



APPLICATION REFERRAL: Early Consultation Public Hearing

Project Planner: Stephanie Stowers Phone: (209) 468-9653 FAX: (209) 468-3163 Email: sstowers@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2400483, -84 (GP, ZR, SP)**

PROPERTY OWNER: San Joaquin County
44 N. San Joaquin Street
Stockton, CA 95202

APPLICANT: Darci Hernandez
300 Spectrum Center Drive, Ste. 730
Irvine, CA 92618

PROJECT DESCRIPTION: A General Plan Amendment, Zone Reclassification and Specific Plan application This project is comprised of 2 applications as follows: PA-2400483 is a Map Amendment application to amend the General Plan designation and zoning of an existing 18-acre parcel from Freeway Service Commercial (C/FS) to Mixed Use (M/X) [General Plan] and from Agriculture-Urban Reserve, 20-acre minimum (AU-20) to Mixed Use (M-X). PA-2400484 is a Specific Plan application to allow for the development of a wellness campus for behavioral health services that includes 2 campuses, South Campus and North Campus, that are planned to include: South Campus: A 70,000 square foot Community and Outpatient Services building, a 28,000 square foot Urgent Care Services building with 42 beds, and 243,000 square foot Residential Treatment Program buildings with a combined total of 132 beds. South Campus development includes a total of 184,000 square feet and 174 beds. North Campus: 10 Supportive Transitional Housing buildings, including a 99,000 square foot building with 178 beds, a 36,000 square foot building with 42 beds, and 8 1,920 square foot modular buildings with a combined total of 32 beds. North Campus development includes a total of 150,360 square feet and 252 beds. This project site is not under the Williamson Act Contract.

You can view the Specific Plan on the Community Development Department website using the link provided below:

<https://www.sjgov.org/commdev/cgibin/cdyn.exe/file/Planning/Draft%20Documents%20for%20CDD%20Projects/BeWell%20Specific%20Plan.pdf#>

The Property is zoned AU-20 (Agriculture-Urban Reserve, 20-acre minimum) and the General Plan designation is C/FS (Freeway Service Commercial).

PROJECT LOCATION: The project site is located at the southwest corner of Hospital Road and South El Dorado, south of Stockton. (APN/Address: 193-050-27 / 55 W. Hospital Rd., French Camp) (Supervisory District: 3)

APPLICATION REVIEW: Recommendations and/or comments on these projects must be submitted to the Community Development Department no later than April 25, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

AGENCY REFERRALS MAILED ON: March 28, 2025

TO:

SJC Supervisor: District 3
SJC Agricultural Commissioner
SJC Assessor
SJC Building Division / Plan Check
SJC EEDD
SJC Environmental Health
SJC Fire Prevention Bureau
SJC Mosquito Abatement
SJC Public Works
SJC Sheriff Communications Director

City of Stockton- Public Works Department
City of Stockton-CDD Permit Center
Manteca Unified School District
French Camp-McKinley Fire District
SJC Community Development Department
CA Dept. of Transportation
CA Highway Patrol
CA Dept. of Health Services
CA Division of Aeronautics
CA Fish & Wildlife Region: 3

CA Native American Heritage Commission
Federal Aviation Administration
Federal Emergency Management Agency
US Fish & Wildlife
Air Pollution Control District
Airport Land Use Commission
Local Agency Formation Commission
San Joaquin Council of Governments
Stockton East Water District
PG&E

Mossdale Reclamation District No. 17
Farm Bureau
United Auburn Indian community
Buena Vista Rancheria

AT&T
Haley Flying Service
Sierra Club

Builders Exchange
North Valley Yokuts Tribe
Lisjan Nation Tribe