



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

**Thursday, October 6, 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](mailto: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/UCw9ExATz2VnZibntMMA\\_Anw](https://www.youtube.com/channel/UCw9ExATz2VnZibntMMA_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](mailto: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](mailto: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](mailto: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](mailto:pcrecords@sjgov.org).**
  - **Action Item:**
    - **Consent Agenda (Item No. 2, 3, & 4):** 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. **USE PERMIT NO. PA-2100164 AND DEVELOPMENT AGREEMENT NO. PA-2200028 OF JIANG'S PROPERTIES MANAGEMENT, LLC (C/O JKL SUNSHINE, INC.** to establish a commercial cannabis cultivation and distribution facility to include the conversion of 3 existing structures totaling 24,130 square-feet for use in cannabis cultivation and 1 existing 4,720-square-foot structure for use in cannabis distribution.

(Use Type: Commercial Cannabis – Cultivation and Distribution) The project site is located at the south end of E. Navone Rd., 0.6 miles south of E. Fairchild Ln., east of Stockton. (Supervisory District: 4)

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

- CONSENT 2. USE PERMIT NO. PA-2100077 OF GRANUM, INC. (C/O ALAN MOK ENGINEERING)** to develop a 3-acre parcel with a 14,575 square foot truck stop facility. The truck stop includes a 3,500-square-foot convenience store; a 2,000-square-foot restaurant with a drive-thru; a 5,775-square-foot canopy with 4 diesel fuel dispensers for tractor trailers; and a 3,300-square-foot canopy with 5 gas dispensers for automobiles. The project site has access from the Interstate 5 and State Route 33 off ramps. The proposed project will utilize an onsite water well, septic system, and storm water drainage. The project site is located on the northeast corner of the Interstate 5 on-ramp and the terminus of the State Route 33 off-ramp, Tracy. (Supervisory District: 5)

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

- CONSENT 3. USE PERMIT NO. PA-2200025 OF RODNEY AND GAYLA SCHATZ (C/O OPERATIVE OFFICE)** to expand an existing large winery in 2 phases over 5 years. Phase 1 includes construction of a 7,200-square-foot office/storage room; construction of a 6,250-square-foot tasting room; and the addition of winery events. Currently, the winery is not approved for any type of winery events. This Use Permit proposes the following events:
- Marketing Events: A maximum of 20 events per calendar year, with a maximum of 100 attendees.
  - Small-scale Accessory Winery Events: A maximum of 24 events per calendar year, with a maximum of 80 attendees.
  - Wine Release Events: A maximum of 4 two-day events per calendar year, with a maximum of 100 attendees.

The anticipated hours for winery events are 11:00 a.m. to 5:00 p.m. Outdoor amplified sound is not proposed for any winery events. Phase 2 includes construction of a 5,000-square-foot storage building. (Use Type: Wineries and Wine Cellars – Winery, Large) The project site is located at the southeast corner of N. Kennefick Rd. and E. Peltier Rd., northeast of Acampo. (Supervisory District: 4)

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

- CONSENT 4. USE PERMIT NO. PA-2200026 OF DANIEL R. AND SHIRLEY A COSTA** to expand an existing vegetable processing facility by constructing a new 1,954-square-foot office building. (Use Type: Agricultural Processing – Food Manufacturing) The project site is located on a private road; 1,290 north of E. Louise Ave.; 2,665 feet west of S. Wagner Rd., Escalon. (Supervisory District: 4)

**Environmental Determination:** This project is exempt from CEQA pursuant to Section 15303, Class 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**

James Grunsky, Chair

\* \* \*

Eric Merlo, 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 October 17, 2022, at 5:00 p.m., and the appeal fee is \$799.00.