



Revised Agenda

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

Thursday, November 16, 2023

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 (Items No. 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. GENERAL PLAN MAP AMENDMENT NO. PA-2300135 & REVISION OF APPROVED ACTIONS FOR PREVIOUSLY APPROVED SITE APPROVAL NO. PA-1900295 OF MOSSDALE ASSOCIATES (C/O MIKE SOUZA) to change the General Plan designation of a 5.90-acre portion of a 143.85-acre parcel (239-030-08) from I/L (Limited Industrial) to I/W (Industrial Warehouse). A Revisions of Approved Actions to remove Condition of Approval 1j. from a previously approved Site Approval Application to allow on site services**

consistent with the proposed General Plan designation. The project site is on the east side of W. Mossdale Rd. across from the Interstate 205 (I-205) northern off-ramp in Lathrop (Supervisory District: 3)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15061(b)(3), Section 15304 Class 4, & Section 15183(a). A Notice of Exemption will be filed if the project is approved.

- CONSENT** **2. REVISIONS OF APPROVED ACTIONS FOR A PREVIOUSLY APPROVED USE PERMIT NO. PA-1800090 OF FORWARD INC.** to modify Condition 1.b.iv. to include a bridge crossing on the North Fork of South Little Johns Creek. This bridge was depicted in the 2018 Forward Landfill Expansion Final Supplemental EIR (Figures III.C-4, III.C-5, & III.C-6) and bridge crossings on the North Fork of South Little Johns Creek have been incorporated in the project since 1990 (City of Stockton Austin Road Landfill Expansion Project). The north bridge is proposed for on-site circulation only. It will be utilized to access APN: 181-150-16 181-150-09 & 181-150-08, and provide year-round, all-weather access to the existing soil barrow pit. The project site is on the west side of Austin Rd., 0.5 miles north of Lynch Rd., north of Manteca (Supervisory District: 4)

Environmental Determination: An Addendum to the Supplemental Environmental Impact Report for Forward Landfill Expansion (PA-0800105, SCH #: 2008052024) has been prepared, pursuant to CEQA Section 15164 (a), that states that a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions area necessary but none of the conditions for preparation of a subsequent EIR have occurred. 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. If approved, a Notice of Exemption will be filed.

- 3. VARIANCE NO. PA-2300015 OF RONALD & CAROL RUGANI TRUST (C/O DILLON & MURPHY)** to reduce the minimum required parcel size in the AG-40 (General Agriculture, 40-acre minimum) zone from 40 acres to 4.10 acres and 33.40 acres. The underlying project, which cannot be applied for unless the Variance is approved, is a Minor Subdivision of the existing 37.52-acre parcel into a 33.40-acre parcel and 4.10-acre parcel and Williamson Act Contract cancellation for the 4.10-acre parcel. The existing 37.52-acre parcel contains 2 residences that will both remain on the proposed 4.10-acre parcel. The project site is on the north side of E. Eight Mile Rd., 3,100 feet east of N. Tully Rd. (Supervisory District: 4)

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

- 4. CONDITIONAL USE PERMIT NO. PA-2100238 OF DATTA YOGA CENTER (C/O TULASI C. TUMMALA)** for a Religious Assembly to be developed in 2 phases over 5 years. Phase 1 includes the construction of a 5,000-square-foot temple and assembly hall for up to 250 people, and a 3,000-square-foot residence to be utilized for a priest residence. Phase 2 includes the construction of a 12,000-square-foot temple building, and a 7,000-square-foot addition to the Phase 1 assembly hall building. Phase 2 proposes an attendance increase to 750 people. At full buildout, the religious assembly facility anticipates 50 visitors per day, 5 days a week, and 250 visitors on Saturday and Sunday. Additionally, the facility anticipates a maximum of 750 visitors at any one time 1 Saturday or Sunday per month. The project site is on the north side of W. Bethany Rd., 1,045 feet west of S. Naglee Rd, Tracy. (Supervisory District: 5)

Environmental Determination: A Mitigated Negative Declaration 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 November 27, 2023, 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.