

# SAN JOAQUIN COUNTY PLANNING COMMISSION AGENDA

Public Health/Planning Auditorium  
San Joaquin County Department of Public Health Services  
1601 East Hazelton Avenue, Stockton, California

**THURSDAY, MAY 2, 2019  
6:30 P.M.**

- **Flag Salute**
- **Roll Call**
- **Minutes From Meetings of 10/18/2018, 11/15/2018, 12/20/2018, 02/21/2019, and 03/07/2019**
- **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.**
- **Action Item:**
  - **Consent Agenda (Items No. 1, 2 and 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.

- CONSENT**     1.     **USE PERMIT APPLICATION NO. PA-1900030 OF KEITH AND DENISE POWELL (C/O QUARTAROLI & ASSOCIATES, INC.)** for the expansion of an existing 34,035 square foot crane rental facility. The expansion includes the construction of an enclosed 14,400 square foot building for equipment storage with an 8,000 square foot overhang, totaling 22,400 square feet. The project site is located on the east side of South Comconex Road, 300 feet north of State Route 120, Manteca. (APN/Address: 208-180-23/17800 South Comconex Road, Manteca) (Supervisory District: 3).

**Environmental Determination:** An Initial Study has been prepared indicating the project will not have a significant impact on the environment, and a Negative Declaration has been prepared for the project.

- CONSENT**     2.     **DEVELOPMENT TITLE TEXT AMENDMENT APPLICATION NO. PA-1900067 OF SAN JOAQUIN COUNTY** to revise the definition of "Structure" in Title 9, Division 1, Chapter 9-110, Section 9-110.4 as it is used in Chapters 9-848 Flood Variance Procedures and 9-1605 Flood Hazards to conform to the Federal Emergency Management Agency (FEMA) Floodplain Management Regulations. This amendment is applicable Countywide. (Supervisory District: ALL).

**Environmental Determination:** This application is exempt from the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 10561(b)(3).

- CONSENT**     3.     **DEVELOPMENT TITLE TEXT AMENDMENT APPLICATION NO. PA-1900065 OF SAN JOAQUIN COUNTY** to add new definitions, use types, requirements, and land use development regulations for commercial cannabis activities in the unincorporated areas of San Joaquin County consistent with Title 4, Division 10, Chapter 1 Commercial Cannabis Business. The proposed amendments (1) add Chapter 9-1090 which regulates various types of commercial cannabis businesses including Cultivation, Manufacturing,

Distribution, Retail Sales, and Laboratory Testing, (2) add a new definition for Commercial Cannabis Development Agreement, and (3) remove Chapter 9-125, which previously regulated commercial cannabis dispensaries. This amendment is applicable Countywide. (Supervisory District: ALL).

**Environmental Determination:** This application is exempt from the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 10561(b)(3).

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

**NOTE:** If you need disability-related modification or accommodation in order to participate in this meeting, please contact the Clerk of the Planning Commission at (209) 468-2218 at least 48 hours prior to the start of the meeting (Government Code Section 54954.2[a]). Materials related to an item on this agenda submitted to the Planning Commission after distribution of the packet are available for public inspection at the Community Development Department at 1810 E. Hazelton Avenue during normal business hours.

\* \* \*

KITTY WALKER, Chair

ZAYANTE (ZOEY) P. MERRILL, Secretary

The appeal period for this agenda expires on May 12, 2019, at 5:00 p.m., and the appeal fee is \$648.00.