:** Wednesday, October 13, 2021 4:16 PM  
**To:** Catalina Rico  
**Cc:** Jolley, Jennifer [CDD]  
**Subject:** RE: Question on Notice - 10/12/2021

Catalina,

The proposed applications are proposing to reclassify specified parcels to a new Agricultural-Industrial zone, which provides for limited dry uses that complement both agricultural and industrial businesses on parcels not considered ideal locations for farming due to size, location, irregular shape, or classification of farmland. All of the existing agricultural uses will still be permitted under the same provisions as our current regulations, in addition to truck parking and truck sales uses.

Maps of each parcel proposed to change can be found [here](#). There are parcels in the French Camp area included.

The ordinance specifics can be found [here](#).

Please let me know if you have additional questions.

Thank you,

**Stephanie Stowers**

Senior Planner  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-9653  
Please visit us online: [www.sjgov.org/commdev](http://www.sjgov.org/commdev)



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**From:** Catalina Rico <catalinarico1017@gmail.com>  
**Sent:** Tuesday, October 12, 2021 11:40 AM  
**To:** Stowers, Stephanie [CDD] <sstowers@sjgov.org>  
**Subject:** Question on Notice - 10/12/2021

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Stowers,

I hope this email finds you well.

I'm reaching out to you regarding a notice I received at my place of residence on 10/08. The notice is "Application Referral: Public Hearing - Application Numbers: PA-2100196, PA-2100197, PA-2100198." The notice is vague and full of city codes that we are unfamiliar with.

Therefore, can you further explain how this will affect Manthey Road/French Camp Road, French Camp 95231? Any guidance is welcomed. Or please refer me to the appropriate person that can best answer my question.

Lastly, can I be added to the notification list?

Thank you,  
Catalina Rico

French Camp CA 95231, Resident.

**Jolley, Jennifer [CDD]**

---

**From:** dale Chabino <dchabino@gmail.com>  
**Sent:** Wednesday, October 13, 2021 12:14 PM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]; Building [CDD]  
**Cc:** Winn, Charles [BOS]  
**Subject:** PROPOSED CHANGE n NE corner of Eight Mile Road and Hwy99 Frontage Rd in Morada. Application #'s: PA-2100196, (TA) PA-2100197 & (GP) PA-2100198m (ZR)

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

MY wife and I are writing to inform you of our opposition to the change in zoning for application numbers PA-2100196 (TA) PA-2100197 (GP) PA-2100198 (ZR), which are located mainly on the northeast corner of Eight Mile Road and the Frontage Road. Currently, this has been an agricultural field, which the owner has posted an "open for development" sign in recent years. Before approving this zoning change, we ask you to consider what is currently happening at this intersection. The current traffic situation at this intersection is very heavy, especially in the mornings and evenings at commute times. There is always a traffic back up going East or West on Eight Mile Road and proceeding over the overpass at this intersection. Because of the heavy traffic caused by the new apartments at Morada Lane, the Eight Mile Road intersection takes the overflow. Ask any homeowner here how long they must wait as a semi-truck "inches" its way around the corner to get on Highway 99. The trucks back up multiple times until they are able to make that turn. And with "our" new Starbucks, the traffic here will only be a whole lot heavier. Additionally, these trucks will be trying to leave the "yard" exactly at the same time as we are currently experiencing backups at that intersection. Also, the layout of the road at that intersection is NOT at all suitable for large trucks. My neighbor drives an 18 wheeler and has to go thru that intersection almost daily and he is opposed to this change. Another point to remember is that there are TWO schools that cause traffic along the Frontage Road at peak drop off and pick up. This will only worsen with the addition of semi-trucks along that stretch of road. Our biggest concern, however, is Morada's new #2 Fire Station that is almost directly across from the lot in consideration, almost at the opposite corner from lot being considered for rezoning. This MUCH-NEEDED #2 Station has voter and community backing- we voted for a tax increase to have funding to obtain this station. Any slow-down due to increased traffic from the semi-trucks would be detrimental to our community safety. Please come out and visit this site during school release hours and commute hours. You will see that ANY increase in additional slow-moving traffic would cause this tight community much damage. Thank you,

Dale Chabino  
Diana Chabino  
10633 Hildreth Ln  
Morada  
(209) 992-3348



**Jolley, Jennifer [CDD]**

---

**From:** jms782000@gmail.com  
**Sent:** Wednesday, October 13, 2021 10:05 AM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]; Building [CDD]  
**Cc:** Winn, Charles [BOS]  
**Subject:** Zoning change at NE corner of Eight Mile Rd and 99 Frontage Rd, Morada

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Good morning,

I am writing to inform you of our opposition to the proposed zoning change for PA-21000196 (TA), PA-21000197 (GP), PA-21000198 (ZR), which are mostly located at the Northeast corner of Eight Mile Rd and 99 Frontage Rd.

This is an already congested intersection, that was not designed for big rig high usage. The stop signs are continually being knocked over because the trucks cannot safely make the turns without hitting a car or sign. Not to mention they travel so slowly, that traffic builds. There are multiple schools in the area that already cause congestion on our roads, we don't need more on these narrow two lane roads.

I'm concerned the slow truck traffic will impede the response time of our newly acquired fire station #2 just down the street. Fast response times are very important out in rural areas of Morada where fire hydrants are minimal.

Homeless is ever growing in our city and county. I'm concerned we'll see an increase in not only that, but prostitution as well.

Bottom line, the 99 on ramp at Eight Mile Rd is not designed for big rigs nor the increase in already congested area. Big rigs cutting the corners at the four way stop is not only dangerous, but slows down flow of traffic. The infrastructure is not designed for the proposed use.

I speak for my husband and I who are both civil engineers and studied these kinds of development. This type of development needs to be considered in a different location, one that can handle the traffic and size of the trucks.

Thank you,  
Julie Schneider  
9148 Alhambra Ave  
209-483-8296



**Jolley, Jennifer [CDD]**

---

**From:** mmcmindes@aol.com  
**Sent:** Wednesday, October 13, 2021 8:39 AM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]; Building [CDD]  
**Cc:** Winn, Charles [BOS]  
**Subject:** Zoning Change at NE Corner of Eight Mile Road and Frontage Road, Morada  
APPLICATION NUMBERS: PA-2100196 (TA) PA-2100197 (GP) PA-2100198 (ZR)

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October 12, 2021

Community Development Department of Planning  
1819 Hazelton Avenue  
Stockton, CA 95205

RE: Zoning Change at NE Corner of Eight Mile Road and Frontage Road, Morada  
APPLICATION NUMBERS: PA-2100196 (TA) PA-2100197 (GP) PA-2100198 (ZR)

To: Jennifer Jolley [jjolley@sjgov.org](mailto:jjolley@sjgov.org)  
Stephanie Stowers : [ssowers@sjgov.org](mailto:ssowers@sjgov.org)  
Community Development Department of Planning [building@sjgov.org](mailto:building@sjgov.org)

Cc: Chuck Winn, San Joaquin County Supervisor, District 4 [cwinn@sjgov.org](mailto:cwinn@sjgov.org)

We are writing to inform you of our opposition to the change in zoning for application numbers PA-2100196 (TA) PA-2100197 (GP) PA-2100198 (ZR), which are located mainly on the northeast corner of Eight Mile Road and the Frontage Road. Currently, this has been an agricultural field, which the owner has posted an "open for development" sign in recent years. Before approving this zoning change, we ask you to consider what is currently happening at this intersection.

The current traffic situation at this intersection is very heavy. There is always a traffic back up coming east on Eight Mile Road and proceeding over the overpass at this intersection. Ask any homeowner here how long they must wait as a semi-truck "inches" it's way around the corner to get on Highway 99. The trucks back up multiple times until they are able to make that turn. And with "our" new Starbucks, the traffic here will only be heavier.

Another point to remember is that there are TWO schools that cause traffic along the Frontage Road at peak drop off and pick up. This will only worsen with the addition of semi-trucks along that stretch of road.

Our biggest concern, however, is Morada's new #2 Fire Station that across from the lot in consideration, almost at the opposite corner from lot being considered for rezoning. This MUCH-NEEDED #2 Station has voter and community backing- we voted for a tax increase to have funding to obtain this station. Any slow-down due to increased traffic from the semi-trucks would be detrimental to our community safety.

Please come out and visit this site during school release hours and commute hours. You will see that ANY increase in additional slow-moving traffic would cause this tight community much damage.

Thank you,

Meredith McMindes  
Matthew McMindes

**Jolley, Jennifer [CDD]**

---

**From:** Gunter, Kelsey [CDD]  
**Sent:** Wednesday, October 13, 2021 8:04 AM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]  
**Subject:** FW: Public Comment on Proposed Rezoning

Please see email of opposition for the AI rezone project.

Thank you,

*Kelsey Gunter*

Assistant Planner  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-8477  
Fax: (209) 468-3163

Please also visit us On-line: <https://www.sjgov.org/commdev>



**SAN JOAQUIN**  
—COUNTY—  
*Greatness grows here.*

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**From:** Brenda Amboy <bamboy@berkeley.edu>  
**Sent:** Tuesday, October 12, 2021 8:37 PM  
**To:** Planning [CDD] <planning@sjgov.org>  
**Subject:** Public Comment on Proposed Rezoning

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To Whom it May Concern:

I am writing in regards to the proposed rezoning of APN 193-060-45 or 193-060-59 to agriculture industrial.

I do not agree with the proposed rezoning or any ideas to utilize this area for trucks or any other sort of industrial use. These plots of lands are extremely close to the Weston Ranch neighborhood and would impact the environmental quality of the neighborhood and put thousands of residents including children at risk for exposure to environmental pollutants.

Please advise there is an EIR available for any proposed projects.

Best,

Brenda Amboy  
Master of City Planning '21 | UC Berkeley

**Jolley, Jennifer [CDD]**

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**From:** Shelly Esposito <queebie1070@aol.com>  
**Sent:** Wednesday, October 13, 2021 2:22 AM  
**To:** Jolley, Jennifer [CDD]  
**Subject:** RE: Project plan PA-2100196 PA-2100197 PA-2100198

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If the 39 Parcels is being rezoned to A/I then we couldn't stay and 39 Parcels are all of our houses and the vacant lots....

Sent from the all new AOL app for Android

On Mon, Oct 11, 2021 at 8:05 AM, Jolley, Jennifer [CDD]  
<jjolley@sjgov.org> wrote:

Good morning Ms. Esposito,

Thank you for your comments. Just to clarify, none of the parcels in Sunny Rd. subdivision are proposed to be changed. The change in zoning is proposed for 4 parcels located at the southeast corner of Arch Rd. and Kingsley Rd. I just wanted to make sure you knew that. Having said that, I will take your comments and include them in the staff report to the Planning Commission and Board of Supervisors. In addition, I will see what I can do to have the notice translated to Spanish if possible. Thank you.

**Jennifer Jolley**

Deputy Director of Planning

Community Development Department

Main Office: (209) 468-3121

Direct: (209) 468-8908

Fax: (209) 468-3163

Please also visit us On-line: <https://www.sjgov.org/commdev>



**SAN JOAQUIN**  
—COUNTY—  
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STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS E-MAIL IN ERROR, PLEASE NOTIFY THE SENDER IMMEDIATELY.

**From:** Shelly Esposito <queebie1070@aol.com>  
**Sent:** Sunday, October 3, 2021 8:46 PM  
**To:** Jolley, Jennifer [CDD] <jjolley@sjgov.org>  
**Subject:** Project plan PA-2100196 PA-2100197 PA-2100198

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I want to save my neighborhood, my family has been at the same property since 1950 and we don't want to move. It has been residential out here for as long as I can remember. After speaking with my neighbors they don't want to lose their homes either. some of the neighbors weren't even informed of this plan because they never received the letter about it. It does not state on a the plan submitted about this 39 parcels is actually a residential neighborhood. Why? It's stated as parcels that doesn't sit right with me. we've been through a lot here please do not take our homes this is all we have and we have raised our families here and if this plan was approved we would have nowhere to live. So I'm asking you to please reconsider the plan that you have on the table and to please correctly state that this residential neighborhood has been here since the early forties Many of the letters you sent out we're only in English and the majority of our neighborhood is Mexican so they would need it in Spanish. We should have been informed from the very beginning as soon as this plan started which we were not and we would like for the 39 Parcels to be changed to residential this neighborhood was here before anything else was out here. Im sure that there is Better areas that you can execute your plan on out here there's so many empty spots and warehouses that you don't need to touch our neighborhood. I started collecting signatures to try to stop this plan. We will be coming to the public hearing as well. Alot of my neighbors didn't receive letter, thats not fair. Thank you

Shelly Esposito

3648 sunny road

Stockton ca

209-688-8463

**Jolley, Jennifer [CDD]**

---

**From:** Steve Herum <sherum@herumcrabtree.com>  
**Sent:** Tuesday, October 12, 2021 9:07 AM  
**To:** Jolley, Jennifer [CDD]  
**Cc:** denise deniseperak.com  
**Subject:** General Plan amendment and zoning reclassification regarding truck parking

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Jennifer:

As you may recall I represent California Concentrate that owns property included in the truck parking update. We indicated we conditionally wanted to be included, subject to reviewing the draft ordinance. After reviewing the draft general plan amendment and zoning classification my client does wish to be included in the update.

In advance thank you for your attention to this matter.

Steve Herum

**Jolley, Jennifer [CDD]**

---

**From:** Warmerdam, Denise [BOS]  
**Sent:** Tuesday, October 12, 2021 8:40 AM  
**To:** Jolley, Jennifer [CDD]  
**Subject:** FW: Proposed truck parking/sales

Just FYI. Interesting - we are getting a lot of push-back from this proposal.

Denise L. Warmerdam  
Chief of Staff  
Supervisor Chuck Winn, District Four  
San Joaquin County Board of Supervisors  
44 N. San Joaquin Street, Suite 627  
Stockton, CA 95202  
(209) 468-3113  
dwarmerdam@sjgov.org

-----Original Message-----

From: Consuelo Diaz <dconsuelo03@yahoo.com>  
Sent: Tuesday, October 12, 2021 8:35 AM  
To: Winn, Charles [BOS] <cwinn@sjgov.org>  
Cc: consuelo diaz <dconsuelo03@yahoo.com>  
Subject: Proposed truck parking/sales

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Im resident the willows north morada states, Im not agree with the proposed truck parking/sales

Sincerely

Consuelo Diaz



**Jolley, Jennifer [CDD]**

---

**From:** Consuelo Diaz <dconsuelo03@yahoo.com>  
**Sent:** Tuesday, October 12, 2021 8:31 AM  
**To:** Jolley, Jennifer [CDD]  
**Cc:** consuelo diaz  
**Subject:** Proposed truck parking/sales

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Good morning Im Rogelio Diazr Im the owner of residence of 10775 Chantel Ln stockton ca,

WITH RESPECT IM NOT AGREE ON NEW CONTRACTION OF PROPOSED TRUCK PARKING /SALE

Sincerely,

Rogelio Diaz

**Jolley, Jennifer [CDD]**

---

**From:** Hernandez, Teddie [CDD]  
**Sent:** Monday, October 11, 2021 9:17 AM  
**To:** Jolley, Jennifer [CDD]  
**Cc:** Stowers, Stephanie [CDD]  
**Subject:** FW: Proposed zoning change at 8 mile Road and Highway 99 keyboard

Good morning Jen,

Please see comments below regarding the A-I rezone project.

Thank you,

Teddie Hernandez  
Associate Planner  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-8359  
Fax: (209) 468-3163

Please also visit us On-

line: <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sjgov.org%2Fcommdev&data=04%7C01%7Cjolley%40sjgov.org%7Cfc500757148f43c7aa8c08d98cd27db9%7C3cff5075176a400d860a54960a7c7e51%7C0%7C0%7C637695657952332916%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C1000&data=ZqPSD01Ub4JRDkS597ts0zNC%2Fju%2FndrToA0pOLq32ws%3D&replayed=0>

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-----Original Message-----

From: Building [CDD] <building@sjgov.org>  
Sent: Monday, October 11, 2021 8:07 AM  
To: Planning [CDD] <planning@sjgov.org>  
Subject: FW: Proposed zoning change at 8 mile Road and Highway 99 keyboard

Please see below.

Amanda Hough  
Senior Office Assistant  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-0816  
Fax: (209) 468-3163  
Please also visit us On-

line: <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sjgov.org%2Fcommdev&data=04%7C01%7Cjolley%40sjgov.org%7Cfc500757148f43c7aa8c08d98cd27db9%7C3cff5075176a400d860a54960a7c7e51%7C0%7C0%7C637695657952332916%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C1000&data=ZqPSD01Ub4JRDkS597ts0zNC%2Fju%2FndrToA0pOLq32ws%3D&replayed=0>

%7C01%7Cjolley%40sjgov.org%7Cfc500757148f43c7aa8c08d98cd27db9%7C3cff5075176a400d860a54960a7c7e51%7C0%7C0%7C637695657952332916%7CUnknown%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCQljoiv2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C1000&sd=ZqPSD01Ub4JRDks597ts0zNC%2Fju%2FndrToA0pOLq32ws%3D&re  
served=0

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-----Original Message-----

From: janice fisher <fisher.janice468@gmail.com>

Sent: Sunday, October 10, 2021 2:46 PM

To: Building [CDD] <building@sjgov.org>

Subject: Proposed zoning change at 8 mile Road and Highway 99 keyboard

CAUTION: This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is janice fisher and I'm sending this to you to oppose the proposed zoning change in regards to the property located at 8 mile Road and Highway 99.

The proposal would allow up to 25 semi tracks parking and sales.

Very bad idea for so many reasons. One it would impede fire department response as the WMF number to fire house is very near.

Two, There is already heavy traffic across 8 mile from I 5 to 99 especially during commute times and this is while many people are still unemployed there is back up at the overpass at that location.

Three, there is a residential mobile home park there and many people and families would be affected by the loud "back up beats" that begin very early in the morning 3 AM. Those people are not in a financial position to move.

