



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

Thursday, January 18, 2024
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.
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- **Flag Salute**
 - **Roll Call**
 - **Revised Minutes From Hearing(s) of 5/4/2023**
 - **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:**
 1. **VARIANCE NO. PA-2300018 OF BARBARA CROCE (C/O DILLON AND MURPHY** to reduce the minimum required parcel size in the AG-40 (General Agriculture, 40 acre minimum) zone to 2 acres and 29.08 acres to allow for the subdivision of the existing 31.08-acre parcel into 2 parcels. The parcel is currently developed with a single-family residence, a detached garage, and two sheds. The remainder of the parcel is planted as a cherry orchard. The project site is located on the east side of E. Ratto Rd., 2,237 feet west of N. Alpine Rd., east of Stockton. (Supervisorial District: 4)

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

2. **GENERAL PLAN MAP AMENDMENT NO. PA-2100226, ZONE RECLASSIFICATION NO. PA-2100227, AND USE PERMIT NO. PA-2100228 OF DBBC FRIEGHT LINES INC. (C/O RAILPORT LOGISTICS INC.)** This project is comprised of three components. General Plan Map Amendment No. PA-2100226 proposes to change the General Plan land use designation of the project site from General Agriculture (A/G) to Truck Terminal (I/T). Zone Reclassification No. PA-2100227 proposes to change the Zoning Designation of the project site from General Agriculture, 40-acre minimum (AG-40) to Truck Terminal (I-T). Use Permit No. PA-2100228 to establish a truck terminal facility with a total of 711 truck and trailer parking spaces in 2 phases. Phase 1, with permits issued within 36 months of the effective date of approval, includes the construction of a 1,000-square-foot guard house, a 2,800-square-foot fueling station, an 80-square-foot scale building, a 4,900-square-foot maintenance shop, and the conversion of an existing 900-square-foot residential home to a caretaker's unit. Phase 2, with permits issued within 5 years of the effective date of approval, to include the construction of 3 covered parking structures totaling 72,300-square-feet. Truck access will only be from S. Manthey Road, with access for only emergency vehicles from W. Frewert Road. The project proposes a new well, septic system, and on-site retention pond for storm drainage. The parcel is not under a Williamson Act contract. The project site is located on the southwest corner of W. Frewert Rd., and S. Manthey Rd., northwest of Lathrop. (Supervisorial District: 3)

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

3. **USE PERMIT NO. PA-2100126 & DEVELOPMENT AGREEMENT NO. PA-2200232 OF DARREN MANGRUM** for a commercial cannabis cultivation facility to be completed in 2 phases over 5 years.

Phase 1:

- Construct three (3) 3,456-square-foot greenhouses
- Convert an existing 2,280-square-foot residence to an office and security station
- Utilize an existing 1,440-square-foot storage building
- Install two (2) wastewater tanks for used production water
- Install a 50kw emergency backup generator
- Install perimeter security fencing

Phase 2:

- Construct four (4) 3,456-square-foot greenhouses
- Construct one (1) 5,760-square-foot greenhouse
- Utilize an existing 5,000-square-foot agricultural building

The applicant has requested a surfacing modification for the onsite maneuvering areas to substitute gravel for asphalt concrete or Portland cement concrete. The project site is on the west side of S. Bird Rd., 4,500 feet (0.8 miles) south of W. Eleventh St., east of Tracy. (Supervisorial District: 5)

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

- **Other Business:**
 - **Discuss Design Guideline Standards for Industrial Projects**
- **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 January 29, 2024, 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.