



PLANNING COMMISSION MINUTES OF MAY 19, 2022

The San Joaquin County Planning Commission met in regular session on May 19, 2022 at 6 p.m., in the San Joaquin County Administration Building, 44 N. San Joaquin St., #640 (Board of Supervisors Chambers), Stockton, California.

The meeting was called to order by Randy Hamilton, Chair.

The Pledge of Allegiance to the flag was given.

Roll Call:

(present)

Commissioners

Randy Hamilton, Chair

James Grunsky, Vice-Chair

Sheri Midgley

Donald Ruhstaller

Jass Sangha

County Staff

Zoey Merrill, County Counsel

Chris Heylin, Department of Public Works

Steven Shih, Environmental Health Department

Community Development Department Staff

David Kwong, Director

Jennifer Jolley, Deputy Director of Planning

Corinne King, Principal Planner

Stephanie Stowers, Senior Planner

Allen Asio, Office Assistant Specialist

Domenique Martorella, Office Assistant Specialist

(absent)

APPROVAL OF PREVIOUS MEETING MINUTES:

1. Minutes from 03/03/2022.

MOTION:

It was moved, seconded (Ruhstaller / Midgley), and passed by a vote (5 to 0) to:

1. Approve and accept the minutes.

VOTE:

AYES: Sheri Midgley, Donald Ruhstaller, James Grunsky, Jass Sangha, Randy Hamilton

ACTION ON REQUESTS FOR CONTINUANCES OR WITHDRAWALS:

Jennifer Jolley, Deputy Director of Planning, informed the Commission that the Appellant of Item # 1, PA-1700279, has withdrawn their appeal of the project and the project will not be heard this evening.

ACTION ITEMS:

- 1. APPEAL OF THE COMMUNITY DEVELOPMENT DEPARTMENT'S APPROVAL OF SITE APPROVAL NO. PA-1700279 AND ASSOCIATED ENVIRONMENTAL DETERMINATION OF WILLIAM E. JR. & MARILYN VAN TASSEL (C/O NORTH CENTRAL VALLEY ENERGY STORAGE, LLC)** This project is an Appeal for an approved Site Approval application for the construction, operation, and decommissioning of the North Central Valley Energy Center (Project). The Project consists of a 132-megawatt (MW) battery energy storage system (BESS) which would include up to 300 lithium iron phosphate battery storage containers (totaling up to 45,000 square-feet) and associated on-site support facilities including an 11,000-square-foot Project collector substation with up to 50 inverters (totaling up to 6,500 square-feet), collector lines, fencing, access roads, an operations and maintenance (O&M) building, a supervisory control and data acquisition (SCADA) system, and other ancillary facilities and equipment. The Project also includes 2 power poles and a 115-kilovolt (kV) overhead generation transmission line (gen-tie line), to connect the BESS to the adjacent Pacific Gas and Electric (PG&E) Bellota substation. An expansion of the Bellota Substation footprint is also required to support grid interconnection of the Project. The project site is located on the south side of E. Flood Rd., 0.8 miles west of Escalon-Bellota Rd., Linden (Supervisorial District: 4)

The Appellant withdrew their appeal of the project prior to the start of the Planning Commission hearing. As such, this item was not heard nor were there any Public Comments related to it.

CONSENT 2. REVISIONS OF APPROVED ACTIONS FOR A PREVIOUSLY APPROVED QUARRY OPERATION NO. PA-0500847 OF TRIANGLE PROPERTIES INC (C/O DSS COMPANY DBA KNIFE RIVER CONSTRUCTION) to revise Condition of Approval 4 of San Joaquin Council of Governments to reflect the two alternatives originally certified in the FEIR by the Planning Commission. Two mitigation measures were included in the Project's Final Environmental Impact Report (FEIR) to address possible impacts to special status species and habitat loss; Mitigation Measure MM 4.3-2 and identical Mitigation Measure MM 4.3-3. The project site is located on the southeast side of S. Bird Road, 1 mile south of State Route 132, southeast of Tracy. (Supervisory District: 5)

CONSENT 3. ROAD NAME CHANGE NO. PA-2200035 OF FRANK RUBINO TRUSTEE (C/O MARLON BATEMAN) to change the name of a section of Grider Way in unincorporated San Joaquin County from just east of Windmill Park Dr. to N. Lower Sacramento Rd. The proposed name for the referenced section of road is Whistler Way. This application serves to make the road name consistent with the section of road within the City Limits of Stockton. The project site is between Windmill Park Dr. and N. Lower Sacramento Rd., Stockton. (Supervisory District: 2)

MOTION:

It was moved, seconded (Ruhstaller / Midgley), and passed by a vote (5 to 0) to:

1. Approve Items # 2 and 3 as presented in the Staff Report.

VOTE:

AYES: Donald Ruhstaller, Jass Sangha, James Grunsky, Sheri Midgley, Randy Hamilton

The meeting adjourned at 6:10 P.M.

Randy Hamilton

David Kwong, Secretary