



**SPECIAL PUBLIC HEARING
AGENDA**

SPECIAL LOCATION: San Joaquin County Administration Building
44 N. San Joaquin St., #640 (Board of Supervisors Chambers), Stockton, California

**Thursday, June 18, 2020
SPECIAL TIME: 6 p.m.**

SPECIAL MEETING INFORMATION:

The meeting chambers will be open to the public and additionally allow participation via teleconference. All votes will be conducted by roll call vote. For persons in meeting chambers, please note the following: social distancing shall be maintained, no more than 56 people will be allowed in meeting chambers at one time, and facial coverings are recommended. Persons participating via teleconference may listen to the meeting by using the following options:

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 can be provided in person, via teleconference, or by emailing 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 meeting, 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 meetings 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.
- Primary project proponents may provide oral (limited to 20 minutes) or written testimony. Other project proponents may provide oral (limited to 5 minutes) or written testimony.
- Emailed comments received in support of the project will be read into the record.
- Primary project opponents may provide oral (limited to 20 minutes if there is an agreed upon spokesperson) or written testimony. Other project opponents may provide oral (limited to 5 minutes) or written testimony.
- Emailed comments received in opposition to the project will be read into the record.
- Project proponent may rebut the opponents' testimony (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.

All persons interested in this matter are invited to be present at this hearing and submit oral statements regarding either the project or the Environmental Determination. Any written materials or statements you want to be considered at the hearing must be submitted to the Community Development Department no later than noon on the Friday before the public hearing. Only those persons who attend the hearing or participate by making oral or written comments may appeal any Planning Commission actions to the Board of Supervisors. If you challenge the nature of any proposed actions 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 Community Development Department prior to the public hearing. If you have any questions about this matter, please contact San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205. Phone: 209-468-3121.

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. Comments to the Commission are limited to a maximum of 5 minutes.**
- **Action Item:**
 - **Consent Agenda (Item No. 1 through 9):** 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 SITE APPROVAL NO. PA-1700109 OF RAGHBIR S. BRAR** to expand an existing truck parking facility from a maximum of 14 trucks and 60 trailers to a maximum of 24 trucks and 114 trailers. In addition, the project includes the construction of a 1,800 square foot building for truck maintenance. The project site is located on the east side of South McKinley Avenue, 475 feet north of East Roth Road, French Camp. (Supervisorial District: 1) **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 2. ONE-YEAR TIME EXTENSION REQUEST FOR A PREVIOUSLY APPROVED REVISIONS OF APPROVED ACTIONS FOR USE PERMIT NO. PA-1300118 OF PHILLIPS FARMS, LLC (C/O MICHAEL HAKEEM).** The Revisions of Approved Actions was to increase the number of people permitted at Marketing Events from 150 to 300 and to allow outdoor amplified music at events. Access to the site is provided from State Route 12 and Ray Road. The project site is located on the west side of Ray Road, 360 feet south of State Route 12, 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. ZONE RECLASSIFICATION NO. PA-1900300 OF ELLA KNOLL WALKER (C/O DILLON & MURPHY)** to change the zoning designation of a 14.57-acre parcel from AG-40 (General Agriculture, 40-acre minimum) to R-R (Rural Residential). The General Plan designation is R/R (Rural Residential). The project site is located on the south side of East State Route 12, 1,000 feet west of North Locust Tree Road, Victor. (Supervisorial District: 4) **Environmental Determination:** A Mitigated Negative Declaration for this project has been prepared and is proposed for adoption.
- CONSENT 4. USE PERMIT NO. PA-1900055 OF ROBERT AND MYRNA TACSION** for a 5,300-square-foot expansion of an existing 2,416-square-foot religious assembly. The expansion will include the construction of a 4,500-square-foot assembly area and an 810-square-foot breezeway with 3 offices, 2 restrooms, and a copy room. The existing 1,320-square-foot religious assembly building will be converted to a fellowship hall. The proposed expansion includes an increase in the number of people from a maximum of 60 people to 150 people on Sundays. The project site is located on the west side of North Davis Road, 2,075 feet south of Armstrong Road, southwest of Lodi. (Supervisorial District: 4) **Environmental Determination:** A Mitigated Negative Declaration for this project has been prepared and is proposed for adoption.
- CONSENT 5. USE PERMIT NO. PA-1700247 OF WIL HUNT, LLC (C/O PHILLIPPI ENGINEERING)** for the expansion of an existing 20 truck and 50 trailer truck terminal to permit a maximum of 50 total trucks and 160 total trailers. The project site currently has a 3,750-square-foot truck maintenance shop, a fueling island, and a 2,100-square-foot office. This application does not propose the construction of any new buildings. The project site is located on the north side of East Roth Road, 1,500 feet east of South McKinley Avenue, French Camp. (Supervisorial District: 1) **Environmental Determination:** A Mitigated Negative Declaration for this project has been prepared and is proposed for adoption.
- CONSENT 6. USE PERMIT NO. PA-1900261 OF SMS BRINERS, INC. (C/O STRATEGIC LAND PLANNING)** for the expansion of an existing brining facility to be constructed in 2 phases over 6 years. Phase 1 includes the construction of a 58,000-square-foot warehouse expansion with a 600 kW solar system on the roof. Phase 2 includes the construction of an 8,000-square-foot non-refrigerated bulk goods storage building; a 1,500-square-foot shop addition; and a 3,000-square-foot raw materials cooler. Access is via a private easement from State Route 4. The project site is located approximately 3,500 feet from