Four, Truckstops may attract unsavory sales and prostitution and drugs and homelessness.

Five, there is a storage facility located there and they would lose business as access it would be difficult with the increased traffic and possible break-ins.

Please vote against this zoning change. Thank you. Janice Fisher registered voter Sent from my iPhone

**Jolley, Jennifer [CDD]**

---

**From:** Hernandez, Teddie [CDD]  
**Sent:** Monday, October 11, 2021 9:15 AM  
**To:** Jolley, Jennifer [CDD]  
**Cc:** Stowers, Stephanie [CDD]  
**Subject:** FW: Re-zoning Agricultural lots in Weston Ranch

Good morning Jen,

Please see comments below regarding the A-I rezoning project.

Thank you,

*Teddie Hernandez*

Associate Planner  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-8359  
Fax: (209) 468-3163  
Please also visit us On-line: <https://www.sjgov.org/commdev>



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**From:** Kelly Real <kellyreal79@gmail.com>  
**Sent:** Saturday, October 9, 2021 11:20 PM  
**To:** Planning [CDD] <planning@sjgov.org>  
**Subject:** Re-zoning Agricultural lots in Weston Ranch

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Dear planning committee,

I would like to share my dis-agreement for re-zoning of these agricultural lots near the Weston Ranch community. These area's were zoned for agricultural for a reason; to preserve our agricultural land and stop pollution. This affects our children and families. I am understanding that these parcels will be used for truck parking. This brings more pollution and possibly more crime to our community and it's surrounding area. Our community is in need of resources and businesses that will contribute back into our community, not truck stops. Our agricultural preserves are valuable. These proposals need to be stopped and the zoning for these parcels

must stay as agricultural; and not used for the purpose of truckers parking their semi-trucks. Weston Ranch (as of right now) really don't have enough police resources to patrol our community (at night) as is; adding trucker parking and possible prostitution is not safe or responsible to the people who reside in this community.

Our Weston Ranch community has been promised many things over the years, such as a Marina, safer parks, even a YMCA club, which has been put on the back burner or just plain halted/dropped. I want you to know that these proposals will hurt our community and our property values. Weston Ranch deserves more. I invite you to reconsider re-zoning our agricultural areas in order to turn them into a parking lots for truckers. More pollution and big-rig traffic around our community is the opposite of what we need. Also it is against why these areas were zoned for agricultural use in the first place. Please refrain from re-zoning these area's to parking lots; also hurt our community, our health, and agricultural resources.

Thank you,

Kelly Real  
(Weston Ranch home owner)

**Jolley, Jennifer [CDD]**

---

**From:** Hernandez, Teddie [CDD]  
**Sent:** Monday, October 11, 2021 9:14 AM  
**To:** Jolley, Jennifer [CDD]  
**Cc:** Stowers, Stephanie [CDD]  
**Subject:** FW: Rezoning of Agricultural lots on French Camp Road

Good morning Jen,

Please see comments below regarding the A-I rezoning project.

Thank you,

*Teddie Hernandez*

Associate Planner  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-8359  
Fax: (209) 468-3163  
Please also visit us On-line: <https://www.sjgov.org/commdev>



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**From:** madeline45@juno.com <madeline45@juno.com>  
**Sent:** Friday, October 8, 2021 10:09 PM  
**To:** Planning [CDD] <planning@sjgov.org>  
**Subject:** Rezoning of Agricultural lots on French Camp Road

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Madeline Welters. I have been a resident in Weston Ranch for over 20 years and have enjoyed the open area. When I received the notice of the county suggesting a change from being an Agricultural Zone into a mixed Industrial Area I find this to be totally unacceptable. The use of this area as a truck stop presents itself as an increased health hazard, including breathing dirtier air from idling engines, road damage due to heavy loads from trucks and reduced property values due to zoning changes. In addition, truck stops have a history of increased criminality, which Weston Ranch does not need.

My contact information is Madeline Welters 774 Brittanyann Lane, Stockton, CA 95206/ 510-220-5716, email is [madeline45@juno.com](mailto:madeline45@juno.com).

Sincerely, Madeline Welters

**Stowers, Stephanie [CDD]**

---

**From:** Chris Boettger <cpappasboettger@gmail.com>  
**Sent:** Wednesday, October 13, 2021 4:36 PM  
**To:** jjolly@sjgov.org  
**Cc:** Stowers, Stephanie [CDD]  
**Subject:** Opposed to County Truck Parking  
**Attachments:** letter to board.doc

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Please find the attached letter of concern. Thank you for your time and attention to this matter.  
Christina Pappas-Boettger



10337 Chantel Lane  
Stockton, CA 95212  
cpappasboettger@gmail.com

October 10, 2021

Dear Board Members,

For the past 35 years I have been working for Lincoln Unified School District as a teacher, ELA instructional coach, Assistant Principal and Principal. I recently retired from LUSD. As an educator, I know first hand the importance of school safety and attendance. I am concerned to hear the possibility of a zone change to allow a large Semi Truck parking lot to be opened on the corner of Eight Mile Road and the 99 Frontage road.

During my many years in education, I have gained a strong understanding of the importance for students to be able to travel safely to and from school. There is already a large amount of congestion during the start and end of the school day from the schools in our neighborhood. The frontage road can often be backed up with cars trying to get to or from school. The addition of large semi trucks coming off of Highway 99 trying to get to this lot would be a recipe for disaster. I do not believe anyone has done a traffic study of the impact this would have on our neighborhood and our students attending our schools. Many of the kids walk, skate board or ride bikes to school or bus stops. This is unsafe for them and their families. It would also effect the transportation schedule for the buses, have impact on tardiness and more. This addition of semi's to our neighborhood would be unacceptable.

Throughout my educational career I have faced challenging situations and feel that I know there are times we must stand up for what is right for our students, our families and our neighborhoods. I urge you to get involved and help stop this zone change. Please protect our students and our neighborhood.

Sincerely,

Christina Pappas-Boettger

**Jolley, Jennifer [CDD]**

---

**From:** Hernandez, Teddie [CDD]  
**Sent:** Friday, October 8, 2021 1:25 PM  
**To:** Stowers, Stephanie [CDD]  
**Cc:** Jolley, Jennifer [CDD]  
**Subject:** FW: Rezoning

Good afternoon Stephanie,

I believe the email below is for the A-I project.

Thank you,

*Teddie Hernandez*

Associate Planner  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-8359  
Fax: (209) 468-3163  
Please also visit us On-line: <https://www.sjgov.org/commdev>



**SAN JOAQUIN**  
—COUNTY—  
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**From:** Charles & Pam Roosma <c.p.roosma@sbcglobal.net>  
**Sent:** Friday, October 8, 2021 12:03 PM  
**To:** Hernandez, Teddie [CDD] <thernandez@sjgov.org>  
**Subject:** Rezoning

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To Whom it Concerns,

I've heard that they are trying to rezone 8 mile road and 99, to make room for trucks. I'm strictly against that and would like to know what I would be able to do in order to have friends and myself sign against that. My phone is 209-334-4267- Pamela Roosma

**Jolley, Jennifer [CDD]**

---

**From:** Martorella, Dominique [CDD]  
**Sent:** Thursday, October 7, 2021 3:26 PM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]  
**Cc:** Asio, Allen [CDD]; Romero, Shirley [CDD]  
**Subject:** FW: Community Development Department - proposed Zoning Change on NE Corner of 8 mile Road and 99 Frontage

FYI. Forwarding on opposition comments for the Truck Parking Project. I'll get a hardcopy printed as well.

*Domenique Martorella*

Office Assistant Specialist  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 953-7307  
Fax: (209) 468-3163

Please also visit us On-line: <https://www.sjgov.org/commdev>



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COUNTY  
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**From:** SJC Committees [COB] <committees@sjgov.org>  
**Sent:** Thursday, October 7, 2021 3:11 PM  
**To:** Carla Heune <clheune@yahoo.com>; SJC Committees [COB] <committees@sjgov.org>; anakanishi@lodi.gov  
**Cc:** pcrecords [CDD] <pcrecords@sjgov.org>  
**Subject:** RE: Community Development Department - proposed Zoning Change on NE Corner of 8 mile Road and 99 Frontage

Good Afternoon,

We received these comments in the San Joaquin County Boards, Commissions and Committees email. I see that this email is addressed to the Community Development Department. Was this intended for the Planning Commission as a public comment? If so, these comments can be submitted to the Planning Commission by sending an email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org). I have copied that email on my reply to you.

Thank You,

*Nichole Lee*

Chief Deputy Clerk of the Board  
San Joaquin County  
44 N. San Joaquin Street, Suite 627

Stockton, California 95202  
Phone: (209) 468-3236 Fax: (209) 468-3694  
Email: [nicholelee@sjgov.org](mailto:nicholelee@sjgov.org) Website: [www.sjgov.org](http://www.sjgov.org)

*Ask me about how you can be a part of San Joaquin County Boards, Commissions, and Committees!*



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**From:** Carla Heune <[clheune@yahoo.com](mailto:clheune@yahoo.com)>  
**Sent:** Thursday, October 7, 2021 8:23 AM  
**To:** SJC Committees [COB] <[committees@sjgov.org](mailto:committees@sjgov.org)>; [anakanishi@lodi.gov](mailto:anakanishi@lodi.gov)  
**Subject:** Community Development Department - proposed Zoning Change on NE Corner of 8 mile Road and 99 Frontage

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Community Development Department:

What kind of nonsense is this? The corner of 8 mile and 99 Frontage is by no mean equipped nor large enough to carry that many semis' parked. There is no restaurants, facilities, diesel fuel etc. to take care of 25 semis' nor will there be in the future.

The area is not big enough and massive restructuring of 8 mile, the freeway off ramp, the overpass, the intersection of 8 mile and the frontage would need huge retrofitting.

Let alone that south of that intersection, there is a Chevron with a Starbucks across the road and further down is a Charter School. Have you ever been at that intersection when school gets out? I suggest you do a field trip. It is a mess in both the north and south direction on the frontage road.

Now let's discuss the noise factor. You have a large mobile home area just south of 8 Mile road and above 8 mile road and the "Field" are several orchards, homes, a canal and then more homes. Do you know the noise factor of Semis' trucks overnight and at what time that they start up? AGAIN, go visit Flag City at

2

Hwy 5 and Hwy 12. The noise factor is crazy, that is why there are no homes around that area. Build a new parking lot for more trucks out that way as they have everything still in place.

The "field" at 8 mile and Hwy 99 needs to stay Agriculture as it currently is. And besides, the "Field" is on the Lodi side of 8 mile, not the Morada side.

Concerned Citizen

Carla Heune  
209-471-5883 Cell

**Jolley, Jennifer [CDD]**

---

**From:** Jennifer Rehberg <morada@kagehiroinc.com>  
**Sent:** Thursday, October 7, 2021 1:47 PM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]  
**Cc:** Russell Kagehiro  
**Subject:** App# PA-2100196, PA-210019, PA-2100198

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

In regards to the above referenced application numbers and the letter we received from San Joaquin County in regards to the above application numbers, we would like to be placed on the notification list for the upcoming hearing date for these matters. Also, can we get a list of parcel numbers affected by these applications?

Thank you,

--

Jennifer Rehberg  
Kagehiro Ranches, Inc  
Kagehiro Company, LLC  
Kagehiro Management Group, LLC  
Estancia Capital, LP  
(209) 969-0848

**Jolley, Jennifer [CDD]**

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**From:** Carla Beehler <colbyscar2@yahoo.com>  
**Sent:** Wednesday, October 6, 2021 5:01 PM  
**To:** Jolley, Jennifer [CDD]  
**Subject:** Application for Truck Parking and Truck Sales in San Joaquin County

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern,

Thank you for advising me of these proposed projects as referenced in Application Numbers: PA-2100196, PA-2100197 and PA-2100198

On behalf of North Morada Estates, The Willows, Old Morada and of the Morada Community in general, I have reviewed the projects as it pertains to the overall scope and specifically as it pertains to the effects upon east and west of Eight Mile Road and the 99 Freeway.

All of the citizens that I have brought this proposal to, including ourselves, of the above noted communities, are vehemently opposed to the proposed projects adjacent to these residential Morada communities.

The proposed truck parking and truck sales projects, as proposed, are viewed as offensive to the primary access routes to Northern Morada and in general to the Morada Community. **Noise, pedestrian safety, school activity, excessive traffic, air and ground pollution, loitering, crime and reduced property values are among the reasons for opposing these projects in this particular area. In general, this proposed activity is way too close in proximity to residential areas, elementary and middle schools and to the main entry routes into the Morada Estates and Morada Community.**

We have reviewed the other proposed sites and have concluded that most of the remaining proposed locations avoid the close proximity to residential areas and schools as it will have upon Morada Estates and Morada Community. It is our view that truck parking and truck sales should be located in areas where their effects are not in conflict with or in close proximity with residential areas and where access to and from schools and associated traffic are not compromised from a safety perspective. **It is our assessment that there are many appropriate options for truck parking and truck sales throughout San Joaquin County where a more industrial environment exists for this type of need, without encroaching upon residential areas.**

We therefore respectfully request that the portion of these projects located at the Eight Mile Road & Highway 99 interchange be withdrawn for the proposed applications.

Sincerely,  
Carla Beehler



**Jolley, Jennifer [CDD]**

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**From:** Janis Sheen <jasheen@comcast.net>  
**Sent:** Wednesday, October 6, 2021 4:35 PM  
**To:** Jolley, Jennifer [CDD]  
**Subject:** Truck/Parking Sales

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My family opposes your plans to put a truck parking and truck sales on eight mile road and anywhere near this area – the traffic alone is terrible from the schools – the second location of the morada fire department isn't but a few 100 feet from your proposed sites, with crime at an all time high will there be security to make sure people aren't breaking into these truck stops or then our houses - large trucks backing up at 3am every morning is not a good fit for us and our neighbors. I don't think we need to be a part of your project to address the shortage of truck parking and sales. I don't think the problem you are presenting is important, there are much more pressing issue than building a parking lot in or near a residential area. My question to you is who are the investors of this project – who will be buying the land to put these truck lots? Can you reveal this information – I cannot find it anywhere?

Sincerley,  
Janis Sheen

Sent from [Mail](#) for Windows



**Jolley, Jennifer [CDD]**

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**From:** Hernandez, Teddie [CDD]  
**Sent:** Wednesday, October 6, 2021 3:56 PM  
**To:** Jolley, Jennifer [CDD]  
**Cc:** Stowers, Stephanie [CDD]  
**Subject:** FW: : APPLICATION NUMBERS: PA-2100196 (TA) PA-2100197 (GP) PA-2100198 (ZR)

Good afternoon Jennifer,

The below email was received in response to the subject PA's.

Thank you,

Teddie Hernandez  
Associate Planner  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-8359  
Fax: (209) 468-3163

Please also visit us On-

line: <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sjgov.org%2Fcommdev&data=04%7C01%7Cjolley%40sjgov.org%7C184050ee32f24cd514a608d9891c8791%7C3cff5075176a400d860a54960a7c7e51%7C0%7C0%7C637691577898555700%7CUnknown%7CTWfpbGZsb3d8eyJWljoimC4wLjAwMDAiLCQljoiv2luMzliLCJBTiI6Ik1haWwILCJXVCI6Mn0%3D%7C1000&data=E3nzNfj6rqu2no1vX4g4I7RVFkPAbT%2FFersAXrezLkk%3D&reserved=0>

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-----Original Message-----

From: Dennis Wilkens <den534@yahoo.com>  
Sent: Wednesday, October 6, 2021 3:44 PM  
To: Planning [CDD] <planning@sjgov.org>  
Subject: : APPLICATION NUMBERS: PA-2100196 (TA) PA-2100197 (GP) PA-2100198 (ZR)

CAUTION: This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

New homes construction is fast approaching eight mile road. Approving this will surely cause the value of these homes to be less than surrounding homes. Also noise and congestion will surely cause this area to become another Kelly Drive area of town.

Try to put it by the Spanos subdivisions by I-5 and 8 mile. That would never happen. Why should north east Stockton be used for undesirable businesses

Dennis

**Jolley, Jennifer [CDD]**

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**From:** Virginia Buonauro <jennyann59@hotmail.com>  
**Sent:** Wednesday, October 6, 2021 3:39 PM  
**To:** Jolley, Jennifer [CDD]  
**Subject:** Truck Parking & Sales Application Numbers: PA-2100196, PA-2100197 and PA-2100198

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**Attention: Jennifer Jolley**

**Subject:** Application for Truck Parking and Truck Sales in San Joaquin County

Thank you for advising me of these proposed projects as referenced in Application Numbers: PA-2100196, PA-2100197 and PA-2100198

On behalf of North Morada Estates, The Willows, Old Morada and of the Morada Community in general, I have reviewed the projects as it pertains to the overall scope and specifically as it pertains to the effects upon east and west of Eight Mile Road and the 99 Freeway.

All of the citizens that I have brought this proposal to, including ourselves, of the above noted communities, are vehemently opposed to the proposed projects adjacent to these residential Morada communities.

The proposed truck parking and truck sales projects, as proposed, are viewed as offensive to the primary access routes to Northern Morada and in general to the Morada Community. **Noise, pedestrian safety, school activity, excessive traffic, air and ground pollution, loitering, crime and reduced property values are among the reasons for opposing these projects in this particular area. In general, this proposed activity is way too close in proximity to residential areas, elementary and middle schools and to the main entry routes into the Morada Estates and Morada Community.**

We have reviewed the other proposed sites and have concluded that most of the remaining proposed locations avoid the close proximity to residential areas and schools as it will have upon Morada Estates and Morada Community. It is our view that truck parking and truck sales should be located in areas where their effects are not in conflict with or in close proximity with residential areas and where access to and from schools and associated traffic are not compromised from a safety perspective. **It is our assessment that there are many appropriate options for truck parking and truck sales throughout San Joaquin County where a more industrial environment exists for this type of need, without encroaching upon residential areas.**

We therefore respectfully request that the portion of these projects located at the Eight Mile Road & Highway 99 interchange be withdrawn for the proposed applications.

