



**PUBLIC HEARING  
AGENDA**

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

**Thursday, October 3, 2019  
6:30 p.m.**

- **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.**
- **Action Item:**
  - **Consent Agenda (Item 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. ZONE RECLASSIFICATION NO. PA-1800150 OF MOSSDALE ASSOCIATES (C/O ROBERT BROWN)** to reclassify the zoning designation of three (3) parcels totaling 381.51-acres. The project would reclassify 5.9-acres from AG-40 (General Agriculture, 40-Acre Minimum) and C-FS (Freeway Services Commercial) to I-W (Warehouse), 3.5-acres from C-FS (Freeway Services Commercial) to AU-20 (Agriculture-Urban Reserve, 20-Acre minimum), and 372.11-acres from AG-40 (General Agriculture, 40-Acre Minimum) to AU-20 (Agriculture-Urban Reserve, 20-Acre Minimum). The current General Plan designation of the three (3) parcels is I/L (Limited Industrial), C/Fs (Freeway Service Commercial), and A/UR (Agriculture-Urban Reserve), which was approved in 2016 as a landowner request adopted by the Board of Supervisors with the adoption of the 2035 General Plan. This Zone Reclassification application would make the proposed project zoning consistent with the approved General Plan designations. The underlying project is to establish a construction equipment sales facility. (Use Type: Equipment Sales and Repair-Farm Machinery, Sales; Equipment Sales and Repair- Heavy Equipment, Sales). Additionally, there is an active quarry operation on the parcel that excavates sand. The project site is located on the east side of West Mossdale Road, 900 feet south of the Interstate 5 northbound on-ramp, Lathrop. (Supervisory District: 5).

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

**CONSENT 2. ONE-YEAR TIME EXTENSION REQUEST FOR USE PERMIT NO. PA-1300105 OF ANTHONY ALEGRE (C/O KEVIN SWANSON)** to establish a truck terminal and parking operation for twenty-one (21) trucks with a construction services and heavy equipment storage yard. The project will include the construction of an 800-square foot commercial

coach to be utilized as an office. The project site is located 1/4 mile east of the access point on De Broggi Road on a private access road, between Kingdon Road and State Route 12, north of Lodi. (Supervisorial District: 4).

**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 3. SIX-YEAR TIME EXTENSION REQUEST FOR MINOR SUBDIVISION NO. PA-1600024 OF NHON TAN VIEN AND LISA THAO (C/O DILLON & MURPHY)** to subdivide two parcels totaling 115 acres into three (3) parcels and a Designated Remainder. Parcel 1 to contain a 5.0-acre homesite parcel. Parcel 2 to contain a 3.9-acre homesite parcel. Parcel 3 to contain 35.01 acres. Parcel 4 to contain a 71.39-acre Designated Remainder parcel. The project site is located on the north side of East State Route 12 Highway/Victor Road, 1,050 feet east of Kennison Road, Lodi. (Supervisorial District: 4).

**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.

- **Other Business:**
  - **Planning Commission Training**
- **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.**

Randy Hamilton, Chair

\* \* \*

Zayante (Zoey) P. Merrill, Secretary

The appeal period for this agenda expires on October 13, 2019, at 5:00 p.m., and the appeal fee is \$648.00.