



SPECIAL LOCATION: San Joaquin County Administration Building
44 N. San Joaquin St., #640 (Board of Supervisors Chambers), Stockton, California

Thursday, May 19, 2022
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**
 - **Minutes From Hearing(s) of 03/03/2022**
 - **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 (Items No. 2 & 3):** 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.
 - 1. **APPEAL OF THE COMMUNITY DEVELOPMENT DEPARTMENT'S APPROVAL OF SITE APPROVAL NO. PA-1700279 AND ASSOCIATED ENVIRONMENTAL DETERMINATION OF WILLIAM E. JR. & MARILYN VAN TASSEL (C/O NORTH**

CENTRAL VALLEY ENERGY STORAGE, LLC) This project is an Appeal for an approved Site Approval application for the construction, operation, and decommissioning of the North Central Valley Energy Center (Project). The Project consists of a 132-megawatt (MW) battery energy storage system (BESS) which would include up to 300 lithium iron phosphate battery storage containers (totaling up to 45,000 square-feet) and associated on-site support facilities including an 11,000-square-foot Project collector substation with up to 50 inverters (totaling up to 6,500 square-feet), collector lines, fencing, access roads, an operations and maintenance (O&M) building, a supervisory control and data acquisition (SCADA) system, and other ancillary facilities and equipment. The Project also includes 2 power poles and a 115-kilovolt (kV) overhead generation transmission line (gen-tie line), to connect the BESS to the adjacent Pacific Gas and Electric (PG&E) Bellota substation. An expansion of the Bellota Substation footprint is also required to support grid interconnection of the Project. The project site is located on the south side of E. Flood Rd., 0.8 miles west of Escalon-Bellota Rd., Linden (Supervisory District: 4)

CONSENT 2. REVISIONS OF APPROVED ACTIONS FOR A PREVIOUSLY APPROVED QUARRY OPERATION NO. PA-0500847 OF TRIANGLE PROPERTIES INC (C/O DSS COMPANY DBA KNIFE RIVER CONSTRUCTION) to revise Condition of Approval 4 of San Joaquin Council of Governments to reflect the two alternatives originally certified in the FEIR by the Planning Commission. Two mitigation measures were included in the Project's Final Environmental Impact Report (FEIR) to address possible impacts to special status species and habitat loss; Mitigation Measure MM 4.3-2 and identical Mitigation Measure MM 4.3-3. The project site is located on the southeast side of S. Bird Road, 1 mile south of State Route 132, southeast of Tracy. (Supervisory District: 5)

Environmental Determination: Addendum to the previously certified Final Environmental Impact Report No. PA-0600028 (SCH#2006022089).

CONSENT 3. ROAD NAME CHANGE NO. PA-2200035 OF FRANK RUBINO TRUSTEE (C/O MARLON BATEMAN) to change the name of a section of Grider Way in unincorporated San Joaquin County from just east of Windmill Park Dr. to N. Lower Sacramento Rd. The proposed name for the referenced section of road is Whistler Way. This application serves to make the road name consistent with the section of road within the City Limits of Stockton. The project site is between Windmill Park Dr. and N. Lower Sacramento Rd., Stockton. (Supervisory District: 2)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15061 (b)(3). A Notice of Exemption will be recorded if the project is approved.

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

Randy Hamilton, Chair

David Kwong, Secretary

The appeal period for this agenda expires on May 30, 2022, at 5:00 p.m., and the appeal fee is \$799.00.