Sincerely,  
Ron & Virginia Buonauro

**Jolley, Jennifer [CDD]**

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**From:** Gayle Harrell <GDHarrell@comcast.net>  
**Sent:** Wednesday, October 6, 2021 3:00 PM  
**To:** Winn, Charles [BOS]  
**Cc:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]  
**Subject:** Proposed Truck Parking/Sales Proposal

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Referenced in Application Numbers: PA-2100196, PA-2100197 and PA-2100198

To Whom it May Concern:

As long time residents of North Morada Estates, I am writing to let you know that my husband and I are vehemently opposed to the proposed Truck Parking/Sales project at Hwy 99 Frontage and Eight Mile Road.

The traffic, noise and crime it will bring to this area would be atrocious for our small community. This area is over congested as it is with school traffic. I can't tell you how many times the trucks just getting off the highway have knocked out the stop signs on both sides of the freeway. There no room for big rigs to maneuver. Talk of expanding the overpasses has been ongoing for years, with no decision in the near future.

**It is our assessment that there are many appropriate options for truck parking and truck sales throughout San Joaquin County where a more industrial environment exists for this type of need, without encroaching upon residential areas.**

We therefore respectfully request that the portion of these projects located at the Eight Mile Road & Highway 99 interchange be withdrawn for the proposed applications.

Sincerely,

Gayle & Mike Harrell  
3619 La Mirada Way  
Morada, CA 95212

**Stowers, Stephanie [CDD]**

---

**From:** Della Gaar todeschini <della1horse@aol.com>  
**Sent:** Wednesday, October 6, 2021 7:49 AM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]; Della Gaar todeschini  
**Subject:** PA-2100196 (TA),2100197 (GP), 2100198 (ZR)  
**Attachments:** Manila Rd Manthey Rd21.pdf

CAUTION: This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please due not let this happen on west side of I-5 on Manthey Rd. and Manila Rd. at this time. as we are dealing with Flying J with the heavy traffic at this time.

Thank you so much  
Della Gaar-Todeschini

Della Gaar-Todeschini  
1360 Frewert Rd.  
Lathrop CA. 95330  
(209)982-1699

October 5, 2021

To Community Development Department of San Joaquin County

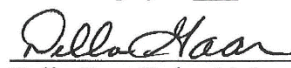
RE: Application Number PA:2100196 (TA)  
PA: 2100197 (GP)  
PA: 2100198 (ZR)

I just acquired this proposed zone change for APM 191-250-07 corner of Manila and Manthey Rd.  
Lathrop CA 5330.

As a resident of this area for more than 50 years and seeing what has taken place of the establishment of Flying J. project on East side of I- 5.

This has been a night mare for all the residents in our area with truck and trailers blocking the road access on Roth Rd. , and S. Harland Rd. enter north on ramp and axing from I -5 on off ramp east side truck blocking for one half mile or more. This was not thought threw this on and off ramp was not desigine to handle all this traffic .

I encourage you not to allow this re Rezoning at this time.

  
Della Gaar-Todeschini

Oct. 5, 2021

**Jolley, Jennifer [CDD]**

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**From:** Daniel Brown <brown.daniel98@yahoo.com>  
**Sent:** Wednesday, October 6, 2021 6:29 AM  
**To:** Jolley, Jennifer [CDD]  
**Subject:** Application#-PA-2100196,197,198

CAUTION: This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Jennifer,

First of all, as a resident it's my understanding that the county is considering the application for rezoning certain parcels within our area. I defiantly oppose to this since I was never even given a letter or any type of notice. After reviewing the proposal maps from a neighbor for the amendment and zone reclassification and living in the area of maps 27, 28, 29 and 30, I feel there is a certain parcel on map 29, APN 193-060-45, that concerns me. It would be irresponsible to allow this activity at a time when it's already a struggle for public resources to properly maintain roads and public areas. The noise and heavy traffic is a huge concern since it is already bad due to the county hospital and new Veterans hospital being built. With houses so close, and noise traveling freely, the noise would be unacceptable for our rural community. We have to call the CHP and local sheriffs department almost every week due to semi trucks parked along Manthey road. It is very difficult to see let alone get out of Yettner road safely. I can't speak for others but the safety aspect alone should be a huge concern for all the residents around this area North and South. The current zoning which was AG should remain as is, and not be modified to accommodate special groups. Rezoning and allowing this would forever alter the character of this area to the negative. I feel there are enough parcels that have a better fit to this issue. Thank you for the opportunity to hear me out and voice my concerns. If you need anything further please feel free to reach out to my self.

Thank you,

Daniel Brown

Sent from my iPhone

**Jolley, Jennifer [CDD]**

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**From:** Jeffrey Phen <jeffreyphen@sbcglobal.net>  
**Sent:** Monday, October 4, 2021 10:59 AM  
**To:** Jolley, Jennifer [CDD]  
**Cc:** Stowers, Stephanie [CDD]  
**Subject:** APPLICATION: PA-2100196 (TA), PA-2100197 (GP), PA-2100198 (ZR)

CAUTION: This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Jennifer and Stephanie,

We live on 979 Manila Road in Lathrop CA. Parcel 191-250-07 is at the end of my street on Manila Road. We DO NOT APPROVE the zoning change to allow for truck parking and truck sales and service. Trucks coming down our quiet residential and agricultural neighborhood are going to cause an increase in noise, gas pollution, contamination of the air and ground. To top it all there will be accidents and injuries as we sometimes had trucks coming to our area and twice they have broken our fence and ran away. I have proof on my video surveillance camera. We do not want any trucks coming here.

Having sent this email to you, would we need to appear in person at the Public Hearing? If so, please let me know date, time and location and we will be there.

Thank you

Jeffrey Phen



**Jolley, Jennifer [CDD]**

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**From:** aarmstrong@industrialsolutionservices.com  
**Sent:** Monday, October 4, 2021 10:58 AM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]  
**Cc:** 'Jimenez, Lisa Blanco'; Winn, Charles [BOS]; Villapudua, Miguel [BOS]  
**Subject:** FW: Application for Truck Parking and Truck Sales in San Joaquin County

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**To:** San Joaquin County Community Development Department  
c/o Jennifer Jolley [jjolley@sjgov.org](mailto:jjolley@sjgov.org)  
c/o Stephanie Stowers [ssowers@sjgov.org](mailto:ssowers@sjgov.org)

**From:** Allen Armstrong/ Evergreen Assets, LLC

**Subject:** Application for Truck Parking and Truck Sales in San Joaquin County

Thank you for advising me of these proposed projects as referenced in Application Numbers: PA-2100196, PA-2100197 and PA-2100198

On behalf of North Morada Estates, The Willows, Old Morada and of the Morada Community in general, I have reviewed the projects as it pertains to the overall scope and specifically as it pertains to the effects upon east and west of Eight Mile Road and the 99 Freeway.

All of the citizens that I have brought this proposal to, including ourselves, of the above noted communities, are vehemently opposed to the proposed projects adjacent to these residential Morada communities.

The proposed truck parking and truck sales projects, as proposed, are viewed as offensive to the primary access routes to Northern Morada and in general to the Morada Community. **Noise, pedestrian safety, school activity, excessive traffic, air and ground pollution, loitering, crime and reduced property values are among the reasons for opposing these projects in this particular area. In general, this proposed activity is way too close in proximity to residential areas, elementary and middle schools and to the main entry routes into the Morada Estates and Morada Community.**

We have reviewed the other proposed sites and have concluded that most of the remaining proposed locations avoid the close proximity to residential areas and schools as it will have upon Morada Estates and Morada Community. It is our view that truck parking and truck sales should be located in areas where their effects are not in conflict with or in close proximity with residential areas and where access to and from schools and associated traffic are not compromised from a safety perspective. **It is our assessment that there are many appropriate options for truck parking and truck sales throughout San Joaquin County where a more industrial environment exists for this type of need, without encroaching upon residential areas.**

We therefore respectfully request that the portion of these projects located at the Eight Mile Road & Highway 99 interchange be withdrawn for the proposed applications.

Sincerely,



Allen E. Armstrong/Evergreen Assets, LLC  
10541 La Loma Way  
Morada, CA 95212

**Jolley, Jennifer [CDD]**

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**From:** Lex Corrales <211.lcorrales@gmail.com>  
**Sent:** Sunday, October 3, 2021 9:33 PM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]  
**Subject:** PA-2100196, 96, & 98

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear San Joaquin County Project Planners,

The San Joaquin County regional area has become a foremost distribution hub for transporting commercial goods throughout our state, the nation, and the world. This is because of the County's 1) central location in the west coast of the United States, 2) gateway access to international sea trade by way of its natural inland seaport in the Port of Stockton, and 3) the international air cargo and passenger capabilities of the Stockton Metropolitan Airport. Sea and air cargo transport is interconnected to a network of major vehicular highways in the area. Warehousing and distribution facilities in the cities of Stockton, Lathrop, Tracy, Manteca, Lodi, and Ripon have proliferated along the corridors of I-5, Highway 99, and I-205. The transport of commercial goods radiates primarily by truck from these facilities and from interstate traffic stopping and crossing San Joaquin County.

While agriculture is the primary industry of San Joaquin County, the logistics of warehousing, distribution, and truck transportation has emerged as a major economic activity of the County. For this reason, there is now a need in the County to develop additional facilities to serve, repair, and park trucks.

It makes sense that transitional zoning district between truck service and parking facility land use and adjacent agricultural land use should be provided to meet this need.

For this reason, I respectfully submit my support for PA-2100196, 2100197, and 2100198 .

Very truly yours,

**Lex A. Corrales, P.E.**  
Land Owner of the Property at  
169 Manila Road,  
Lathrop, CA  
209 631 2023 cell

**Jolley, Jennifer [CDD]**

---

**From:** Shelly Esposito <queebec1070@aol.com>  
**Sent:** Sunday, October 3, 2021 8:46 PM  
**To:** Jolley, Jennifer [CDD]  
**Subject:** Project plan PA-2100196 PA-2100197 PA-2100198

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I want to save my neighborhood, my family has been at the same property since 1950 and we don't want to move. It has been residential out here for as long as I can remember. After speaking with my neighbors they don't want to lose their homes either. some of the neighbors weren't even informed of this plan because they never received the letter about it. It does not state on a the plan submitted about this 39parcels is actually a residential neighborhood. Why? It's stated as parcels that doesn't sit right with me. we've been through a lot here please do not take our homes this is all we have and we have raised our families here and if this plan was approved we would have nowhere to live. So I'm asking you to please reconsider the plan that you have on the table and to please correctly state that this residential neighborhood has been here since the early forties Many of the letters you sent out we're only in English and the majority of our neighborhood is Mexican so they would need it in Spanish. We should have been informed from the very beginning as soon as this plan started which we were not and we would like for the 39 Parcels to be changed to residential this neighborhood was here before anything else was out here. Im sure that there is Better areas that you can execute your plan on out here there's so many empty spots and warehouses that you don't need to touch our neighborhood. I started collecting signatures to try to stop this plan. We will be coming to the public hearing as well. Alot of my neighbors didn't receive letter, thats not fair. Thank you

Shelly Esposito  
3648 sunny road  
Stockton ca  
209-688-8463

**Jolley, Jennifer [CDD]**

---

**From:** Stowers, Stephanie [CDD]  
**Sent:** Wednesday, September 29, 2021 11:48 AM  
**To:** Jolley, Jennifer [CDD]  
**Subject:** FW: PA-2100197, PA-2100198

Jen,

For the file, comments re: site near Weston Ranch.

**Stephanie Stowers**

Senior Planner  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-9653  
Please visit us online: [www.sjgov.org/commdev](http://www.sjgov.org/commdev)



**SAN JOAQUIN**  
COUNTY  
*Greatness grows here.*

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**From:** Patrick Pagnucci <ppagnucci@yahoo.com>  
**Sent:** Wednesday, September 29, 2021 11:05 AM  
**To:** Stowers, Stephanie [CDD] <sstowers@sjgov.org>  
**Subject:** PA-2100197, PA-2100198

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Stephanie,

My name is Patrick Pagnucci. I live on Yettner Rd in French Camp and this email is a response to PA-2100196, PA-2100197, and PA-2100198. After reviewing the sites maps for the project, I have some concerns about one of the parcels near where I live, APN: 193-060-45.

Most of the proposed sites appear to be appropriate for rezoning, right off a freeway or in a nonresidential area, however this parcel is directly across the street from a residential subdivision within the Stockton city limits to the north and several residences across the street just to the south.

I have spoken to some of my neighbors and we have some concerns about traffic, noise, dust, and the effect that a truck hub would have on our property values.

I want you to know I'm not one of those people who is against all "change" or "progress". Within sight of my property they are now building a VA hospital. It's a large project that required two pipelines, water and sewage connections. These pipelines went down the middle of Yettner Rd, where I live. It has been quite an inconvenience, cranes, backhoes, front loaders, trucks, large compactors, and a large crew of workers. We've had to endure noise, dust, road closures, detours,

and temporary suspension of mail service, and it's been going on for months and is still going on. But you know, the VA hospital is appropriately located, right next to San Joaquin General, and when completed the hospital will benefit thousands of veterans and their families who would otherwise have to travel to Livermore or Palo Alto for hospital services.

When the VA hospital is completed, we will still see an increase in traffic and noise, but because it's for the better good of our community, I'm in favor of it.

Rezoning APN: 193-060-45 will benefit only a few, mainly the property owner, but will negatively affect the quality of life for dozens of families who are in close proximity to the parcel. This is why I am opposed to the rezoning of this parcel.

Thank you for adding this to the project file and thank you for considering my concerns. If you have any questions for me please call or email me.

Patrick E. Pagnucci  
752 Yettner Rd.  
French Camp  
(209)623-7975  
[ppagnucci@yahoo.com](mailto:ppagnucci@yahoo.com)

**Jolley, Jennifer [CDD]**

---

**From:** Jagjeet Kalra <jskalra@aol.com>  
**Sent:** Sunday, September 26, 2021 6:03 PM  
**To:** Jolley, Jennifer [CDD]  
**Subject:** Regardin zoning change to AI - Parcel number 181-120-11 and 181-120-10

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Hello Jennifer,  
I received your letter regarding zoning change for  
Parcel # **181-120-10 and 181-120-11**.  
Address : **5028 S ST RT 99 E FRONTAGE RD and 5036 S ST RT 99 E FRONTAGE RD**  
I give my consent to proceed with the zoning change for both parcels.  
Please acknowledge the receipt of this email.  
If I have to reply in writing, please let me know and I will draft a letter.  
Please keep me posted.

My email : jskalra@aol.com  
my cell number : 209-609-7982

Thanks ,

Jagjeet S Kalra

**Jolley, Jennifer [CDD]**

---

**From:** Stowers, Stephanie [CDD]  
**Sent:** Thursday, September 30, 2021 12:01 PM  
**To:** Jolley, Jennifer [CDD]  
**Subject:** FW: PA-2100196, PA-2100197, PA2100198

Comments, see below

Stephanie Stowers  
Senior Planner  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-9653  
Please visit us online: [www.sjgov.org/commdev](http://www.sjgov.org/commdev)



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**From:** Gil Andrei Rojas <[gasrojas@yahoo.com](mailto:gasrojas@yahoo.com)>  
**Sent:** Thursday, September 30, 2021 11:50 AM  
**To:** Stowers, Stephanie [CDD] <[ssowers@sjgov.org](mailto:ssowers@sjgov.org)>  
**Subject:** PA-2100196, PA-2100197, PA2100198

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Ms. Stephanie Stowers,

My name is Gil Andrei S. Rojas a retired US Marine. My family and I bought a property at the newly developed gated community in CORNERSTONE II by McDougald Blvd. here in Stockton. I lived in 616 Blue Stone Dr. Stockton, CA, 95206. I am looking forward to the public hearing date set on 15 October 2021 together with our collective community here at CORNERSTONE II so we could voice out or collective community concern regarding this proposed "ZONE RECLASSIFICATION" of the parcel adjacent to our community.

This is my families chance to live the American dream; to own a house that is safe and conducive to grow a family free from possible negative outcomes. This property of ours is not only our home but also our investment for the future. Not only will the property value depreciate but it will also be an unlikely candidate for future possible sale. With the proposed "TRUCK HUB / TRUCK PARKING / TRUCK SALES", it will make it impossible for me as a homeowner to navigate the hassle and bustle of this proposed facility.

Traffic congestion, Environmental Accidental Spills, Air and Noise Pollution, THEFT and CRIMINAL ACTIVITIES just to name a few possible negative impact to our community. I accept progress and change, but NOT to the perils of public health and de-valuing quality of life for profit. It would make it harder for EMT's, AMBULANCE, POLICE and FIRE DEPARTMENTS to respond to emergencies quickly and safely if they have to navigate through all this trucks and trailers on this very narrow congested road.

Please feel free to contact me through my email for further information so i can have an accounting to wether or not my opinion as a contributing citizen is heard or is important to my elected leaders.

*Sgt. Rojas, GAS*

*OIF / OEF*

*USMC (ret.)*



**Jolley, Jennifer [CDD]**

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**From:** Stowers, Stephanie [CDD]  
**Sent:** Thursday, September 30, 2021 11:13 AM  
**To:** Jolley, Jennifer [CDD]  
**Subject:** FW: PA-2100196, PA-2100197, PA-2100198

For the file.