the south side of State Route 4 on a private easement. The easement is approximately 1,200 feet west of Drais Avenue, Stockton. (APN/Address: 183-140-10/18350 East State Route 4 Highway, Stockton (Supervisory District: 4) **Environmental Determination:** A Mitigated Negative Declaration for this project has been prepared and is proposed for adoption.

CONSENT 7. USE PERMIT NO. PA-1900304 OF LANI JEAN (C/O DILLON & MURPHY) to expand an existing Small Winery to a Medium Winery in 2 phases over 5 years. Phase 1 includes the construction of a 13,800 square foot building for fermentation, storage, laboratory, breakroom and restroom. Phase 2 includes the construction of a 7,200 square foot storage building. The project site is located on the north side of East Peltier Road, 1.7 miles east of North State Route 99, Acampo. (Supervisory District: 4) **Environmental Determination:** A Mitigated Negative Declaration for this project has been prepared and is proposed for adoption.

CONSENT 8. DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2000085 OF SAN JOAQUIN COUNTY to extend the expiration date of planning, subdivision, building, and development project entitlements and permits to mitigate impacts from the COVID-19 Public Health Emergency declared by the State and local Public Health Officer and resulting economic downturn. The Development Title Text Amendment will extend approved planning entitlements Use Permits, Major Subdivisions, Site Approvals, Minor Subdivision, Deviations, Lot Line Adjustments, Improvement Plans, and building permits that will expire (the effective date of this amendment) between July 21, 2020 and July 21, 2021, through and including the fixed date of July 22, 2022. The Text Amendment would also extend tentative maps that will expire between July 21, 2020 and July 21, 2021 an additional 6 years upon application pursuant to Government Code Section 66452.6 and Development Title Section 9-881.4(b)(1). The project is countywide. (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.

CONSENT 9. HOUSING ELEMENT ANNUAL PROGRESS REPORT. This is a review of the San Joaquin County General Plan Housing Element Annual Progress Report for calendar year 2019. The purpose of the report is to provide the progress of the Housing Element's implementation status toward meeting the County's share of the Regional Housing Needs Allocation.

10. USE PERMIT NO. PA-1800177 OF KUSALAKARI CORPORATION (C/O BRIAN MCNAMARA) to establish a religious assembly facility for a maximum of 185 attendees. This facility will also host silent meditation retreats for an average of 50 people at a time, and will occur an average of 8 times per year. The facility anticipates a maximum attendance of 185 attendees on average of 4 times per year during special holiday events. The project is planned for construction in 2 phases over 6 years. Phase 1 includes the conversion of an existing 5,000-square-foot agricultural building to a mixed use worship building, a 3,700-square-foot kitchen addition to the mixed use worship building, and the conversion of an existing 1,803-square-foot building to a private garage. Phase 2 includes the construction of 5 meditation retreat buildings totaling 7,800 square-feet (approximately 1,500 square-feet a piece), a 5,900-square-foot pagoda building, a 600-square-foot maintenance building, and the conversion of the 1,803-square-foot private garage to an administration building. The project site is located on the east side of South Priest Road, 0.8 miles south of East French Camp Road, French Camp. (Supervisory District: 1) **Environmental Determination:** A Mitigated Negative Declaration for this project has been prepared and is proposed for adoption.

- **Other Business:**
 - Report to Planning Commission on PA-1600084 (SU) “Ashley Ranch” Time Extension, letter dated May 20, 2020, from Joe Murphy of Dillon & Murphy.
- **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

* * *

David Kwong, Secretary

The appeal period for this agenda expires on June 28, 2020, at 5:00 p.m., and the appeal fee is \$648.00.