



APPLICATION REFERRAL: Public Hearing

Project Planner: Megan Aguirre Phone: (209) 468-3144 FAX: (209) 468-3163 Email: meaguirre@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2600033 (TA)**
PA-2600034 (GP, ZR)
PA-2600035 (A)

PROPERTY OWNER: Stanley & Tracy Vander Veen TR
506 S Wilma Ave
Ripon, CA 95366-2552

APPLICANT: S-Line Transport
890 Bridge Way Circle
El Sobrante, CA 94803

PROJECT DESCRIPTION: A General Plan Text Amendment, General Plan Map Amendment, Zone Reclassification, and Administrative Use Permit application: This Application includes 3 applications:

General Plan Text Amendment No. PA-2600033 proposes to amend the road classification requirements for the Warehouse Industrial (I/W) designation by allowing development to be served by an existing roadway constructed to industrial road standards that is within one-half mile of a County-defined Major Collector or higher classification roadway or a highway frontage road.

General Plan Map Amendment and Zone Reclassification No. PA-2600034 proposes to change the General Plan designation from A/G (General Agriculture) to I/W (Warehouse Industrial) and the zoning designation from AG-40 (General Agriculture- 40 acre minimum) to I-W (Warehouse Industrial). The portion of the parcel that contains a General Plan designated as OS/RC (Resource Conservation) is not proposed to be amended and is consistent with both the existing and proposed zoning designations.

Administrative Use Permit No. PA-2600035 proposes to develop a truck parking and repair facility on 4.02 acres of the 16.52-acre project site. The project includes parking for 26 tractors and 26 trailers, an additional staging area for 5 tractors and 5 trailers for the truck repair facility, a 3,750-square-foot truck repair building, a 625-square-foot parts storage building and a 625-square-foot office building. The project is proposing to use a private well for water, a private septic system for wastewater, and a retention basin for storm water runoff. Access to the site is proposed from the northern terminus of Comconex Road. The site is not under a Williamson Act Contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROJECT LOCATION: The project site is at the northern terminus of S. Comconex Road, approximately 1,500 feet north of East State Route 120, Manteca. (APN/Address: 208-180-02 / 11537E. State Route 120, Manteca) (Supervisory District: 4)

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 (Phone: [209] 468-3144 or via email at meaguirre@sjgov.org) no later than November 16, 2026. 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: October 19, 2026

TO:

SJC Board of Supervisors	San Joaquin Council of Governments	Lathrop-Manteca Fire District
SJC Building Division / Plan Check	Air Pollution Control District	Manteca Unified School District
SJC Environmental Health	Caltrans – District 10	PG&E
SJC Fire Prevention Bureau	CA Dept. of Motor Vehicles	South San Joaquin Irrigation District
SJC Sheriff Communications Director	CA Native American Heritage Commission	FEMA Zone 9
SJC Public Works	Air Resources Board	Carpenters Union
SJC Assessor	CA Fish & Wildlife Region: 2	Builders Exchange
SJC County Administrator's Office	CA Highway Patrol	Sierra Club
SJC Code Enforcement	CA State Reclamation Board	Farm Bureau
SJC Mosquito Abatement	CA State Water Resources Control Board	Building Industry Association
SJC Agricultural Commissioner	California Valley Miwok Tribe	CVRWQCB
SJC County Counsel	US Army Corps	North Valley Yokuts Tribe
City of Manteca – Dev. Services	CA State Lands Commission	US Post Office
US Fish & Wildlife	California Tribal TANF Partnership	Manteca-City Fire District
-Buena Vista Rancheria	United Auburn Indian Community	AT&T
City of Escalon	City of Lathrop	City of Mountain House
City of Ripon	City of Stockton	City of Tracy
CA Dept. of Transportation	City of Lodi	LAFCO
City of Tracy Fire District	Tracy Rural Fire District	Lodi Fire District
Ripon Fire District	French Camp-Mckinley Fire District	Escalon Fire District
Montezuma Fire District	Eastside Fire District	Collegeville Fire District
Farmington Fire District	Lincoln Fire District	Waterloo-Morada Fire District
Linden-Peters Fire District	Woodbridge Fire District	Mokelumne Fire District
Clements Fire District	Liberty Fire District	Thornton Fire District
CA Dept. of Business, Transportation and Housing Agency		