Stephanie Stowers  
Senior Planner  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-9653  
Please visit us online: [www.sjgov.org/commdev](http://www.sjgov.org/commdev)



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—COUNTY—  
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**From:** Allen Romero <[allenro036@gmail.com](mailto:allenro036@gmail.com)>  
**Sent:** Thursday, September 30, 2021 11:12 AM  
**To:** Stowers, Stephanie [CDD] <[ssowers@sjgov.org](mailto:ssowers@sjgov.org)>  
**Subject:** PA-2100196, PA-2100197, PA-2100198

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To whom this may concern,

My name is Allen Romero. I live on Blue Stone Dr. in Stockton and this is an email in response to PA-2100196, PA-2100197, and PA-2100198. After discussing with fellow neighbors about the parcel APN: 193-060-45. We are concerned about traffic, noise, dust and the effect a truck hub would have on our property values. We believe this will negatively affect our quality of life for those near this parcel and that is why I am opposed to the rezoning of this parcel.

Thank you for considering my concerns. If you have any questions for me please feel free to contact me

Allen Romero  
760 Blue Stone Dr.  
Stockton  
(209) 207 - 4081  
[allenro036@gmail.com](mailto:allenro036@gmail.com)

**Jolley, Jennifer [CDD]**

---

**From:** dena brown <drmommbabrown@yahoo.com>  
**Sent:** Wednesday, September 29, 2021 7:29 AM  
**To:** Jolley, Jennifer [CDD]  
**Subject:** Application #PA-2100196,197,198

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Hi there Jennifer,

I am responding to the letter I received on the A/I application PA2100196, 197, 198. After reviewing the proposal maps for the amendment and zone reclassification and living in the area of maps 27, 28, 29 and 30, I feel there is a certain parcel on map 29, APN 193-060-45, that concerns me. The reason for my concern is that there are a number of houses to the north and south of this parcel. I feel the noise that it can produce from the comings and going's of trucks at all hours of the day and night may be of concern. This is literally in someone's front yard or backyard. I don't know about you but I do not want this in my yard. I feel there are enough parcels that have a better fit to this issue. Thank you for letting me list my concerns.

Dena Brown

PS. If I need to appear at a hearing or anything else I can do, please let me know. Thank you!

Sent from my iPad

**Jolley, Jennifer [CDD]**

---

**From:** Don Lenz <donglenz@aol.com>  
**Sent:** Monday, September 27, 2021 3:38 PM  
**To:** Jolley, Jennifer [CDD]  
**Cc:** jgwerder@comcast.net  
**Subject:** Re: Thompson & Folger Company

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Jennifer, as a follow up to our email correspondence Thompson & Folger Company (TFC) is in receipt of your letter regarding zoning change affecting its property.

TFC is supportive of this zoning change

Please let Jim Gwerder / me know when the matter will brought up at the Planning Commission meeting so that we are able to attend and provide our comments

Thank you/ Don Lenz

cc: Jim Gwerder

-----Original Message-----

From: Jolley, Jennifer [CDD] <jjolley@sjgov.org>  
To: Don Lenz <donglenz@aol.com>  
Cc: jgwerder@comcast.net <jgwerder@comcast.net>  
Sent: Mon, Aug 30, 2021 2:14 pm  
Subject: RE: Thompson & Folger Company

Thank you, Don. I've received your email and can forward it with the packet for review.

**Jennifer Jolley**

Deputy Director of Planning  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-8908  
Fax: (209) 468-3163  
Please also visit us On-line: <https://www.sjgov.org/commdev>



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**From:** Don Lenz <donglenz@aol.com>  
**Sent:** Monday, August 30, 2021 1:28 PM  
**To:** Jolley, Jennifer [CDD] <jjolley@sjgov.org>  
**Cc:** jgwerder@comcast.net  
**Subject:** Re: Thompson & Folger Company

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## Personal & Confidential

**To:** Jennifer Jolley/ SJ County Community Development  
Department  
**From:** Don Lenz / Thompson & Folger Company (TFC)

I am writing as a follow up to telephone conversation this morning. Thompson & Folger Company (TFC) hereby requests that 100% of TFC parcels that applied for and received a zoning change from A/G to C/FS as part of the San Joaquin County 2035 General Plan Update receive the A-1 zone reclassification based on the same locational criteria

Please contact Jim Gwerder or me if you have any questions or need any additional information

Thank you / Don Lenz ([donglenz@aol.com](mailto:donglenz@aol.com); work = 209/948-0792; cell = 209/481-0078

cc: Jim Gwerder, TFC Vice-President

-----Original Message-----  
**From:** Jolley, Jennifer [CDD] <jjolley@sjgov.org>  
**To:** Don Lenz <donglenz@aol.com>  
**Cc:** jgwerder@comcast.net <jgwerder@comcast.net>  
**Sent:** Mon, Aug 30, 2021 9:41 am  
**Subject:** RE: Thompson & Folger Company

Good morning Don,

The Community Development Department has completed a comprehensive review of potential AI sites in the County. The properties you were contacted about meet the intent and criteria identified by the county. The remainder of your properties do not meet this intent and/or locational criteria for the AI zone at this time. As a result, no additional properties that are owned by Thompson & Folger Co. will be included in this county initiated zone reclassification. Please let me know if you have any other questions. Thank you.

## Jennifer Jolley

Deputy Director of Planning  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-8908  
Fax: (209) 468-3163  
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**From:** Don Lenz <[donglenz@aol.com](mailto:donglenz@aol.com)>  
**Sent:** Wednesday, August 25, 2021 10:15 AM  
**To:** Jolley, Jennifer [CDD] <[jjolley@sjgov.org](mailto:jjolley@sjgov.org)>  
**Cc:** [jgwerder@comcast.net](mailto:jgwerder@comcast.net)  
**Subject:** Thompson & Folger Company

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### Personal & Confidential

To: Jennifer Jolley/ SJ County Community Development Department  
From: Don Lenz / Thompson & Folger Company (TFC)

I am writing as a follow up to the voice message I left you this morning. i.e.

1. TFC received your 8/11/21 letter regarding a zone reclassification to A-1 for parcel APN 011-130-17 based on locational criteria
2. TFC owns many other parcels in this vicinity (Interstate-5 / Peltier Road interchange) that should receive the A-1 zone reclassification based on the same locational criteria
3. Please contact me regarding any actions required by TFC to have its other parcels included in the A-1 zone reclassification

Thank you / Don Lenz ([donglenz@aol.com](mailto:donglenz@aol.com); work = 209/948-0792; cell = 209/481-0078

cc: Jim Gwerder, TFC Vice-President



Steven A. Herum  
sherum@herumcrabtree.com

August 25, 2021

Ms. Jennifer Jolley  
Deputy Director of Planning  
San Joaquin County Community Development Department  
1810 E. Hazelton Ave.  
Stockton, CA 95205-6232

Re: Proposed A-I Zoning Classification


Dear Ms. Jolley:

I represent the owners of APN 17-090-47, 61, 62, 63, 64, 65 and 66. My client received letters from you asking if my client wishes to be included in a zoning reclassification to a new A-I zoning classification.

By this letter my client confirms that it wishes to be conditionally included in the pending zoning reclassification. As you know that actual text of the new zoning classification is not yet publicly available. When it is available I would appreciate a copy of the new classification. I will review it and advise my client. It is possible that, after reviewing the new classification my client may wish to no longer be part of the group participating in the zoning reclassification.

In advance, thank you for your attention to this matter.

Very truly yours,



STEVEN A. HERUM  
Attorney-at-Law

SAH:iac

cc: Client

**Jolley, Jennifer [CDD]**

---

**From:** Martorella, Dominique [CDD]  
**Sent:** Friday, June 4, 2021 8:15 AM  
**To:** Jolley, Jennifer [CDD]  
**Subject:** FW: Comments on New San Joaquin County Zoning for Truck Parking- 6-3-21

FYI from pcrecords.

*Domenique Martorella*

Office Assistant Specialist  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 953-7307  
Fax: (209) 468-3163

Please also visit us On-line: <https://www.sjgov.org/commdev>



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**From:** Jerry Madzier <[bjmadzier@verizon.net](mailto:bjmadzier@verizon.net)>  
**Sent:** Thursday, June 3, 2021 5:59 PM  
**To:** pcrecords [CDD] <[pcrecords@sjgov.org](mailto:pcrecords@sjgov.org)>  
**Cc:** [mmadzier@verizon.net](mailto:mmadzier@verizon.net)  
**Subject:** Comments on New San Joaquin County Zoning for Truck Parking- 6-3-21

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Comments on New San Joaquin County Zoning for Truck Parking-

As of 2018 we have been in opposition of a truck Parking Facility PA 1800156 ZR, PA 1800300 UP at 1150 E hwy 120 Manteca Ca 95336, next to our 2 residences, and the other surrounding 8 neighbors. It was a nightmare as the county wanted to allow allow of Ag 40 zoning to become industrial (for a truck terminal) and alter the neighborhood on our side of the hwy.

In going thru the county, our project opposition still ongoing, here are my two opinions.

Zoning is a concern, but you should look at existing residences and neighbors as its their safety, value, and life.

- 1) What is this truck parking doing? Getting some trucks off the road, and concentrating truck traffic in a local area, where none may have been.



- 2) Will this make traffic safer, roads and parking less congested ? What are alternative ideas ? The county doing it and making money ?
- 3) The traffic studies are not reliable enough to use in good conscience. The traffic study done for Global Carrier had numerous errors, and was based on long haul trucking , then said short truck trips would be adding, being low on its truck trips.
- 4) The sound study used was joke- They used a Sac City indoor school bus shop that probably never changed tires on 3 yr old school buses, to compare sounds to a partial outdoor commercial truck tire and brake facility . It was not like and kind, and some of these items need to be clarified in studies
- 5) Routes used to access sites--- You cant control this.
- 6) The applicants can put whatever on an application and the county wont question it--- The applicants said their 1 truck was not STAA, but if the parking is for private thrucks shouldn't we consider the longer wheelbase as default.
- 7) The same thing on the application with local schools. They were wrong about the local elementary school being nearby, and the children and school buses could be jeporadized by out of area truckers mowing down a school bus
- 8) Our site and the global Carrier site are both prime farmland listed by the state and the county- We have irrigation water which many sites don't- They were trying to remove our irrigation water and shared well without telling anyone
- 9) Why remove prime farmland for an industrial truck parking? Why not use another site ? Yes they can buy other land, or pay money into a state fee, but there is only so much irrigation in this county, and flood years like this one, make that more important
- 10) What kind of hours do these places keep ? What does that do to the neighbors. For us it was noise, and only a sound wall for 80' our of 1320' because we were an Ag property. That isn't fair, all of our land is the same as any residence, just that we own more
- 11) They tried to park 70 trucks under power lines, and failed to mention this on the plans. PGE missed it, but that is a huge fire hazard, and contamination issue! If there was a fire and 100 trucks caught on fire, and the loads burned, we could have a contamination issue, for our 10 acres of trees and the neighbors. Please strive to fight fire issues and future contamination issues.
- 12) Look up tanker fire online on Youtube, and one truck is a large enough issue in a parking lot... Consider the loads these trucks will carry!
- 13) Facilities like Flying J and LOVES-- In Ripon they have fuel, restrooms, showers, food, and services. Our major concern is long haul drivers not having access to restrooms on site, and walking into our field and using the bathroom since the proposed site had no bathrooms out back for overnight stays. Without the sound wall, I had a good chance of human feces to have to pick up, and may have to.
- 14) Consider facilities next door, and the existing neighbors
- 15) I was hoping to rezone my property to put in a bar, strip club, and motel if the truck parking went in next door. If Im going to be thrown out of farming I need to offset that income, but the county didn't think it would be possible since the zoning around us is Ag and Industrial. These truck drivers need facilities, and food at the minimum. Are they willing to walk two miles to get some food ? or go use my orchard as their bathroom, because they have nowhere to go
- 16) Getting sued over our dust or chemicals ruining their load their hauling, or paint on a truck/trailer—Why should I have concerns about their improvement and my new liability , and we were here first! Consider the existing business' and neighbors
- 17) Traffic safety--- The county was willing to waive acceleration and deceleration lanes to the site, omitting one of their requirements. Why have requirements, if you just waive them
- 18) Traffic, impacts local roads and paving/concrete/conditions- How can the county or state collect revenue in the area to pay for all the commercial truck damage- Your concentrating heavy trucks on local roads
- 19) The half mile requirement for a site to freeway interchange is a great idea—This will abuse less roads... Some of the routes to get to our site were tearing up 10 miles of road to reach the site.

- 20) How do we measure the distance from the site to the freeway interchange? Id say middle of the freeway to the center of the driveway. The site proposed was just over 1 mile and this was a concern that wasn't addressed or answered on a fair way to measure the distance
- 21) Property value of existing sites- What do I have to deal with when my land gets rezoned industrial and their site reduces my land value of Agricultural/residential ?
- 22) Is Code enforcement going to be enough to get rid of a problem project. Lets assess some more severe penalties, if theyre not adhering to the guidelines of their permitted use
- 23) We need truck parking, it can be a great business/revenue generator, but the zoning needs to be refined as you're doing.
- 24) My major items were listed above, and were living thru this wondering if the project will be approved.

***Matt Madzier***  
***Accent Homes of Manteca***

\*\*\* *Updated Contact Information* \*\*\*

*P.O.Box 4459*  
*Manteca Ca 95337*  
PH (209) 652-5753

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**Jolley, Jennifer [CDD]**

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**From:** Martorella, Dominique [CDD]  
**Sent:** Friday, May 21, 2021 3:18 PM  
**To:** Jolley, Jennifer [CDD]  
**Cc:** Asio, Allen [CDD]  
**Subject:** FW: Truck Parking and Sales Study Session

Forwarding comments we received on the pcrecords@sjgov.org email address.

Thank you,  
Domenique Martorella  
Office Assistant Specialist  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 953-7307  
Fax: (209) 468-3163  
Please also visit us On-  
line: <https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.sjgov.org%2Fcommdev&data=04%7C01%7Cjolley%40sjgov.org%7Ca3d63292a1ea450a756e08d91ca64f57%7C3cff5075176a400d860a54960a7c7e51%7C0%7C0%7C637572322881470134%7CUnknown%7CTWfpbGZsb3d8eyJWljoimC4wLjAwMDAiLCQljoiv2luMzliLCJBTi6lk1haWwLiLCjXVCI6Mn0%3D%7C1000&sd=Zec1N1JHmz3XOa76VafMDiEIRz5T%2B9B6JC87TP%2F1Ws%3D&re=served=0>

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-----Original Message-----

From: Kent Scheidegger <kent@scheidegger.pro>  
Sent: Friday, May 21, 2021 3:02 PM  
To: pcrecords [CDD] <pcrecords@sjgov.org>  
Subject: Truck Parking and Sales Study Session

CAUTION: This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning Commission:

I request that the proposal to allow truck parking and sales on agricultural land be limited so that it does not include areas zoned Agricultural Limited, especially AL-5. Allowing such industrial and commercial uses would change the character of these areas.

AL-5 areas consist largely of 5 acre parcels, and there are smaller parcels also that were apparently created before the 5-acre minimum was imposed. These areas are largely residential in nature. Few people farm a 5 acre parcel as their primary occupation. These are parcels that people build their homes on to live in an open, spacious, semi-agricultural setting away from the city, and perhaps do some farming as a sideline or a hobby.

Encroachment of commercial and industrial uses would bring in aspects of the city that we moved to get away from.  
Please do not allow it.

Sincerely,

Kent Scheidegger

San Joaquin Planning Commission June 03, 2021 # Study Session,

Start Off with A thank you to Planning Commission and Supervisors for taking the time to hear our comments.

I'm writing you regarding stated property 19351 N. St Rt 99 West Frontage Rd. Parcel ID 01322032.

The stated property was purchased by my father Dave Christy and I in 2019. We have continued to operate our 40-year family business at the new location, for almost 2 years with no issues other than incorrect zoning. We are working closely with the county doing what is required to come into full compliance with the county. We appreciate the help we have received from everyone at the county. Including: David Kwong, Jennifer Jolly, Megan Aguirre, Kelsey Gunter and Zoey Merrill. They have been right there with us through this process have been extremely helpful and we are grateful for that.

As you may now know my Father and I are 5th and 4th generation resident's in Lodi California. We have owned and operated Woodbridge Truck and Equipment since 1982. The new location is a ¼ mile north from prior property where the business operated for the past 30 years.

This piece of property we now occupy has an ag zone but is directly on the freeway with no potential for farming. It is an awkward piece of property that has never been farmed and would not be feasible to do so. The surrounding properties include other trucking companies and truck repair facilities and Semi truck storage.

I understand The Need for Ag zones However ones such as ours just is not feasible for farming due to the size and shape and being located directly next to Highway 99 freeway.

This piece was full of trash and a few vagrants before we cleaned it up and made it a useable piece to generate business and tax dollars for the county.

For the last 50 years that we know of the property sat useless and unused.

The business all around us include other like business: JSG Trucking Company across the Street, Hammer Trucking Company kitty corner from us and Specialized Truck repair across the street. Ed Brun & Sons Trucking is across the street as well, California Concentrate, Calva & land O lakes, Arbor Self Storage, California

Customs Trailers and Power Sports, all trucking and storage related business. We are in the middle of a trucking hub and this is the perfect place for us to continue conduct our business. With stated property being zoned Ag, we sincerely need a change in the ordinance for the use permit required by the County Planning Commission. We had to do the same thing in 1990 for the property we previously owned now it was zoned Ag and rezoned to Commercial where California Customs Trailers and Power Sports currently operates.

We have continued to collect tax revenue for CDTFA and can continue to make that number grow with the permission from the county. I can increase that number with stated property if able to build and expand our business. I have letters of recommendation; from all the surrounding neighbors and business wanting us to continue working in the area. See attached letters.

In closing I believe allowing other uses on these smaller freeway properties would be well received by the community as a whole and business alike.

