



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

Thursday, October 20, 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/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. **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 No. 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. **DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2100001, ZONE RECLASSIFICATION NO. PA-2100003, AND GENERAL PLAN TEXT AMENDMENT NO. PA-2100004 OF SAN JOAQUIN COUNTY.** This project, referred to as the Development Title Update project, consists of 3 applications to address consistency with the 2035 General Plan approved in 2016. The project applications are as follows:

1) Development Title Text Amendment No. PA-2100001 to revise San Joaquin County's Development Title (Title 9 of the County Code) to be consistent with and implement the 2035 General Plan. The amendments include changes to the County's development regulations, such as zoning and subdivision controls, and other regulations related to uses, infrastructure, services, and fees.

2) Zone Reclassification No. PA-2100003 to align the zoning with the 2035 General Plan map designation in the urban and rural communities of the County, and also in the urban fringe around incorporated cities. Reclassifications are proposed to address the following: Zoning inconsistencies that existed prior to approval of the 2035 General Plan and zoning inconsistencies resulting from landowner requests or staff recommendations for General Plan map redesignation approved by the Board of Supervisors with the adoption of the 2035 General Plan.

3) General Plan Text Amendment No. PA-2100004 to correct internal inconsistencies with technical amendments and to ensure that the updated Development Title is consistent with the General Plan's policies and standards and with State law. The proposed technical amendments eliminate unreasonable restrictions that limit implementation of General Plan policies, and also add an I/W (Warehouse Industrial) designation that is consistent with the existing I-W (Warehouse Industrial) zone. These amendments will facilitate streamlining the permitting process, which is one of the goals for the Development Title Update.

The project website is www.sjcdtupdate.org. For project documents, go to the Library > Documents section of the website.

The project is countywide. (Supervisory District: Countywide)

Environmental Determination: This is a Notice of Intent to adopt an Addendum to the 2035 General Plan Final Environmental Impact Report (State Clearinghouse No. 2013102017) for this project, as described. San Joaquin County has determined through the Addendum that there is no substantial evidence that the project may have a significant effect on the environment.

- 2. DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2200189 OF SAN JOAQUIN COUNTY** to amend Chapter 9-1080, Agricultural Mitigation, of Title 9, to improve the County's ability to carry out the purpose and intent of the Chapter. Amendments include clarifications of how agricultural mitigation is to be accomplished in the County.

Two draft Development Title Text Amendments are being provided to the Planning Commission for review:

Text Amendment Option A: Draft amendments proposed by Community Development Department staff. These amendments would provide for additional clarifications of how agricultural mitigation is to be accomplished, pertaining to use of a Qualifying Entity to oversee and implement the County agricultural mitigation program (and eliminating use of the AgTAC), as well as how agricultural mitigation may be accomplished through use of agricultural land conservation easements, payment of in-lieu fees or use of an agricultural mitigation bank.; and

Text Amendment Option B: Draft amendments proposed by the Agricultural Technical Advisory Committee ("AgTAC"). These amendments were previously considered by the Planning Commission in 2021, with one additional amendment being added clarifying agricultural land conservation easements shall be held in perpetuity.

The project is countywide (Supervisory District: Countywide)

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.

- CONSENT 3. ONE-YEAR TIME EXTENSION FOR PREVIOUSLY APPROVED USE PERMIT NO. PA-1600049 OF PAREE ENTERPRISES INC. (C/O MILESTONE ASSOCIATES)** for a truck stop with a truck wash, gas station, and convenience store. The project includes construction of a 13,412-square-foot convenience store and gas station with a 7,200-square-foot automobile fueling canopy; a 5,940-square-foot diesel fueling canopy; a 3,500-square-foot truck wash; and a 2,032-square-foot fuel storage building. In addition, there is parking for 27 tractor-trailers. (Use Types: Truck Sales and Service-Stop, Gasoline Sales-Combination) (See Attachment A; Site Plan). The project site is located on the northwest corner of S. Ahern Rd. and the Interstate 5 south off-ramp, Tracy. (Supervisory District: 5)

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**

James Grunsky, Chair

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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 October 31, 2022, 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.