



APPLICATION REFERRAL: 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 76,000 square foot Community and Outpatient Services building, a 35,250 square foot Urgent Care Services building with 42 beds, and 2 50,000 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)

ENVIRONMENTAL DETERMINATION: This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

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

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 will automatically be placed on the notification list.)



AGENCY REFERRALS MAILED ON: June 10, 2025

TO:

SJC Supervisor: District 3	City of Stockton- Public Works Department	Manteca Unified School District
SJC Agricultural Commissioner	City of Stockton-CDD Permit Center	Federal Aviation Administration
SJC Assessor	Federal Emergency Management Agency	Farm Bureau
SJC Building Division / Plan Check	French Camp-Mckinley Fire District	US Fish & Wildlife - ESP
SJC EEDD	SJC Community Development Department	Air Pollution Control District
SJC Environmental Health	CA Dept. of Transportation	Airport Land Use Commission
SJC Fire Prevention Bureau	CA Highway Patrol	Local Agency Formation Commission
SJC Mosquito Abatement	CA Dept. of Health Services	San Joaquin Council of Governments
SJC Public Works	CA Division of Aeronautics	Stockton East Water District
SJC Sheriff Communications Director	CA Fish & Wildlife Region: 3	PG&E
Mossdale Reclamation District No. 17	AT&T	Builders Exchange
Buena Vista Rancheria	Haley Flying Service	North Valley Yokuts Tribe
United Auburn Indian Community	Sierra Club	Lisjan Nation Tribe
CA Native American Heritage Commission		