Thank You

Sincerely,

Bradly & Dave Christy  
Office: 209-333-0143 Cell: 209-337-5343  
[www.woodbridgertruckandequipment.com](http://www.woodbridgertruckandequipment.com)



## *Tuff Boy Sales, Inc.*

5151 E. ALMONDWOOD DRIVE, MANTECA, CA 95337 • TEL: (209) 239-1361 • FAX: (209) 239-7086

---

Monday, May 10, 2021

VIA EMAIL

Jennifer Jolley  
Deputy Director of Planning  
Community Development Department  
1810 E. Hazelton Avenue  
Stockton, CA 95205  
[jjolley@sjgov.org](mailto:jjolley@sjgov.org)

Dear Ms. Jennifer Jolley,

My name is Josh Harris, and I am President of Tuff Boy Sales, Inc. Tuff Boy Sales employs approximately 60 people total with approximately 40 employees working at our trailer manufacturing plant located in the unincorporated area of South Manteca (5151 Almondwood Road) and 20 employees working at our 3870 W. Yosemite Avenue site in the City of Lathrop.

At different times of the year, a total of approximately 1,200 sets of agricultural food commodity trailers are parked at the two locations. With this in mind, future development in the Lathrop Gateway specific plan areas along Highway 120 will eventually eliminate a significant portion or all of the trailer parking areas (APN # 241-400-006 and # 241-40007) that Tuff By currently utilizes to store trailers in South Lathrop.

Cost efficiencies related to parking trailers in close proximity to our 5151 Almondwood trailer manufacturing facility is and will remain a critical factor in controlling the costs of our operation. For this reason, I am currently evaluating undeveloped potential parking sites South of Highway 120 and along Airport way to consider for future use.

I would appreciate any input or direction that the County can provide.

Thank you,

Josh Harris

**Jolley, Jennifer [CDD]**

---

**From:** Gurpartap(Gary) Singh <garybiz1@yahoo.com>  
**Sent:** Wednesday, May 5, 2021 8:18 PM  
**To:** Jolley, Jennifer [CDD]  
**Subject:** Fwd: 645 Yettner Ave Comments

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> Hi Jennifer,  
> Re: land use application 645 Yettner ave hearing.  
>  
> My name is Gary Sandhu  
>  
> I am the the owner of 645 Yettner Ave a 16 acre parcel site currently zoned AG-40.  
> I strongly believe this is Viable site for future truck parking. Its a viable site, It fits the criteria for a land use change.  
> With San Joaquin County In desperate need of Truck Parking, this 16 acre site would be perfect for Industrial Zoning to alleviate the parking situation in this county.  
>  
> Please take my comments into consideration in your study.  
>  
> Sincerely,  
>  
> Gary Sandhu  
>



**Jolley, Jennifer [CDD]**

---

**From:** Ryan Van Groningen <RyanVG@thefivecornersgroup.com>  
**Sent:** Thursday, April 29, 2021 9:45 AM  
**To:** Jolley, Jennifer [CDD]  
**Subject:** RE: Truck Parking & Sales Study Session #2

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Hi Jennifer,

Thank you for the reply. I would like to comment on the current criteria used to determine potential locations, specifically the "location" aspect. Proximity to major interchanges is important, however, proximity to industrial areas of each San Joaquin County city is important as well. Truck parking near industrial zones is very logical considering most if not all of the truck traffic is heading to these areas for loading & unloading.

I would like to propose consideration to expanding the location aspect criteria used to determine potential locations. Please consider allowing parcels that are ½ mile distance from current industrial zoned areas along with parcels that are ½ mile distance from interchanges. These parcel would still need to fulfill all of the other requirements.

Thanks,



**Ryan Van Groningen**  
Direct: 209.924.6150 / Cell: 209.988.7929  
ryanvg@thefivecornersgroup.com  
**THE FIVE CORNERS GROUP**  
15100 S. JACK TONE RD. MANTECA, CA 95336

**From:** Jolley, Jennifer [CDD] <jjolley@sjgov.org>  
**Sent:** Apr 29, 2021 9:23 AM  
**To:** Ryan Van Groningen <RyanVG@thefivecornersgroup.com>  
**Subject:** RE: Truck Parking & Sales Study Session #2

Good morning Ryan,

I looked at your property location and it does not meet the requirements of the current draft of the locational criteria for the A-I zone for truck parking. We are looking at a ½ mile radius from existing interchanges along the major freeways/highways. Your property appears to be over a mile from any interchange. That being said, this is a draft version and we are looking for the public to provide comments, so if you have any regarding the locational criteria I would be open to listening and reviewing them. If you can send me an email that would be best so that we can include it in the packet for consideration at the Planning Commission study session in June. Thank you.

*Jennifer Jolley*

Deputy Director of Planning  
Community Development Department  
Main Office: (209) 468-3121

Direct: (209) 468-8908

Fax: (209) 468-3163

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**From:** Ryan Van Groningen <[RyanVG@thefivecornersgroup.com](mailto:RyanVG@thefivecornersgroup.com)>

**Sent:** Wednesday, April 28, 2021 4:56 PM

**To:** Jolley, Jennifer [CDD] <[jjolley@sjgov.org](mailto:jjolley@sjgov.org)>

**Subject:** Truck Parking & Sales Study Session #2

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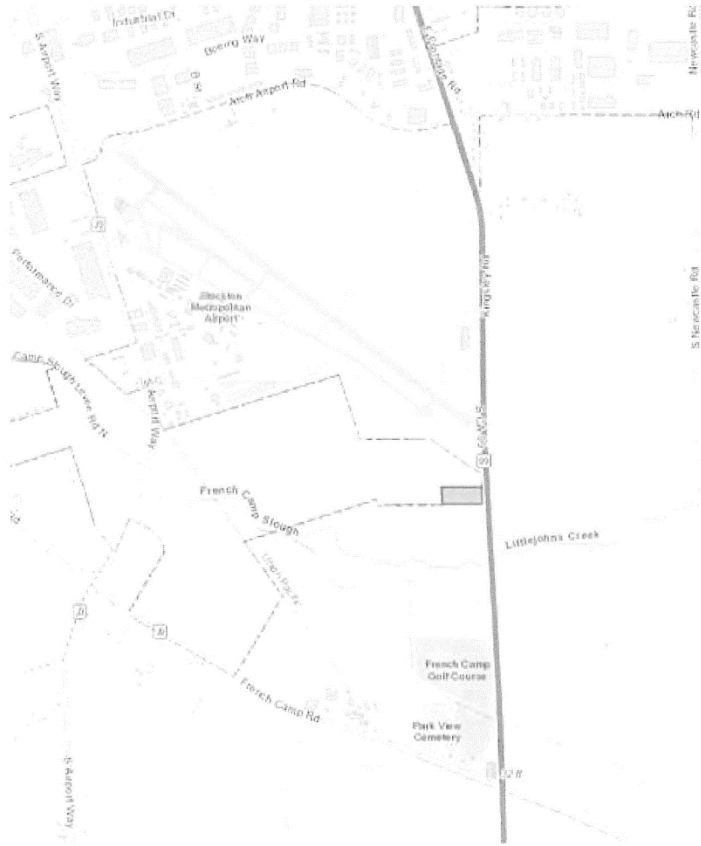
Good afternoon Jennifer,

After reading the truck parking & sales study session #2 notes, I wanted to find out if a parcel we currently own may have potential to obtain approval for truck parking and/or sales. If so, please alert me of what the next steps are in order to obtain a permit to do so.

Address: 9277 S. St. Rte. 99 W. Frontage Rd.

APN# 201-02-003

Acres: 9.72



Thanks,



**Ryan Van Groningen**  
 Direct: 209.924.6150 / Cell: 209.988.7929  
[ryanvg@thefivecornersgroup.com](mailto:ryanvg@thefivecornersgroup.com)  
**THE FIVE CORNERS GROUP**  
 15100 S. JACK TONE RD. MANTECA, CA 95336

*Kelsey Gunter*

Assistant Planner  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-8477  
Fax: (209) 468-3163

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**From:** patricia barrett <[patricia\\_barrett@hotmail.com](mailto:patricia_barrett@hotmail.com)>  
**Sent:** Thursday, November 4, 2021 7:53 AM  
**To:** Planning [CDD] <[planning@sjgov.org](mailto:planning@sjgov.org)>  
**Subject:** NO MORE TRUCKS!

**CAUTION:** This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a resident of District 1 county, and District 6 city,  
NO MORE TRUCKS!  
NO MORE TRUCKS!  
NO MORE TRUCKS!

find the ag land on the north side o give them bad air, we already have bad air

Patricia Barrett

November 4, 2021

To whom it may concern,

My name is Baljeet Singh. I own 2 properties, 24234 N Hwy 99, 24246 N Hwy 99, and 24344 N Hwy 99 (also referred to as N Cherokee Lane) that are going to change to industrial zoning. I believe this to be a wonderful idea, reason being we are on the freeway. We really need truck parking. On a weekly basis, I consistently get 2-3 calls asking if I'd like to rent for parking. Also, my properties are at a convenient location with the truckstop across the freeway.

If there are any questions or concerns, please feel free to contact me at (209) 483-5254. I am requesting my properties to be a part of the industrial zoning.

Thank you,

A handwritten signature in black ink, appearing to read "B. Singh", with a stylized flourish at the end.

Baljeet Singh

**Stowers, Stephanie [CDD]**

---

**From:** wlappas@bpgcap.com  
**Sent:** Monday, October 4, 2021 12:24 PM  
**To:** Stowers, Stephanie [CDD]; Jolley, Jennifer [CDD]  
**Cc:** 'Bill'  
**Subject:** General Plan project  
**Attachments:** Stockton City\_2021-10-04\_081516.pdf; Document\_2021-10-04\_080327.pdf

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Dear Stephanie/Jennifer,

I am a land owner in the Stockton/French Camp area and wanted to find out the address of the project on the attached letter that was sent to me today.

Thank you,

**William T. Lappas**  
Managing Director

**Woodbridge Capital Partners**  
4223 Silverado Trail  
Napa CA 94558

310.713.1117 Mobile  
800.388.9308 Office

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## Stowers, Stephanie [CDD]

---

**From:** mandcboettger@gmail.com  
**Sent:** Thursday, October 14, 2021 12:02 PM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]; Warmerdam, Denise [BOS]; Winn, Charles [BOS]  
**Cc:** 'Chris Boettger'  
**Subject:** Eight mile road and Highway 99

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Mr. Winn, Ms. Jolley, Ms. Stowers, Mr. Warmerdam and Mr. Winn:

I am writing this letter regarding the planned Text Amendment and projects PA-2100196 (TA), PA-2100197 (GP) and PA-2100198 (ZR). Thank you for the additional week for responses. However for a General Plan Amendment such as this the time frame seems awfully short. The proposed Text Amendment as I understand it is to allow these type of projects to approved on a fast tract basis. The property owners in this area request the text amendment be aborted, creating a new zone to allow for blanket truck parking and services is not appropriate for our neighborhood. We are opposed to this text amendment for the following reasons:

1. The proposed site is too close to residential districts. Across the street is a Mobile Home park as well as other housing developments
  - a. Tahama Village
  - b. Twin Oaks Mobile Home park
  - c. Finnless trailer park
  - d. North Morada Estates
  - e. Old Morada off Quashnick way
  - f. The Willows
  - g. Rancho Mirage
  - h. There are also multiple Churches in the area.
2. There are two schools within  $\frac{3}{4}$  of a mile of the site (Charter school Aspire Vincent Academy and Morada Middle School)
3. Traffic due to the schools backs up from East Frontage road and Eight mile intersection up to  $\frac{1}{2}$  mile towards the Aspire Vincent Academy on the Frontage road on weekdays both in the mornings and afternoons when parents drop off their children. The school being a "Charter School" does not have any busing by the school district forcing parent to drop off their children via personal cars. Add morada Middle school into the mix and traffic is at a standstill. Many times, returning home I am forced to go north to Armstrong road and return south via the frontage road to alleviate the stopped congestion caused by the schools at the frontage road and Eight mile.
4. Mixing Semi-Trucks and school children does not seem to be a consideration of the County or a good idea!
5. There is also Highway 99 traffic utilizing the Chevron station creating additional traffic.
6. We would request the following studies be preformed prior to any approval of the Text Amendment or zoning with the results publicized for residents to review. These studies should be done prior to consideration of any area affected by Truck Traffic by San Joaquin County.
  - a. Traffic Study
  - b. Noise study
  - c. Environmental studies NEPA and CEQA
7. The road are not designed for semi-Trucks. I have personally had to back up for semi-Trucks turning west from the East frontage road trying to turn west on Eight mile. The roads are simply not big enough to



- accommodate this type of traffic. I have observed several cars at the stop sign going east on eight mile have to back up to accommodate a truck turning onto Eight mile there is going to be a serious accident if multiple trucks are allowed to park or be serviced at the proposed site.
8. The turning radius on the west side of 99 is also too small for semi-trucks causing traffic congestion while trucks are trying to turn South on the west side so they can enter highway 99 going South. Passenger cars need to back up in order for trucks to make the turn.
  9. The proposed development will have adverse impact on Home values. How would you like a Truck stop/Parking/Service across the street from your personal residences.
  10. There is already a trucking operation (T and T Trucking) on the frontage road between Eight mile and Armstrong road creating congestion at the intersection that is not designed for semi-Trucks
  11. Was Lodi School District properly notified of this change that will affect the two school mentioned above?

We the residents of Morada request this area of **Eight Mile road and Highway 99 be removed from the text amendment.** The county has not had an opportunity to do their due diligence and consider all the facts and circumstances to move forward with type of major change. Doing a Text amendment to change the zoning in favor of big business is irresponsible, reckless and negligent. All changes in zoning **need to be done on a specific Assessor Parcel Number application basis so the circumstances for each neighborhood can be considered.** Doing a blanket Text amendment is again not appropriate. I again ask if the board of supervisors and County staff would like this type of business within several hundred feet of their residences. Please reconsider this proposed change and deny this text amendment.

Michael Boettger  
10337 N. Chantel Lane  
Morada, CA. 95212  
mandcboettger@gmail.com



**Stowers, Stephanie [CDD]**

---

**From:** Mascarenas, Jennifer@CIO <Jennifer.Mascarenas@state.ca.gov>  
**Sent:** Friday, October 8, 2021 2:59 PM  
**To:** Stowers, Stephanie [CDD]; Jolley, Jennifer [CDD]  
**Subject:** APN: 191-250-07

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Please provide me the detailed documents for the following:

PA-2100196  
PA-2100197  
PA-2100198

Also, please include me in the Notifications for future hearing dates on these projects.

Thank you,

Jennifer Mascarenas  
916-217-1051

**Stowers, Stephanie [CDD]**

---

**From:** Funderburg, John [CDD]  
**Sent:** Friday, October 8, 2021 9:43 AM  
**To:** Stowers, Stephanie [CDD]  
**Subject:** FW: PA-2100196 PA-2100197 PA-2100198

FYI...

*John Funderburg*

Principal Planner  
Community Development Department  
Main Office: (209) 468-3121  
Direct: (209) 468-3160  
Fax: (209) 468-3163  
Please also visit us On-line: <https://www.sjgov.org/commdev>



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**From:** Shelly Esposito <queebie1070@aol.com>  
**Sent:** Thursday, October 7, 2021 9:41 PM  
**To:** Funderburg, John [CDD] <jfunderburg@sjgov.org>  
**Subject:** PA-2100196 PA-2100197 PA-2100198

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Why werent the owners & renters advised of the project plan sooner some of us just received letters Sept 27,2021and for the Mexican people why was it not in spanish?  
Why doesnt the plan state this is residential that's been here since 1940s?to me this is a terrible thing that we as property owners have no say in the matter of the county taking our property.  
Sent from the all new AOL app for Android

**Stowers, Stephanie [CDD]**

---

**From:** Linda Phen <lindaphenrealestate@gmail.com>  
**Sent:** Tuesday, October 5, 2021 3:45 PM  
**To:** Jolley, Jennifer [CDD]; Stowers, Stephanie [CDD]  
**Subject:** Application Numbers PA-2100196 (TA), PA-2100197 (GP), PA-2100198 (ZR)

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Dear Jennifer and Stephanie,

I object and do not approve of the proposed truck parking, sales and service for the parcels south of French Camp road and west of I-5. The APNs are 193-060-45, 193-060-59, 193-060-37 and 193-060-38. I own the property on 4245 S. Manthey Road, Stockton. This area has a lot of residential properties and commercial properties to serve the needs of people living here, including schools.

Having these large trucks coming in and out of this neighborhood is going to cause a lot of congestion with traffic. With school kids walking to and from school, there would definitely be frequent accidents. Also the noise and gas pollution will increase tremendously.

Let me know if this email is sufficient or would I need to fill out any form.

Thank you

Linda

**Stowers, Stephanie [CDD]**

---

**From:** Linda Phen <lindaphen@gmail.com>  
**Sent:** Monday, October 4, 2021 10:21 AM  
**To:** Jolley, Jennifer [CDD]  
**Cc:** Stowers, Stephanie [CDD]  
**Subject:** Re: Amendments

CAUTION: This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

We do not approve of APN 191-250-07 (the NW corner of Manthey and Manila road) being changed to truck sales & services and truck parking. We live at 775 Manila Road, Lathrop. Our residential roads cannot handle these trucks coming in and out. It's already hard to turn left (north) on Manthey when we leave Manila Road because of the bend on Manthey road. I can already see someone trying to overtake a truck going south on Manthey and then accidents will happen. Please do not turn this stretch of Manthey road into the notoriously dangerous stretch of highway in California called State Route Highway 12, which is notorious for the heavy semi truck traffic and the blind spots. In addition, the noise and gas pollution to our environment will affect us all living here.

The main reason why we chose to live here and purchased our house in 2017 was that we are surrounded by agriculture and being away from the noise, pollution, contamination of the air and ground.

Let me know if this email is sufficient or if we need to fill out any formal form.

Thank you

Linda Phen

On Wed, Sep 29, 2021 at 4:15 PM Jolley, Jennifer [CDD] <jjolley@sjgov.org> wrote:

Good afternoon Ms. Phen,

Please use this link to view the proposed AI parcel. Thank you.

<https://www.sjgov.org/commdev/cgi-bin/cdyn.exe/file/APD%20Documents/PA-2100196/Proposed%20Locations%20-%20AI%20Zone%20Maps.pdf>

Thank you.

