



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

**Thursday, December 15, 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/UCw9ExATz2VnZjbntMMA\\_Anw](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](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**
  
- **Minutes From Hearing(s) of 8/18/2022, 9/1/2022, 9/15/2022, and 10/20/2022.**
  
- **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](mailto:pcrecords@sjgov.org).**
  
- **Action Item:**
  - **Consent Agenda (Item Nos. 4, 5, and 6):** 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. **GENERAL PLAN MAP AMENDMENT NO. PA-2200030 AND ZONE RECLASSIFICATION NO. PA-2200031 OF GURPREET S & GAGANDEEP K JUDGE** to change the General Plan designation of a 5.0-acre parcel from A/L (Limited Agriculture) to A/I (Agricultural

Industrial), and to change the zoning of the same parcel from AL-5 (Limited Agriculture, 5-acre minimum) to AI (Agricultural Industrial). If approved, the applicant has indicated they will apply for an Improvement Plan application for a maximum of 25 combined trucks and trailers. **THIS ITEM IS CONTINUED FROM THE NOVEMBER 17, 2022, PLANNING COMMISSION HEARING.**

The project site is located at the northwest corner of E. Eight Mile Rd. and N. Micke Grove Rd., east of Lodi. (Supervisory District: 4)

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

2. **USE PERMIT NO. PA-2000012 OF 157 CALIFORNIA RESERVE, INC. (C/O NJA ARCHITECTURE)** to establish a small winery in 2 phases over 5 years. Phase 1 includes the construction of a 10,530-square-foot production building and a 2,300-square-foot covered crush pad. Phase 2 includes the construction of a 9,930-square-foot multipurpose building; a 1,500-square-foot tasting room; and a 9,500-square-foot expansion to the Phase 1 production building. The project site is located 0.5 miles east of N. Davis Rd., 1 mile south of W. Peltier Rd., northwest of Lodi. (Supervisory District: 4)

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

3. **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. **THIS ITEM IS CONTINUED FROM THE NOVEMBER 3, 2022, PLANNING COMMISSION HEARING.**

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 site 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** 4. **MAJOR SUBDIVISION NO. PA-2100280 OF CHRISTOPHER AND DIANE KNOLL TRUST (C/O DILLON & MURPHY)** to divide a 14.57-acre parcel zoned Rural Residential (R-R) into 7 parcels with a 2-acre minimum lot size. The resulting parcels will utilize on-site

private wells and septic systems for residential development. Storm water will be retained on-site. A cul-de-sac is proposed for access to 3 of the parcels. A 25-foot-wide access easement is proposed for the benefit of the remaining 4 parcels. **THIS ITEM IS CONTINUED FROM THE NOVEMBER 17, 2022, PLANNING COMMISSION HEARING.**

The project site is located on the south side of E. State Route 12; 1,555 feet west of N. Locust Tree Rd., Victor. (Supervisory District: 4)

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

- CONSENT 5. TIME EXTENSION FOR PREVIOUSLY APPROVED USE PERMIT NO. PA-0900179 OF OUR LADY OF FATIMA SOCIETY OF THORNTON, CALIFORNIA, INC.** for a previously approved Use Permit for public and community assembly events within a 12,000-square-foot, multi-purpose assembly hall. The project site is located on the north side of W. Oak St., 275 feet east of N. Sacramento Blvd., Thornton (Supervisory District: 4)

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

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

James Grunsky, Chair

\* \* \*

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 December 26, 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.