



**APPLICATION REFERRAL:
Public Hearing**

Shortened Review Period:
Response due by October 8, 2021

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The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2100196 (TA)**
PA-2100197 (GP)
PA-2100198 (ZR)

PROPERTY OWNERS: Multiple Owners

APPLICANT: San Joaquin County
1810 E. Hazelton Ave.
Stockton, CA 95205

PROJECT DESCRIPTION: 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:

- 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 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.

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 and Development Title Text Amendment. These proposed sites can be viewed on the Community Development Department's website at www.sjgov.org/commdev.

The parcels identified as existing General Commercial (C-G) zoned sites with the potential to meet the locational criteria specified in the Development Title Text Amendment can also be viewed on the Community Development Department's website at www.sjgov.org/commdev, as well as the specific General Plan and Development Title Text Amendments.

The above mentioned documents are available via email as well. Please contact the Project Planners to request a copy of the documents.



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.

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.

APPLICATION REVIEW: Recommendations and/or comments on these projects must be submitted to the Community Development Department no later than October 8, 2021. 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.

NOTE TO SURROUNDING PROPERTY OWNERS: These projects will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing date for these projects, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed projects and/or environmental determination will automatically be placed on the notification list.)

AGENCY REFERRALS MAILED ON: September 20, 2021

- TO:**
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| SJC Board of Supervisors | All Cities | CA Fish & Wildlife Regions: 2 & 3 |
| SJC Agricultural Commissioner | All Fire Districts | CA Native American Heritage Commission |
| SJC Building Division / Plan Check | Air Pollution Control District | Buena Vista Rancheria |
| SJC Code Enforcement | San Joaquin Council of Governments | California Tribal TANF Partnership |
| SJC County Counsel | Caltrans – District 10 | California Valley Miwok Tribe |
| SJC Environmental Health | CA Highway Patrol | North Valley Yokuts Tribe |
| SJC Fire Prevention Bureau | Delta Stewardship Council | United Auburn Indian Community |
| SJC Public Works | CA Dept. of Boating and Water | Farm Bureau |
| SJC Sheriff Communications Director | CA Dept. of Motor Vehicles | |