*Jennifer Jolley*

Deputy Director of Planning

Community Development Department

Main Office: (209) 468-3121

Direct: (209) 468-8908

Fax: (209) 468-3163

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---

**From:** Linda Phen <[lindaphen@gmail.com](mailto:lindaphen@gmail.com)>

**Sent:** Tuesday, September 28, 2021 2:32 PM

**To:** Jolley, Jennifer [CDD] <[jjolley@sjgov.org](mailto:jjolley@sjgov.org)>; Stowers, Stephanie [CDD] <[ssstowers@sjgov.org](mailto:ssstowers@sjgov.org)>

**Subject:** Amendments

---

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Good afternoon,

This is in reference to the letter I had received regarding amendments to address the shortage of truck parking and truck sales locations (see attached letter).

Please let me know the parcel numbers of these properties.

Thank you

Linda Phen

**Stowers, Stephanie [CDD]**

---

**From:** michael ma <srdrmichaelma@gmail.com>  
**Sent:** Monday, October 4, 2021 1:06 AM  
**To:** Stowers, Stephanie [CDD]  
**Subject:** objection to planned zoning change of parcels PA-2100196,7,8.

CAUTION: This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jeniffer:

This email is to express my absolute objection to the planned truck sale and service plan, proposed over the parcels PA-2100196, PA-2100197, PA 2100198.

It will Jeopardize the safety and security of the residents living on both Manila and Manthey road.

Please feel free to contact me at 925-683-8452 shall you have any questions.

Thank you for your consideration.

Best Regards,

Dr. Michael Ma

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### **Attachment D** **Findings**

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# **Findings for General Plan Text Amendment & Development Title Text Amendment, General Plan Map Amendment, and Zone Reclassification**

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## **General Plan Text Amendment & Development Title Text Amendment (PA-2100196)**

1. The proposed Text Amendment is consistent with the General Plan and any applicable Master Plan.
  - This finding can be made because the General Plan is being amended to include policies regarding a new General Plan designation and zone classification called A/I (Agriculture-Industrial) and AI (Agriculture-Industrial), respectively. The amendments to the text contained in the General Plan and Development Title will be consistent. In addition, the development standards and permitted uses specifically identified for the AI zone classification are consistent with policy goals for the A/I General Plan designation. Permitting additional truck related uses in the C-G (General Commercial) zone on specific parcels subject to locational criteria that requires that the property is located within a ½ mile of an interchange will also provide additional opportunities for businesses in San Joaquin County while maintaining the intent of the C/G (General Commercial) goals and policies.

## **General Plan Map Amendment (PA-2100197)**

1. The internal consistency of the General Plan is maintained in adoption of the Map Amendment.
  - This finding can be made because the locations proposed for a General Plan Map Amendment to the A/I (Agriculture-Industrial) designation are consistent with the goals and locational criteria outlined in the General Plan with the adoption of application PA-2100196.

## **Zone Reclassifications (PA-2100198)**

1. The proposed zone is consistent with the General Plan, any applicable Master Plans, and any applicable Specific Plan;
  - The proposed AI (Agriculture-Industrial) zone is an implementing zone for the A/I (Agriculture-Industrial) General Plan designation. There are no applicable Master Plans or Specific Plans in the various vicinities.
2. The proposed zone district is reasonable and beneficial at the time.
  - The proposed Zone Reclassification is reasonable and beneficial at this time because there is a great need to provide additional locations for truck parking and truck sales operations due to the demand generated by the increase in warehousing and farming operations in San Joaquin County. The AI (Agriculture-Industrial) zone is intended to continue to permit agriculture and agriculturally related activities, in addition to a limited number of industrial type uses, such as Truck Sales & Services-Parking and Sales on parcels that may no longer be considered ideal for commercial farming.

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# **Attachment E**

## **Draft General Plan Text Amendment**

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## Draft General Plan Text Amendment

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### **Agriculture-Industrial (A/I)**

This designation provides for limited dry uses that complement both agricultural and industrial business, and will not generate a significant amount of waste or utilize a large amount of water. Other agricultural uses may also be permitted where feasible; however, the Agriculture - Industrial designation generally applies to parcels that are not ideal for large-scale or small-scale farming operations due to size, location, irregular shape or classification of farmland, and are not likely to develop during the planning period of the General Plan (i.e., 2035) due to a lack of available public services. Typical uses include truck parking, truck sales, and other limited dry uses not dependent on public services. Parcels considered for this designation shall be located within a one-half (1/2) mile radius from the centerline of an interchange along Interstate 5, Interstate 205, I-580, State Route 99, or other state highway. Parcels must also have access to a publically maintained roadway and be located outside of the primary and secondary zones of the Delta.

### **Allowed Uses**

This designation provides for the following uses that complement both agricultural and industrial businesses:

- Single family detached dwellings
- Farm-employee housing and farm labor camps
- Compatible uses with agriculture
- Agricultural uses that are permitted in the General Agriculture designation and zone.
- Dry uses benefitting from direct access to major interstates and highways
- Truck parking
- Truck sales
- Warehousing operations
- Uses that require minimal infrastructure improvements

### **Development Standards**

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: 0.05 Dwelling Units/Acre
- Minimum FAR: N/A
- Maximum FAR: 0.01
- Minimum Lot Size: 1.0 acre
- Maximum Lot Size: 20.0 acres

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# **Attachment F**

## **Draft Development Title Text Amendments (AI and C-G Zones)**

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## Draft AI Zone Ordinance

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### DIVISION 6. AGRICULTURAL ZONES

#### **CHAPTER 9-600 AGRICULTURAL ZONES: INTENT AND ORGANIZATION**

##### **9-600.1 TITLE AND INTENT.**

Division 6 constitutes the agricultural zones. The intent of this Division is to prescribe use, lot, and structure regulations for agricultural zones within San Joaquin County, consistent with the Land Use portion of the General Plan. The names and intents of the agricultural zones are as follows:

- (a) **AG Zone.** The General Agriculture (AG) Zone is established to preserve agricultural lands for the continuation of commercial agricultural enterprises. This zone is intended to implement the General Agriculture land use category of the General Plan.
- (b) **AI Zone.** The Agriculture-Industrial zone is established to provide limited dry uses that complement both agricultural and industrial businesses on parcels not considered ideal locations for farming due to size, location, irregular shape, or classification of farmland. This zone is intended to implement the Agriculture-Industrial land use category of the General Plan.
- (~~b~~c) **AL Zone.** The Limited Agriculture (AL) Zone is intended to recognize and preserve areas that contain existing concentrations of small-scale agricultural operations and dwellings. This zone is intended to implement the Limited Agriculture land use category of the General Plan.
- (~~e~~d) **AU Zone.** The Agriculture-Urban Reserve (AU) Zone is intended to retain in agriculture those areas planned for future urban development in order to facilitate compact, orderly urban development and to assure the proper timing and economical provision of services and utilities. This zone also is intended to implement the Agriculture-Urban Reserve land use category of the General Plan.
- (~~d~~) **ARM Zone.** ~~The goal of the Agricultural Resource Management (ARM) zone is to assure the long-term viability of commercial agricultural properties. This zone is intended to provide areas for the continued practice of commercial agriculture and to protect lands that are best suited for permanent agriculture from encroachment by incompatible land uses. The ARM zone is also intended to implement General Plan policies relating the preservation of agricultural land and the principles of compatibility found in the Williamson Act statute.~~

~~One of the primary objectives of the ARM zone is to permit only those uses and activities that will not compromise the viability of surrounding agricultural operations. The magnitude of any compatible, accessory recreational activities shall be proportionate to the size of the parcel. Any nature preserve buffer area needed to separate or reduce conflicting activities shall be located on-site. The Agricultural Resource Management (ARM) zone shall be applied to land that is under Williamson Act, land that is under Farmland Security zone contract and land in the primary delta.~~

(Ord. 3675; Ord. 4106, § 4, 2001)

##### **9-600.2 ORGANIZATION.**

Division 6 consists of the following chapters:

- (a) 9-600 Agricultural Zones: Intent and Organization;
- (b) 9-605 Agricultural Zones: Use Regulations; and

(c) 9-610 Agricultural Zones: Lot and Structure Regulations.

(Ord. 3675)

## **CHAPTER 9-605 AGRICULTURAL ZONES: USE REGULATIONS**

### **Tables:**

#### **9-605.1 INTENT.**

The intent of this Chapter is to specify the range of uses and structures allowed within agricultural zones, consistent with the policies and principles of the General Plan.

(Ord. 3675)

#### **9-605.2 PERMITTED USE TYPES.**

Permitted, not permitted, and conditionally permitted use types are set forth in Table 9-605.2. Use types are described in Chapter 9-115.

(Ord. 3675)

#### **9-605.3 EXPANSION OF USES AND STRUCTURES.**

Uses or structures that require discretionary review may be expanded with an Improvement Plan, provided the following conditions are met:

- (a) The proposed expansion of a structure involves less than a twenty-five percent (25%) increase in floor area covered by the existing use; and
- (b) The proposed expansion involves less than a ten percent (10%) increase in the overall site area covered by the existing use; and
- (c) The proposed expansion, by interpretation of the Director, will not have a substantial, adverse effect on adjacent property; and
- (d) The proposed expansion will comply with existing requirements of agencies having jurisdiction and any other appropriate regulatory agency; or
- (e) Where conditions in Subsections (a) through (d) of this Section are not met, the level of review for the expansion shall be the same as the level of review required in Table 9-605.2.

(Ord. 3675; Ord. 3872, § 19, 1996)

#### **9-605.4 ACCESSORY USES AND STRUCTURES.**

Accessory uses and structures permitted, not permitted, and conditionally permitted are set forth in Table 9-605.3. Accessory uses and structures not specifically listed in Table 9-605.3 may be allowed by the Director, subject to approval of an Improvement Plan pursuant to Chapter 9-884 or a discretionary application, as specified by the Director.

(Ord. 3938, § 5, 1997)

## 9-605.5 TEMPORARY USES AND STRUCTURES.

Permitted, not permitted, and conditionally permitted temporary uses and structures are set forth in Table 9-605.4. Temporary uses and structures not specifically listed in Table 9-605.4 may be allowed, subject to approval of an Improvement Plan pursuant to Chapter 9-884.

(Ord. 3675; 3739; Ord. 3938, § 6, 1997)

## 9-605.6 SPECIAL USE REGULATIONS.

In addition to the provisions of Sections 9-605.2 through 9-605.5, the following Special Use Regulations shall apply to the uses or use types specified below:

(bb) **Truck Parking and Truck Sales Uses in the A-I Zone.** The following special use regulations shall apply:

- (1) Truck Sales and Services-Parking and Sales may be permitted in the A-I zone subject to the following standards:
  - a. Truck Parking may be permitted with an Improvement Plan provided the number of combined truck and trailers is twenty- five (25) or less and any proposed office space is less than 1,000 square feet in size. For projects exceeding either of these limits, a Site Approval application shall be required.
  - b. Truck Sales may be permitted with an Improvement Plan provided the maximum building space proposed with the facility is 12,500 square feet or less. For projects exceeding this limit, a Site Approval application shall be required.
  - c. When both Truck Parking and Truck Sales uses are proposed on the same site, the level of review shall be determined by the Zoning Administrator and Director of Public Works or his/her designee.
  - d. A minimum ten (10) foot wide setback shall be maintained between the project parcel and adjacent properties. If a residence is located on an adjacent parcel within 100 feet of the project site property line, the setback distance shall be increased to twenty (20) feet from the property line.
  - e. A minimum six (6) to eight (8) foot tall screen shall be installed along the property line adjacent to truck or trailer parking. Screening may consist of a masonry wall or any solid fencing approved by the Zoning Administrator.
  - f. All maneuvering areas shall be surfaced with all- weather material, as defined and approved by the San Joaquin County Fire Chief's Association. Storage areas for trucks and trailers may be surfaced with gravel or a higher classification surfacing material.
  - g. The first twenty (20) feet of any project driveway shall be surfaced with asphalt concrete or Portland cement concrete to ensure public roadways will be free from debris.
  - h. Traffic Impact Mitigation Fees and Regional Transportation Fees shall be required. This fee is due and payable prior to issuance of a grading or building permit and prior to operation.
  - i. Water Supply Facilities Impact Mitigation Fees shall be required if the project is located within the established Area of Benefit. This fee is due and payable prior to issuance of a grading or building permit and prior to operation.
  - j. An encroachment permit shall be required for all work within the County, City, or Caltrans right of way. The driveway approach shall be improved in accordance with the requirements of the County, City or Caltrans standards prior to operating.

- k. Storm drainage facilities shall be in accordance with San Joaquin County Development Standards.
- l. If the project site falls within a NPDES Phase 1 or Phase 2 regulated area, the project shall comply with the National Pollutant Discharge Elimination System requirements. Calculations shall be submitted and approved by the Department of Public Works – Water Resources Division prior to issuance of a building permit, grading permit, and improvements shall be completed prior to operating.

(Ord. 3675; 3697; 3715; 3739; 3756; Ord. 3891, § 2, 1996; Ord. 3911, § 5, 1997; amended during 8/97 supplement; Ord. 3970, § 1, 1998; Ord. 3998, § 2, 1998; Ord. 3399, § 5, 1998; Ord. 4106, § 8, 2001; Ord. 4181, § 2, 2002; Ord. 4255, § 5, 2005; Ord. No. 4385, § 11, 1-12-2010; Ord. No. 4399, § 5, 9-14-2010; Ord. No. 4404, § 1, 12-14-2010; Ord. No. 4486, § 3, 9-13-2016; Ord. No. 4508, § 2, 6-6-2018; Ord. No. 4531, § 4, 5-21-2019; Ord. No. 4531, § 4, 5-21-2019; Ord. No. 4568, § 4, 1-26-2021)

**TABLE 9-605.2 USES IN AGRICULTURAL ZONES**

<b>Legend:</b> <b>P Permitted Use</b> <b>PI Permitted Use With Improvement Plan</b> <b>QX Use Permitted Subject to Quarry Excavation Permit</b> <b>S Use Permitted Subject to Site Approval</b> <b>U Use Permitted Subject to Use Permit</b> <b>- Use Not Permitted</b> <b>Note: In areas designated as Open Space/Resource Conservation on the General Plan, all uses or use types shall require Site Approval, unless another discretionary approval is specified by this Title.</b> <b>*See Sections 9-605.6(c)(h)(k)(t)(u)(w)(x) and (z) for Special Use Regulations in an Agricultural Zone</b>					
Use Types	Agricultural Zones				<u>AI</u>
	AG	AL	AU	ARM	
<b>Residential Use Types</b>					
Family Residential					
Single-Family	P	P	P	P	<u>P</u>
Two-Family	-	-	-	-	
Small Multi-Family	-	-	-	-	
Large Multi-Family	-	-	-	-	
Farm Employee Housing	-	-	-	-	
Small	P	P	P	P	<u>P</u>
Large	U	U	-	U	<u>U</u>
Group Care					
Small	P	P	P	-	
Large	-	-	-	-	
Adult Day Care	-	-	-	-	
Farm Related	U	-	-	-	<u>U</u>
Group Residential	-	-	-	-	
Mobile Home Park	-	-	-	-	
Emergency Shelters					
Small	P	P	P	-	<u>P</u>
Large	-	-	-	-	
Single-Room Occupancy	-	-	-	-	
Veterans Supportive Housing	-	-	-	-	
<b>Nonresidential Use Types</b>					
Administrative Offices	-	-	-	-	
Administrative Support Services	-	-	-	-	
Adult Entertainment	-	-	-	-	
Aerial Services					
Farm	S	-	-	S	<u>S</u>
Heliport	S	-	-	-	<u>S</u>
Agricultural Organizations	U	U	-	-	<u>U</u>
<b>Nonresidential Use Types</b>					
Agricultural Processing					
Preparation Services	S	U	-	S	<u>S</u>
Food Manufacturing	U	-	-	U	<u>U</u>
Agricultural Sales					
Feed and Grain	S	U	-	S	<u>S</u>

Agricultural Chemicals	S	U	-	<u>S</u>	<u>S</u>
Agricultural Warehousing	S	S	-	<u>S</u>	<u>S</u>
Agricultural Wastes	S	-	-	<u>S</u>	<u>S</u>
Animal Feeding and Sales	S	-	-	<u>S</u>	<u>S</u>
Animal Raising					
Exotic Animals	S	U	S	<u>S</u>	<u>S</u>
General	P	P	P	<u>P</u>	<u>P</u>
Hogs	U	U	U	<u>U</u>	<u>U</u>
Small Animals	S	U	S	<u>S</u>	<u>S</u>
Family Food Production	P	P	P	<u>P</u>	<u>P</u>
Educational Animal Project	P	P	P	<u>P</u>	<u>P</u>
Zoo	-	-	-	-	-
Petting Zoo	U	U	U	-	<u>U</u>
Animal Specialty Services					
Farm	PI	S	-	<u>PI</u>	<u>PI</u>
Pet	-	-	-	-	-
Kennel	U	U	-	<u>U</u>	<u>U</u>
Kennels, Small Breeding	S	S	S	<u>S</u>	<u>S</u>
Auction Sales					
Indoor	-	-	-	-	-
Outdoor	-	-	-	-	-
Automotive Sales and Services					-
Automotive Rentals	-	-	-	-	-
Automotive Repairs, Light	-	-	-	-	-
Automotive Repairs, Heavy	-	-	-	-	-
Automotive Sales	-	-	-	-	-
Cleaning	-	-	-	-	-
Inoperable Vehicle Storage	-	-	-	-	-
Operable Vehicle Storage	-	-	-	-	-
Parking	-	-	-	-	-
Building Maintenance Services	-	-	-	-	-
Child Care Services					
Family Day Care Homes	P	P	P	<u>P</u>	<u>P</u>
-	S	S	S	-	<u>S</u>
Commercial Cannabis					
Cultivation*	U/SP	-	-	-	<u>U/SP</u>
Distribution*	U/SP	-	-	-	<u>U/SP</u>
Manufacturing*	U/SP	-	-	-	<u>U/SP</u>
Retail Sales	-	-	-	-	-
Laboratory Testing	-	-	-	-	-
Communication Services					
Type I	PI	PI	PI	<u>PI</u>	<u>PI</u>
Type II	S	S	S	<u>S</u>	<u>S</u>
Type III	S	S	-	<u>S</u>	<u>S</u>
Type IV	S	-	-	-	<u>S</u>
Community Assembly	-	-	-	-	-
Construction Sales	-	-	-	-	-
Construction Services					
Light	-	-	-	-	-
Heavy	-	-	-	-	-



