



SPECIAL LOCATION: San Joaquin County Administration Building
44 N. San Joaquin St., Board of Supervisors Chambers, Stockton, California

Thursday, July 17, 2025
SPECIAL TIME: 6 P.M.

SPECIAL HEARING INFORMATION:

The Board of Supervisors chambers will now be open to the public without restrictions. In addition, please note that public participation is still permitted remotely by email (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://sjgov.link/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: 847 406 772#

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/channel/UCw9ExATz2VnZjbntMMA_Anw

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.

PUBLIC COMMENT:

Public Comments may be submitted by sending an email to pcrecords@sjgov.org. Written comments received by 3:00 pm on the day of the hearing will be provided to Planning Commissioners at the hearing and be part of the written record and written comments received between 3:00 pm and the end of the hearing will become part of the written record on the item. Emailed comments regarding a specific agenda item should include the application number in the subject line. **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 meeting, please contact the Community Development Department at (209) 468-3121 at least 48 hours prior to the start of the meeting.

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.
 - Project opponents may provide testimony in-person or via Microsoft Teams (limited to 5 minutes), or email to pcrecords@sjgov.org.
 - 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.
-
- **Flag Salute**
 - **Roll Call**
 - **Action on Requests for Continuances or Withdrawals (if needed)**
 - **Explanation of Hearing Procedures**
 - **The Public is welcome to address the Planning Commission on items of interest to the public that are NOT listed on the Agenda. Comments to the Commission are limited to a maximum of 5 minutes.**
 - **Action Item:**
 1. **GENERAL PLAN MAP AMENDMENT NO. PA-2400483 AND SPECIFIC PLAN AMENDMENT NO. PA-2400484 OF SAN JOAQUIN COUNTY (C/O DARCI HERNANDEZ)** The San Joaquin Behavioral Health Campus (SJ BeWell Project or “Proposed Project”) is a 361,610-square-foot facility located on an 18-acre parcel in the unincorporated Urban Community of French Camp. The Proposed Project, consists of a North Campus and South Campus, will provide behavioral health and substance use disorder treatment in the form of urgent care, outpatient services, community care, residential treatment and housing programs.

The Proposed Project consists of the following two applications:

- **PA-2400483** – A Map Amendment to amend the General Plan designation and zoning of the existing 18-acre parcel:
 - General Plan redesignation from Freeway Service Commercial (C/FS) to Mixed Use (M/X)
 - Zone reclassification from Agriculture-Urban Reserve, 20-acre minimum (AU-20) to Mixed Use (M-X)
- **PA-2400484** – A Specific Plan to allow for the development of the behavioral health and substance use disorder crisis care facility that includes two campuses, South Campus and North Campus, that are planned to include:

South Campus: The South Campus development includes a total of 211,250 square feet and 174 beds, and includes:

- 76,000 square foot Community and Outpatient Services building
- 35,250 square foot Urgent Care Services building with 42 beds
- Two 50,000 square foot Residential Treatment Program buildings with a combined total of 132 beds.

North Campus: The North Campus development includes a total of 150,360 square feet and 252 beds, and includes 10 Supportive Transitional Housing buildings, including:

- 99,000 square foot building with 178 beds
- 36,000 square foot building with 42 beds
- Eight 1,920 square foot modular buildings with a combined total of 32 beds.

Development of numerous outdoor facilities for use by the SJ BeWell Project denizens is also proposed, including walking paths, an art walk and place of respite, a social lawn, a physical activity zone including sports court and outdoor fitness equipment, an outdoor amphitheater, community gathering place/social hub, and a community garden. Outdoor, separate secured yards and courtyards will be provided for staff, and various units throughout the facility.

Use Types proposed with the Specific Plan include:

- Supportive Housing
- Residential Care Facility – Large
- Transitional Housing
- Medical Services – Clinic
- Eating & Drink Establishment – Restaurant, Limited Service
- Retail Sales & Services – Market

The project site is at the northwest corner of Hospital Road and South El Dorado, south of Stockton. (Supervisory District: 3)

Environmental Determination: A Mitigated Negative Declaration for this project has been prepared and is proposed for adoption.

2. **MAJOR SUBDIVISION NO. PA-2200056 OF VENTANA DEVELOPMENT COMPANY, INC. (C/O DILLON & MURPHY)** to subdivide 2 parcels totaling 78.76 acres into 54 lots of one or more acres each, and a 4.8-acre designated remainder. Each lot will utilize on-site septic systems for wastewater. A public water system is required to be established and a non-County public utility agency must be formed to provide for the operation, maintenance, and improvement of the water system. Storm drain service will be provided by County Service Area 29. The project is located on the northeast corner of N. Lower Sacramento Road and E Liberty Road, Galt. (Supervisory District: 4)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15183. A Notice of Exemption will be filed if the project is approved.

3. **Election of Officers.** A vote by the Planning Commission for appointment of Chair and Vice-Chair for the upcoming year of service.

- **Other Business:**
- **Planning Commissioner's Comments**
- **Director's Report (Scheduling of Future Hearings – as needed)**

- **Adjournment**

Donald Ruhstaller, Chair

* * *

Jennifer Jolley, Secretary

Pursuant to Government Code section 65009(b)(2): If you challenge the proposed projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the San Joaquin County Planning Commission at, or prior to, the public hearing. The appeal period for this agenda expires on July 28, 2025, at 5:00 p.m., and the appeal fee is \$1,027.30.