



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

Thursday, February 15, 2024

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, limited to 250 words or less, may be submitted by sending an email to 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.

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 (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 (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.

- **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 or 250 words for comments provided via email to pcrecords@sjgov.org.**

- **Action Item:**

- **Consent Agenda (Item Nos. 1 & 2):** Items calendared for consent will be approved in one motion without a public hearing unless a member of the Planning Commission or the audience requests that the item be removed from the consent calendar and heard separately.

- CONSENT**
1. **REVISIONS OF APPROVED ACTIONS FOR A PREVIOUSLY APPROVED USE PERMIT NO. PA-0900184 OF UNION PACIFIC RAILROAD COMPANY (C/O BARRY SHOTTS)** to expand the existing Union Pacific Intermodal Facility. The proposed project includes revisions to the Conditions of Approval, Mitigation Monitoring and Reporting Program (MMRP), and the proposed phasing timeline approved with Development Agreement No. PA-1500064, which provided a 25-year term for completion of the project that expires on

July 17, 2040. The proposed project includes revisions to: Condition of Approval 1.b pertaining to approved use, 1.c pertaining to the Mitigation Monitoring and Reporting Plan, 1.i. pertaining to Tribal Cultural Resources, 2.b and 2.c pertaining to onsite wastewater, 2.g. pertaining to hazardous wastes, 6.b, 6.c., 6.d., 6.f., and 6.h. pertaining to the South San Joaquin Irrigation District. Revisions to the Mitigation Monitoring and Reporting Plan include 4.2 Transportation and Traffic (Trans-1-15, 18-25, 28-29, & 32-39), and 4.5 Aesthetics (Aesthetics-1 & -2). The project site is located on the south side of E. Roth Rd., 1,840 feet west of S. Airport Way, French Camp (Supervisorial District: 3)

Environmental Determination: A Supplemental Environmental Impact Report Addendum for this project has been prepared and is proposed for adoption.

- CONSENT** **2. CONDITIONAL USE PERMIT NO. PA-2300241 OF ISLAMIC CEMETERY OF CALIFORNIA (C/O MOHAMMED SAEED)** to develop a 5,000-plot cemetery on a 6.32-acre parcel in the AG-40 zone. The project site has direct access from N. Beckman Road. No structures are proposed with this application, and the project will not be required to be served by sewer, water, and wastewater. The project site is not under Williamson Act contract. The project site is on the west side of N. Beckman Rd., 2,130 feet south of E. Kettleman Ln., Lodi. (Supervisorial District: 4)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15304 Class 4. A Notice of Exemption will be filed if the project is approved.

- 3. SITE APPROVAL NO. PA-2200137 OF GRIFFITH FAMILY PROPERTIES (C/O KOLA ENERGY STORAGE, LLC)** to develop a 400-megawatt BESS facility that proposes to utilize approximately 40 acres of a 106-acre site. The Project includes installation of 500 free-standing batteries and development of a collector substation, inverters, collector lines, fencing, access roads, and supervisory control and data acquisition system located onsite. The Project proposes to interconnect at the Pacific Gas and Electric (PG&E) Tesla Substation located 1,500 feet west of the project site in Alameda County via a 230-kilovolt interconnection generation tie (gen-tie) line. (Use Type: Utility Services – Major). The project site is on the east side of Midway Rd., 2,300 feet south of W. Patterson Pass Rd., southwest of Tracy. (Supervisorial District: 5)

Environmental Determination: An Environmental Impact Report for this project has been prepared and is proposed for adoption.

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

James Grunsky, Chair

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Jennifer Jolley, Secretary

Pursuant to Government Code section 65009(b)(2): If you challenge the proposed project 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 February 26, 2024, at 5:00 p.m., and the appeal fee is \$1,018.00. The appeal fee for Mountain House projects is \$6,548.35, or the cost of time and materials at the discretion of Staff.