Crop Production	P	P	P	<del>P</del>	<u>P</u>
Cultural & Library Services	-	-	-	-	-
Custom Agricultural Manufacturing	S	-	-	-	<u>SS</u>
Custom Manufacturing	-	-	-	-	-
Dairies*	S	S	S	<del>S</del>	<u>S</u>
Eating Establishments					
Convenience	-	-	-	-	-
Full Service	-	-	-	-	-
Educational Services					
Commercial	-	-	-	-	-
General	S	S	S	-	<u>S</u>
Equipment Sales & Repair					
Farm Machinery, Sales*	S	-	-	-	<u>S</u>
Farm Machinery, Repair	S	S	-	<del>S</del>	<u>S</u>
Heavy Equipment	-	-	-	-	-
Leisure	-	-	-	-	-
Aircraft	-	-	-	-	-
Explosives Handling*	U	-	-	-	<u>U</u>
Farm Services	S	S	S	<del>S</del>	<u>S</u>
Funeral & Interment Services					
Cemeteries	U	-	U	-	<u>U</u>
Interring & Cremating	U	-	-	-	<u>U</u>
Undertaking	-	-	-	-	-
Gasoline Sales					
Service	-	-	-	-	-
Combination	-	-	-	-	-
General Industrial					
Limited	-	-	-	-	-
Intermediate	-	-	-	-	-
Heavy	-	-	-	-	-
Hazardous Industrial	-	-	-	-	-
High Technology Industry	-	-	-	-	-
Laundry Services	-	-	-	-	-
Liquor Sales					
On-Premises	-	-	-	-	-
Off-Premises	-	-	-	-	-
Lodging Services					
Bed & Breakfast	S	S	S	-	<u>S</u>
Motel	-	-	-	-	-
Major Impact Services	U	-	-	-	<u>U</u>
Medical Services	-	-	-	-	-
Nursery Sales & Services					
Wholesale	PI	PI	PI	<del>PI</del>	<u>PI</u>
Retail	-	-	-	-	-
Landscaping Services	S	S	S	-	<u>S</u>
Personal Storage	-	-	-	-	-
Petroleum & Gas Extraction	PI	PI	S	<del>PI</del>	<u>PI</u>
Produce Sales					
Farm Produce Stands	P	P	P	<del>P</del>	<u>P</u>
Agricultural Store, Small	S	S	S	<del>S</del>	<u>S</u>

Agricultural Store, Large	U	U	U	<u>U</u>	<u>U</u>
Professional Services	-	-	-	-	-
Public Services					
Administrative	-	-	-	-	-
Essential	S	S	S	-	-
Quarry Operations	QX	-	QX	<del>QX</del>	<u>QX</u>
Recreation					
Nature Preserve	U	U	-	<u>U</u>	<u>U</u>
Campgrounds	U	U	U	-	<u>U</u>
Indoor Participant	-	-	-	-	-
Indoor Spectator	-	-	-	-	-
Marinas	U	-	-	-	<u>U</u>
Outdoor Entertainment	-	-	-	-	-
Outdoor Sports Clubs	S	-	-	<u>S</u>	<u>S</u>
Parks	U	U	U	-	<u>U</u>
Resorts	S	S	-	-	<u>S</u>
Recycling Services					
Consumer	-	-	-	-	-
Scrap Operations	-	-	-	-	-
Limited Agricultural Recycling	SA	-	-	-	<u>S</u>
Religious Assembly					
Neighborhood	U	U	U	-	<u>U</u>
Community	U	U	U	-	<u>U</u>
Regional	U	U	U	-	<u>U</u>
Research & Laboratory Services	-	-	-	-	-
Retail Sales & Services					
Primary	-	-	-	-	-
Intermediate	-	-	-	-	-
General	-	-	-	-	-
Signs, Off-Premises, *see special use regulations for Off-premises directional signs	P	P	P	-	<u>P</u>
Stables					
Neighborhood	S	U	S	<u>S</u>	<u>S</u>
Commercial	U	U	U	-	<u>U</u>
Transportation Services	-	-	-	-	-
Truck Sales and Services					
Parking*	-	U	-	-	<u>PI/S*</u>
Cleaning	-	-	-	-	-
Stops	-	-	-	-	-
Repairs	-	-	-	-	-
Sales	-	-	-	-	<u>PI/S*</u>
Terminals	-	-	-	-	-
LNG truck fueling stations	-	-	-	-	-
Utility Services					
Minor	P	P	P	<u>P</u>	<u>P</u>
Major	S	S	S	<u>S</u>	<u>S</u>
Veterans Organizations*	S	S	S	-	<u>S</u>
Water Storage	U	-	-	<u>U</u>	<u>U</u>
Wholesaling & Distribution					

Light	-	-	-	-	-
Heavy	-	-	-	-	-
Wineries and Wine Cellars					
Wine Cellar, Off-Site	S	-	-	S	S
Winery, Large and Medium*	U*	-	-	U	U
Winery, Boutique and Small	S	S	-	S	S

(Ord. 3675; 3697; 3715; 3756; Ord. 3843, § 5, 1995; Ord. 3872, § 11, 1996; Ord. 3911, § 6, 1997; Ord. 3931, § 7, 1997; Ord. 3399, § 6, 1998; Ord. 4013, § 6, 1999; Ord. 4059, § 10, 2000; Ord. 4106, § 5, 2001; Ord. 4115, § 6, 2001; Ord. 4127, § 5, 2001; Ord. 4134, § 5, 2002; Ord. 4155, § 5, 2002; Ord. 4181, § 5, 2002; Ord. 4255, § 4, 2005; Ord. 4367, § 1, 2009; Ord. 4368, §§ 15, 16, 2009; Ord. No. 4385, § 10, 1-12-2010; Ord. No. 4404, § 2, 12-14-2010; Ord. No. 4420, § 2, 12-13-2011; Ord. No. 4440, § 6, 8-13-2013; Ord. No. 4471, § 17, 12-15-2015; Ord. No. 4531, § 4, 5-21-2019; Ord. No. 4540, § 5, 10-8-2019)

**TABLE; 9-605.3 ACCESSORY USES & STRUCTURES IN AGRICULTURAL ZONES**

<b>Legend:</b> <b>P Permitted Use</b> <b>PI Permitted Use With Improvement Plan</b> <b>S Use Permitted Subject to Site Approval</b> <b>U Use Permitted Subject to Use Permit</b> <b>- Use Not Permitted</b>					
Accessory Use or Structure	Agricultural Zones				
	AG	AL	AU	ARM	AI
Accessory Dwelling Unit	P	P	P	-	P
Antennae, Radio/TV Dish	P	P	P	P	P
Barn	P	P	P	P	P
Biomass Energy Production For Use On Premises	S	S	S	S	S
Boathouse, Private: One per Lot	P	P	P	P	P
Commercial Coach	P	P	P	-	P
Coop	P	P	P	P	P
Distilled Spirits Storage, Large Winery	P	-	-	-	P
Dock, Private: One per Lot	P	P	P	P	P
Firewood Sales: Grown On-site or Within a Five (5) Mile Radius of the Premises	P	P	P	P	P
Garage, Private: For up to Three (3) Vehicles	P	P	P	P	P
Greenhouse, Private	P	P	P	P	P
Guesthouse	P	P	P	P	P
Horse Raising	P	P	P	P	P
Packing Shed, Private	P	P	P	P	P
Pet Grooming	PI	PI	-	-	PI
Pet Training	P	P	-	P	P
Pump/Pumphouse	P	P	P	P	P
Second Unit Dwelling	P	P	P	P	P
Silo	P	P	P	P	P
Stable, Private	P	P	P	P	P
Storage Building, Private	P	P	P	P	P
Swimming Pool & Equipment	P	P	P	P	P

Truck Parking, Agricultural	S	S	S	<u>S</u>	<u>S</u>
Water Storage Facility	P	P	P	<u>P</u>	<u>P</u>
Wind Machine, Private	P	P	P	<u>P</u>	<u>P</u>
Wine Tasting Room at a Wine Cellar, Off-Site	P	-	-	<u>P</u>	<u>P</u>
Wine Tasting Room at a Winery, All Sizes	P	-	-	<u>P</u>	<u>P</u>
Workshop/Hobby Shop	P	P	P	<u>P</u>	<u>P</u>

(Ord. 3675; 3697; Ord. 3998, § 1, 1998; Ord. No. 3999, § 6, 10-27-1998; Ord. 4106 § 6, 2001; Ord. 4115 § 7, 2001; Ord. 4368, § 17, 2009; Ord. No. 4385, § 12, 1-12-2010; Ord. No. 4486, § 2, 9-13-2016; Ord. No. 4568, § 5, 1-26-2021)

**TABLE 9-605.4**

**TEMPORARY USES & STRUCTURES IN AGRICULTURAL ZONES**

Legend: AX Permitted Subject to Agricultural Excavation Permit P Permitted Use PI Permitted Use With Improvement Plan S Use Permitted Subject to Site Approval U Use Permitted Subject to Use Permit - Use Not Permitted MP Permitted Subject to Mobile Home Permit (M) Permit Type Unique to Mountain House Community					
Temporary Use or Structure	Agricultural Zone				
	AG	AL	AU	<del>ARM</del>	AI
Auction, Agricultural Machinery	PI	PI	PI	<u><del>PI</del></u>	<u>PI</u>
Auction, Livestock	S	S	S	<u>S</u>	<u>S</u>
Batch Plant	U	-	-	-	<u>U</u>
Boutique Sales (Limit: 2 consecutive days, twice per year)	P	P	P	<u>P</u>	<u>P</u>
Carnival/Circus	U	U	U	-	<u>U</u>
Caretaker Mobile Home	-	-	-	-	-
Christmas Tree Sales	PI	PI	PI	<u><del>PI</del></u>	<u>PI</u>
Commercial Coach	PI	PI	PI	<u><del>PI</del></u>	<u>PI</u>
Corporation Yard	PI	PI	PI S(M)	-	<u>PI</u>
Farmer's Market	S	S	S	-	<u>S</u>
Garage Sale (Limit: 2 consecutive days, twice per year)	P	P	P	<u>P</u>	<u>P</u>
Halloween Pumpkin Sales	PI	PI	PI	<u><del>PI</del></u>	<u>PI</u>
Motion Picture Filming	P	P	P	<u>P</u>	<u>P</u>
Public Display of Fireworks*	IP	IP	IP	<u><del>IP</del></u>	<u>IP</u>
Special Outdoor Event	PI	PI	PI	<u><del>PI</del></u>	<u>PI</u>
Special Indoor Event	PI	PI	PI	<u><del>PI</del></u>	<u>PI</u>
Subdivision Sales Office	-	-	-	-	-
Temporary Building Incidental to Construction Works	P	P	P	<u>P</u>	<u>P</u>
Temporary Farm Employee Housing	PI	-	-	<u><del>PI</del></u>	<u>PI</u>
Temporary Mobile Home	MP	MP	MP	<u>MP</u>	<u>MP</u>
Tent Revival	U	U	U	-	<u>U</u>

(Ord. 3675; 3697; 3715; Ord. 3832, § 14, 1995; Ord. 3843, § 15, 1995; Ord. 4059, § 11, 2000; Ord. 4106, § 7, 2001; Ord. No. 4385, § 13, 1-12-2010; Ord. No. 4508, § 2, 6-6-2018)

## **Draft C-G Zone Ordinance**

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### **CHAPTER 9-405 COMMERCIAL ZONES: USE REGULATIONS**

#### **Tables:**

#### **9-405.1 INTENT.**

The intent of this Chapter is to specify the range of uses and structures allowed in the commercial zones, consistent with the policies of the General Plan.

(Ord. 3675)

#### **9-405.2 PERMITTED USE TYPES.**

Permitted, not permitted, and conditionally permitted use types are set forth in Table 9-405.2. Additional uses may be permitted as set forth in Section 9-405.5. Use types are described in Chapter 9-115.

(Ord. 3675; 3790)

#### **9-405.3 EXPANSION OF USES AND STRUCTURES.**

Uses or structures that require discretionary review may be expanded with an Improvement Plan, provided the following conditions are met:

- (a) The proposed expansion of a structure involves less than a twenty-five percent (25%) increase in floor area covered by the existing use; and
- (b) The proposed expansion involves less than a ten percent (10%) increase in the overall site area covered by the existing use; and
- (c) The proposed expansion, in the opinion of the Director, will not have a substantial, adverse effect on adjacent property; and
- (d) The proposed expansion will comply with existing requirements of agencies having jurisdiction and any other appropriate regulatory agency; or
- (e) Where conditions in Subsections (a) through (d) of this Section are not met, the level of review for the expansion shall be the same as the level of review required in Table 9-405.2.

(Ord. 3675; Ord. 3872, § 17, 1996)

#### **9-405.4 TEMPORARY USES AND STRUCTURES.**

Permitted, not permitted, and conditionally permitted temporary uses and structures are set forth in Table 9-405.4. Temporary uses or structures not specifically listed in Table 9-405.4 may be allowed, subject to approval of an Improvement Plan pursuant to Chapter 9-884.

(Ord. 3675; 3739)

## **9-405.5 SPECIAL USE REGULATIONS IN COMMERCIAL ZONES.**

In addition to the provisions of Sections 9-405.2 through 9-405.4, the following regulations shall apply to commercial zones:

- (a) Unless the use type is more restrictive, a Site Approval (Section 9-818) is required for any commercial use that is:
  - (1) Six thousand (6,000) square feet or greater in ground floor area;
  - (2) Occupies ten (10) or more acres of site area; or
  - (3) Not served by a public wastewater treatment plant, public water system, and a public drainage system.
- (b) Outdoor goods displays or storage of greater than one-hundred (100) square feet in area shall require a Site Approval, unless a more restrictive review method is required for the use type. Outdoor goods displays of one-hundred (100) square feet or less shall be permitted provided the following provisions are met:
  - (1) The display shall be on private property;
  - (2) No pedestrian, handicapped, or vehicle access shall be blocked;
  - (3) No required parking space shall be used or blocked;
  - (4) No part of the display shall consist of moving parts, flashing lights, or other elements that could pose a traffic safety distraction; and
  - (5) An outdoor goods display shall only be on display during the business hours of the establishment.
- (c) Any change in an existing use to a new use which requires either a Use Permit, a Site Approval, or an Improvement Plan shall be permitted without a Use Permit, Site Approval, or Improvement Plan, provided the Review Authority finds that the proposed use is less detrimental to, or will have no greater impact in, the zone than the existing use.
- (d) Uses allowed in the Limited Industrial (I-L) and General Industrial (I-G) zones may be allowed in Commercial zones, excluding Neighborhood Commercial (C-N) and Commercial Recreation (C-R) zones, under the following conditions:
  - (1) The Commercial zone is immediately adjacent to the Industrial zone;
  - (2) The uses are located in a "transition area" between the two (2) zones that is designated in an adopted Special Purpose Plan;
  - (3) The specific uses that may be allowed in the "transition area" must conform with the use regulations of the particular Industrial and Commercial zones that are located adjacent to each other;
  - (4) The specific uses that may be allowed must be based upon land use plans and criteria included in an adopted special purpose plan;
  - (5) A full range of public services is provided to all of the properties.
- (e) In the C-N, C-C, C-O and C-RS zones, residential development may be conditionally permitted with an approved Site Approval application if accessory to the commercial use, such as a caretaker residence or apartments above a commercial use. Such residential uses shall meet General Plan density requirements.

- (f) Truck Sales in the C-FS zone shall be limited to areas where there are both existing truck fuel sales and existing significant ancillary truck service related establishments and shall be further limited to used commercial trucks five (5) tons or larger (new commercial truck sales prohibited) and a maximum of ten (10) commercial trucks shall be in inventory and/or displayed at any given time.
- (g) Public Displays of Fireworks. An Improvement Plan shall be required for all public displays of fireworks and are subject to the following regulations:
  - (1) An Improvement Plan shall be approved a minimum of two (2) weeks prior to the proposed public display of fireworks. An approved Operational Fire permit shall be submitted with every Improvement Plan.
  - (2) All property owners of parcels adjacent to the parcel(s) approved by the Improvement Plan shall be notified of the details of the public display of fireworks which shall include the date of the event, time of event, and length of time for the fireworks display. The Community Development Department shall notify property owners in writing a minimum of one (1) week prior to the public display of fireworks date.
  - (3) The Community Development Department shall notify the appropriate Municipal Advisory Council in writing a minimum of one (1) week prior to the public display of fireworks date if a public display of fireworks is proposed on a parcel located within a Municipal Advisory Council district.
- (h) Truck Sales and Services. The following Truck Sales and Services uses; Parking, Cleaning, Repairs, and Sales may be conditionally permitted in the C-G zone subject to the following criteria:
  - (1) Parcels utilized for any of the Truck Sales and Services uses identified above shall be located within a ½ mile radius of an interchange that includes an interstate or state highway.

(Ord. 3703, 3756, 3790; Ord. 4301, § 2, 2006; Ord. 4317, § 1, 2007; Ord. No. 4399, § 3, 9-14-2010; Ord. No. 4508, §2, 6-6-2018)

#### **9-405.6 ENTERPRISE ZONES.**

Applications for commercial development projects located in an Enterprise Zone, as designated by the State of California, normally processed under the Public Hearing Review Procedure in Chapter 9-220, shall be processed under the Staff Review with Notice Procedure in Chapter 9-215.

