



AMENDED SPECIAL PUBLIC HEARING **AGENDA**

SPECIAL LOCATION: San Joaquin County Administration Building
44 N. San Joaquin St., #640 (Board of Supervisors Chambers), Stockton, California
(All items will be heard telephonically-members of the public are not permitted at this location)

Thursday, May 21, 2020
SPECIAL TIME: 1:30 p.m.

SPECIAL MEETING INFORMATION:

Effective immediately, and while social distancing measures are imposed, Board of Supervisors Chambers will be closed to the public during the San Joaquin County Planning Commission meetings. 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 meetings and provide comments to the Planning Commission before and during the meeting:

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 meeting by calling (209) 468-0750 (please mute phone after call in).

Note: 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. Please, no personal attacks. Public comments received before and during the hearing will be read into the record and must be submitted via email to pcrecords@sjgov.org. Emailed comments regarding a specific agendized 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.

If you need disability-related modifications or accommodations in order to participate in this meeting, please contact the Community Development Department at (209) 468-3121 or at planning@sjgov.org 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 meetings with large agendas, or if an item is particularly controversial, the time limits may be applied by the Chair:

- Staff report and recommendation are presented.
- Project proponent may provide oral or written testimony.
- Emailed comments received in support of the project will be read into the record.
- Emailed comments received in opposition to the project will be read into the record.
- Project proponent may rebut comments in opposition.
- Chair will close the public hearing and bring the matter back to the Planning Commission for discussion and decision.

AMENDED AGENDA

- **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. Note: Comments for the Planning Commission must be submitted via pcrecords@sjgov.org.**
- **Action Item:**
 - **Consent Agenda (Item No. 1):** 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. **ONE-YEAR TIME EXTENSION REQUEST FOR A PREVIOUSLY APPROVED SITE APPROVAL NO. PA-1700196 OF DANIEL L. & CASSANDRA M. DURST TRUST (C/O DANIEL DURST)** to expand an existing Small Winery. Phase 1 to include the construction of 2,048 square foot storage mezzanine; a 3,200-square-foot barrel production and marketing event area; a 2,728-square-foot crush pad and outdoor tank storage area; a 1,024-square-foot case storage building; and a 500-square-foot restroom. Phase 2 includes the construction of an 800-square-foot commercial kitchen and a 1,200-square-foot indoor marketing event area. This application also proposes to increase the number of attendees at marketing events from 100 people to 150 people. The previously approved Small Winery is approved for twenty-four (24) marketing events per year with indoor and outdoor amplified music. The project site is located on the north side of Acampo road, 1/4 mile east of Buck Road, Acampo (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.

2. **DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2000004 OF SAN JOAQUIN COUNTY (C/O SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT)** amend Chapter 9-1080 Agricultural Mitigation to improve the County's ability to carry out the purpose and intent of the Chapter. Amendments include clarifying the language in Section 9-1080.3(d) regarding the process for the direct provision of agricultural land and adding a requirement to Section 9-1080.7 related to the County keeping records of properties under agricultural easements. Changes are also proposed to Section 9-1080.8 to reduce the number of required Agricultural Technical Advisory Committee members and to clarify that members will serve for four (4) years for any additional terms after the initial appointment. Stronger language pertaining to enforcement is proposed for Section 9-1080.9(a) Minor text changes are also recommended throughout the Chapter for better continuity and clarification. This is a countywide project. (Supervisory District: Countywide).

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.

3. **DISCUSSION OF FUTURE PLANNING COMMISSION MEETINGS**

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

Randy Hamilton, Chair

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David Kwong, Secretary

The appeal period for this agenda expires on May 31, 2020, at 5:00 p.m., and the appeal fee is \$648.00.