



**NOTICE OF SPECIAL PUBLIC HEARING**

Before the

**SAN JOAQUIN COUNTY PLANNING COMMISSION**

**SPECIAL LOCATION:** San Joaquin County Administration Building

44 N. San Joaquin St., #640 (Board of Supervisors Chambers), Stockton, California

**Thursday, November 18, 2021**

**SPECIAL TIME: 6 P.M.**

**SPECIAL HEARING INFORMATION:**

Please note the updated rules for attending a Planning Commission hearing. The Board of Supervisors chambers will now be open to the public with restrictions. **All attendees are required to wear a mask unless they are fully vaccinated.** In addition, please note that public participation is still permitted remotely by email ([pcrecords@sjgov.org](mailto:pcrecords@sjgov.org)) or by Microsoft Teams (via computer and/or phone) as explained on the Community Development Department website and public hearing notice. Please visit our Planning Commission page at <https://sjlink.org/Planning-Commission> for the most current information regarding public participation.

All votes during the teleconference will be conducted by roll call vote.

The following alternatives are available to members of the public to watch these hearings and provide comments to the Planning Commission before and during the meeting:

**PARTICIPATE:**

Use Microsoft Teams via computer or mobile device at:

<https://sjgov.link/planning-commission-hearing>

Or by calling (209) 645-4071, Conference ID: 399 715 502#

**Note: You are able to use either your phone or computer to participate. Please make sure to mute your microphone upon logging in until the participation portion of the hearing is announced. Please note that the chat function of Microsoft Teams is not actively monitored and questions or comments made using this function will not be considered part of the official record.**

**WATCH:**

Live stream the Planning Commission meetings at: <https://www.youtube.com/c/SanJoaquinCountyCA>

**Note: Comments made on YouTube are not considered part of the official record and will not be shared with the Planning Commission.**

**LISTEN:**

Members of the public may listen to the hearing by calling (209) 468-0750.

**Note: Please mute phone after calling in. This number does not allow for public participation.**

The Staff Report and other project documentation is located on our web page at [www.sjgov.org/commdev](http://www.sjgov.org/commdev), under the "TRUCK PARKING AND SALES PROJECT, INCLUDING MAPS" heading.

**PUBLIC COMMENT:**

Public Comments may be submitted by sending an email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org). **Emailed public comments are limited to 250 words or less.** If they are received before or during the hearing they will be read into the record. Emailed comments regarding a specific agenda item should include the application number in the subject line. Emailed comments received prior to the close of the public hearing will be included in the official record on file with the Planning Commission. **Comments made on YouTube are not considered part of the official record and will not be provided to the Planning Commission.** If you need disability-related modification or accommodation in order to participate in this hearing, please contact the Community Development Department at (209) 468-3121 at least 48 hours prior to the start of the meeting.

**PROJECT:**

**GENERAL PLAN TEXT AMENDMENT NO. PA-2100196 OF MULTIPLE OWNERS, GENERAL PLAN MAP AMENDMENT NO. PA-2100197 AND ZONE RECLASSIFICATION NO. PA-2100198 (C/O SAN JOAQUIN COUNTY)** The project is a combination of 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: 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 Map 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 Agriculture-Industrial (AI) for consistency. (Supervisorial District: Countywide)

**ENVIRONMENTAL REVIEW OF PROJECT:**

This project is exempt from CEQA pursuant to Section 15061 (b)(3). A Notice of Exemption will be recorded if the project is approved.

**PUBLIC HEARING PROCEDURES:**

The following is a brief explanation of Planning Commission hearings. For hearings with large agendas, or if an item is particularly controversial, the time limits noted below may be applied by the Chair:

- Staff report and recommendation are presented.
- Applicant may provide oral (limited to 20 minutes) or written testimony.
- Other project proponents may provide testimony in-person or via Microsoft Teams (limited to 5 minutes), or email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org) (limited to 250 words). Emailed comments received in support of the project will be read into the record.
- Project opponents may provide testimony in-person or via Microsoft Teams (limited to 5 minutes), or email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org) (limited to 250 words). Emailed comments received in opposition of the project will be read into the record.
- Applicant may provide a rebuttal (limited to 10 minutes).
- Time limits do not apply to responses to questions from Planning Commissioners or staff.
- Chair will close the public hearing and bring the matter back to the Planning Commission for discussion and decision.

David Kwong, Director  
San Joaquin County  
Community Development Department

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