(Ord. 3715)

#### **9-405.7 CROSSROADS COMMERCIAL ZONE.**

A Site Approval application shall be required for the Equipment Sales and Repair, Leisure use type in the Crossroads Commercial (C-X) zone. All Site Approval applications for Boat and Recreational Vehicle storage facilities shall be located within a one mile radius of a navigable waterway situated within the San Joaquin County Delta region.

(Ord. 4047, § 5, 1999)

**Legend:****P Permitted Use, Except as Specified by Note****PI Permitted Use With Improvement Plan, Except as Specified****by Note S Use Permitted Subject to Site Approval****SP Use Permitted Subject to Special****Purpose Plan U Use Permitted Subject to****Use Permit****QX Use Permitted Subject to Quarry Excavation Permit****TABLE 9-405.2 USES IN COMMERCIAL ZONES**

<b>- Use Not Permitted</b>									
<b>Note:</b>									
<b>See Section 9-405.5 for Special Use Regulations in a Commercial Zone.</b>									
<b>Use Types</b>	<b>C-L</b>	<b>C-N</b>	<b>C-C</b>	<b>C-O</b>	<b>C-G</b>	<b>C-FS</b>	<b>C-RS</b>	<b>C-R</b>	<b>C-X</b>
<b>Residential Use Types</b>									
Family Residential									
Single-Family	-	-	-	-	-	-	-	-	-
Two-Family	-	-	-	-	-	-	-	-	-
Small Multi-Family	-	-	-	-	-	-	-	-	-
Large Multi-Family	-	-	-	-	-	-	-	-	-
Farm Employee Housing	-	-	-	-	-	-	-	-	-
Small	-	-	-	-	-	-	-	-	-
Large	-	-	-	-	-	-	-	-	-
Group Care									
Small	P	P	P	P	P	P	P	P	P
Large	PI	-	PI	PI	PI	-	-	-	-
Adult Day Care	-	U	U	-	U	-	U	SP	-
Farm Related	-	-	-	-	-	-	-	-	-
Group Residential	-	-	-	-	-	-	-	-	-
Mobile Home Park	-	-	-	-	-	-	-	-	-
Emergency Shelters									
Small	-	-	-	P	P	-	P	-	-
Large	-	-	-	PI	PI	-	-	-	-
Single-Room Occupancy	-	-	-	-	-	-	-	-	-
Veterans Supportive Housing	-	-	-	-	-	-	-	-	-
<b>Nonresidential Use Types</b>									
Administrative Offices	-	PI	PI	PI	PI	-	PI	-	-
Administrative Support Services	-	S	PI	PI	PI	-	PI	-	-
Adult Entertainment	-	-	-	-	PI	-	-	-	-
Aerial Services									
Farm	-	-	-	-	-	-	-	-	-
Heliport	-	-	-	-	U	-	-	SP	-
Agricultural Organizations	-	PI	PI	PI	PI	-	PI	-	-
Agricultural Processing									
Preparation Services	-	-	-	-	-	-	-	-	-
Food Manufacturing	-	-	-	-	-	-	-	-	-
Agricultural Sales									
Feed and Grain	-	-	-	-	U	-	U	-	U
Agricultural Chemicals	-	-	-	-	-	-	-	-	-
Agricultural Warehousing	-	-	-	-	-	-	S	-	S
Agricultural Wastes	-	-	-	-	-	-	-	-	-
Animal Feeding and Sales	-	-	-	-	-	-	-	-	-



Animal Raising									
Exotic Animals	-	-	-	-	-	-	-	-	-
General	-	-	-	-	-	-	-	-	-
Hogs	-	-	-	-	-	-	-	-	-
Small Animals	-	-	-	-	-	-	-	-	-
Family Food Production	-	-	-	-	-	-	-	-	-
Educational Animal Project	-	-	-	-	-	-	-	-	-
Zoo	-	-	-	-	-	-	-	U	-
Petting Zoo	-	-	-	-	-	-	-	U	-
Animal Specialty Services									
Farm	-	-	-	-	-	-	U	-	S
Pet	-	S	S	-	S	-	S	-	-
Kennels	-	-	-	-	U	-	U	-	-
Kennels, Small Breeding	-	-	-	-	S	-	S	-	-
Auction Sales									
Indoor	-	-	S	S	S	-	S	-	-
Outdoor	-	-	S	-	S	-	S	-	-
Automotive Sales and Services									
Automotive Rentals	-	-	S	-	S	S	-	-	-
Automotive Repairs, Light	-	-	S	-	S	-	S	-	-
Automotive Repairs, Heavy	-	-	-	-	S	-	S	-	-
Automotive Sales	-	-	S	-	S	-	S	-	-

**Legend:**

**P Permitted Use, Except as Specified by Note**

**PI Permitted Use With Improvement Plan, Except as Specified**

**by Note S Use Permitted Subject to Site Approval**

**SP Use Permitted Subject to Special**

**Purpose Plan U Use Permitted Subject to**

**Use Permit**

**QX Use Permitted Subject to Quarry Excavation Permit**

**- Use Not Permitted**

**Note:**

**See Section 9-405.5 for Special Use Regulations in a Commercial Zone.**

<b>Use Types</b>	<b>C-L</b>	<b>C-N</b>	<b>C-C</b>	<b>C-O</b>	<b>C-G</b>	<b>C-FS</b>	<b>C-RS</b>	<b>C-R</b>	<b>C-X</b>
Cleaning	-	S	S	-	S	S	S	-	-
Inoperable Vehicle Storage	-	-	-	-	-	-	-	-	-
Operable Vehicle Storage	-	-	-	-	S	-	-	-	-
Parking	-	S	S	S	S	S	S	SP	-
Building Maintenance Services	-	-	PI	-	PI	-	PI	-	-
Child Care Services									
Family Day Care Homes	P	P	P	P	P	P	P	P	P
Child Care Centers	-	S	S	S	S	-	S	SP	-
Commercial Cannabis									
Cultivation	-	-	-	-	-	-	-	-	-
Distribution	-	-	-	-	-	-	-	-	-
Manufacturing		-	-	-	-	-	-	-	-
Retail Sales		-	U/SP	-	U/SP	-	-	-	-
Laboratory Testing	S/SP	S/SP	S/SP	S/SP	S/SP	-	S/SP	S/SP	-
Communication Services									
Type I	PI	PI	PI	PI	PI	PI	PI	PI	PI
Type II	S	S	S	S	S	S	S	S	S

Type III	-	-	-	-	-	-	-	-	-
Type IV	-	-	S	S	PI	-	-	-	-
Community Assembly	-	S	S	S	S	-	S	SP	-
Construction Sales	-	-	U	-	PI	-	S	-	-
Construction Services									
Light	-	-	-	-	S	-	S	-	-
Heavy	-	-	-	-	-	-	-	-	-
Crop Production	P	P	P	P	P	P	P	P	P
Cultural & Library Services	-	PI	PI	PI	PI	-	PI	-	PI
Custom Agricultural Manufacturing	-	-	-	-	-	-	-	-	-
Custom Manufacturing	-	-	PI	-	PI	-	PI	SP	-
Dairies	-	-	-	-	-	-	-	-	-
Eating Establishments									
Convenience	S	PI	PI	PI	PI	S	PI	SP	S
Full Service	-	PI	PI	PI	PI	S	PI	SP	S
Educational Services									
Commercial	-	S	S	S	S	-	S	-	-
General	-	S	S	S	S	-	S	-	S
Equipment Sales & Repair									
Farm Machinery, Sales	-	-	-	-	S	-	S	-	S
Farm Machinery, Repair	-	-	-	-	-	-	S	-	S
Heavy Equipment	-	-	-	-	-	-	-	-	-
Leisure	-	-	S	-	S	S	S	SP	S
Aircraft	-	-	-	-	-	-	-	-	-
Explosives Handling	-	-	-	-	-	-	-	-	-
Farm Services	-	-	-	-	-	-	S	-	S
Funeral & Interment Services									
Cemeteries	-	-	-	-	-	-	-	-	-
Interring & Cremating	-	-	-	-	S	-	S	-	-
Undertaking	-	-	PI	-	PI	-	S	-	-
Gasoline Sales									
Service	-	S	S	-	S	S	S	SP	S
Combination	U	S	S	-	S	S	S	SP	S
General Industrial									
Limited	-	-	-	-	-	-	-	-	-
Intermediate	-	-	-	-	-	-	-	-	-
Heavy	-	-	-	-	-	-	-	-	-
Hazardous Industrial	-	-	-	-	-	-	-	-	-
High Technology Industry	-	-	-	-	-	-	-	-	-
Laundry Services	-	-	-	-	S	-	-	-	-
Liquor Sales									
On-Premises	S	S	S	S	S	S	S	SP	S
Off-Premises	S	S	S	-	S	-	S	SP	S
Lodging Services									
Bed & Breakfast	-	-	S	-	S	S	S	S	-
Motel	-	-	S	-	S	S	S	SP	-
Major Impact Services	-	-	-	-	-	-	-	-	-
Medical Services	-	S	PI	PI	PI	-	PI	-	-
Nursery Sales & Services									
Wholesale	-	-	-	-	S	-	S	-	-

Retail	-	S	PI	-	PI	-	PI	-	S
Landscaping Services	-	-	S	-	S	-	S	-	-
Personal Storage	-	-	S	-	PI	-	S	-	S
Petroleum & Gas Extraction	U	U	U	U	U	U	U	U	U
Produce Sales									
Produce Stand	-	-	-	-	-	-	-	-	-
Agricultural Store, Small	S	S	S	S	S	S	S	S	S
Agricultural Store, Large	U	U	U	U	U	U	U	U	U
Professional Services	S	PI	PI	PI	PI	-	PI	-	-
Public Services									
Administrative	-	PI	PI	PI	PI	PI	PI	-	-
Essential	S	S	S	S	S	S	S	S	S
Quarry Operations	-	-	-	-	-	-	-	QX	-
Recreation									
Campgrounds	-	-	-	-	-	U	-	SP	-
Indoor Participant	-	S	S	-	S	-	S	SP	-
Indoor Spectator	-	-	U	-	U	-	-	SP	-
Marinas	-	-	U	-	U	-	-	SP	-
Outdoor Entertainment	-	-	U	-	U	-	-	SP	-
Outdoor Sports Clubs	-	-	-	-	-	-	-	SP	-
Parks	-	-	S	S	S	S	S	SP	-
Resorts	-	-	-	-	-	-	-	SP	-
Recycling Services									
Consumer	-	PI	PI	-	PI	PI	PI	PI	-
Scrap Operations	-	-	-	-	-	-	-	-	-
Limited Agricultural Recycling	-	-	-	-	-	-	-	-	-
Religious Assembly									
Neighborhood	-	S	S	S	S	-	S	-	S
Community	-	-	U	U	U	-	U	-	U
Regional	-	-	U	U	U	-	-	-	-
Research & Laboratory Services	-	-	-	-	S	-	-	-	-
Retail Sales & Services									
Primary	PI	PI	PI	PI	PI	S	PI	SP	S
Intermediate	-	PI	PI	-	PI	-	PI	-	S
General	-	-	S	-	S	-	U	-	-
Signs, Off-Premises	-	-	S	-	S	S	S	-	-
Stables									
Neighborhood	-	-	-	-	-	-	U	-	-
Commercial	-	-	-	-	-	-	U	SP	-
Transportation Services	-	-	-	-	S	-	S	-	-
Truck Sales and Services									
Parking	-	-	-	S	-	-	-	-	-
Cleaning	-	-	-	S	-	S	-	-	-
Stops	-	-	-	-	-	U	-	-	-
Repairs	-	-	-	S	-	-	-	-	-

Sales*	-	-	-	S	S	U	-	-	-
Terminals	-	-	-	-	-	-	-	-	-
LNG Truck Fueling Stations	-	-	-	-	-	-	-	-	-
Utility Services									

Minor	P	P	P	P	P	P	P	P	P
Major	S	S	S	S	S	S	S	S	S
Veterans Organizations	-	S	S	S	S	-	S	SP	-
Water Storage	-	-	-	-	-	-	-	-	-
Wholesaling & Distribution									
Light	-	-	-	-	S	-	S	-	-
Heavy	-	-	-	-	-	-	-	-	-
Wineries and Wine Cellars									
Wine Cellar, Off-Site	-	-	S	-	S	-	S	-	-
Winery, All Sizes	-	-	-	-	-	-	-	-	-

(Ord. 3675; 3697; 3703; 3715; 3756; Ord. 3843, § 3, 1995; Ord. 3863, § 1, 1996; Ord. 3872, §§ 3, 15, 1996; Ord.3877, § 1 (part), 1996; Ord. 3878, § 1 (part), 1996; Ord. 3911, § 3, 1997; Ord. 3931, § 5, 1997; Ord. 3399, § 3, 1998;Ord. 4013, § 4, 1999; Ord. 4047, § 4, 1999; Ord. 4059, § 6, 2000; Ord. 4115, § 4, 2001; Ord. 4120, § 1, 2001; Ord.4127, § 3, 2001; Ord. 4134, § 3, 2002; Ord. 4155, § 3, 2002; Ord. 4181, § 4, 2002; Ord. 4301, § 1, 2006; Ord. 4317, §2, 2007; Ord. 4368, §§ 7, 8, 2009; Ord. No. 4385, § 6, 1-12-2010; Ord. No. 4440, § 3, 8-13-2013; Ord. No. 4471, §15, 12-15-2015; Ord. No. 4531, § 4, 5-21-2019; Ord. No. 4540 , § 3, 10-8-2019)



**SAN JOAQUIN**  
—COUNTY—  
*Greatness grows here.*

## Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

# **Attachment G**

## **Environmental Determination**

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**DRAFT  
NOTICE OF EXEMPTION**

TO: ☒ Office of Planning & Research  
P. O. Box 3044, Room 212  
Sacramento, California 95812-3044

☒ County Clerk, County of San Joaquin

FROM: San Joaquin County  
Community Development Department  
1810 East Hazelton Avenue  
Stockton, California 95205

**Project Title:** General Plan Text Amendment & Development Title Text Amendment, General Plan Map Amendment, and Zone Reclassification Nos. PA-2100196, 197, & 198

**Project Location - Specific:** Various parcels located throughout San Joaquin County. (Supervisory District: Countywide)

**Project Location – County:** San Joaquin County

**Project Description:** The project is a combination of three applications to address the shortage of truck parking and truck sales locations currently available within San Joaquin County. The project applications are as follows:

**General Plan Text Amendment & Development Title Text Amendment (PA-2100196)**

- Create a new General Plan designation of Agriculture-Industrial (A/I) with policies related to locational criteria, permitted uses, and development standards.
- Create a new zone of Agriculture-Industrial (AI) for consistency with the new General Plan designation. Development Title Section 9-600.1 and Table 9-605.2 will be amended to include the new Agriculture-Industrial (AI) zone, and will permit all uses currently permitted in the General Agriculture (AG) zone, as well as the following Truck Sales & Services use types: Parking and Sales. These additional uses will be subject to a Site Improvement Plan or Site approval based on specific criteria.
- Permit additional truck-related uses in the General Commercial (C-G) zone. Development Title Table 9-405.2 will be updated to permit the following Truck Sales & Services use types in the General Commercial (C-G) zone: Parking, Cleaning, Repairs and Sales. These truck-related uses will be subject to an approved Site Approval, and specific locational criteria will be added to Development Title Section 9-405.5[h].
  - The Community Development Department also has identified approximately 39 additional parcels that are currently zoned General Commercial (C-G) with the potential to meet the locational criteria specified in the Development Title Text Amendment that would permit a variety of truck related uses (See Attachment B). Currently, the only truck related use permitted in the C-G zone is Truck Sales & Services: Sales.

**General Plan Map Amendment (PA-2100197)**

- Amend the General Plan designation of 40 pre-selected parcels to Agriculture-Industrial (A/I).

**Zone Reclassification (PA-2100198):**

- Change the zoning of the same pre-selected 40 parcels to Agriculture-Industrial (AI) for consistency (See Attachment A).

The parcels identified by the County as potential sites for the Agriculture-Industrial (A/I) General Plan designation and Agriculture-Industrial (AI) zone meet specific policies and locational criteria outlined in the General Plan Text Amendment and Development Title Text Amendment applications.

*Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.*

**Project Proponent(s):** Various Owners / San Joaquin County

**Name of Public Agency Approving Project:** San Joaquin County Board of Supervisors

**Name of Person or Agency Carrying Out Project:** Jennifer Jolley, Deputy Director of Planning  
San Joaquin County Community Development Department

**Exemption Status:**  
General Exemptions. (Section 15061(b)(3))

**Exemption Reason:**  
Processed under the provisions of California Code of Regulations Section 15061(b)(3), which are exempt from CEQA.

If approved, this project will change the General Plan designation and zoning of a limited (or specific) number of parcels to an Agriculture-Industrial (A/I) General Plan designation and the corresponding Agriculture Industrial (AI) zoning. In addition to the permitted uses in the General Agriculture zone, the change in General Plan designation and zoning will expand the permitted uses to include truck parking and truck sales subject to a land use permit. Ministerial approval of a truck parking and/or truck sales project is limited to truck parking projects with a maximum number of 25 permitted trucks, trailers or combination thereof and truck sales projects with a maximum total square footage of less than 1,000 square feet. Any project that exceeds these thresholds will require a discretionary application that is subject to CEQA. Therefore, approval of the project does not have the potential for causing a significant effect on the environment.

**Lead Agency Contact Person:**  
Jennifer Jolley Phone: (209) 468-8908 FAX: (209) 468-3163 Email: jjolley@sjgov.org

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Domenique Martorella Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: \_\_\_\_\_

PA-2100196, 197, & 198 (TA, GP, ZR) Draft Notice of Exemption

2

*Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.*