



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

Thursday, August 20, 2020
SPECIAL TIME: 6 P.M.

SPECIAL HEARING 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 hearings and provide comments to the Planning Commission before and during the meeting:

PARTICIPATE:

[Microsoft Teams Meeting for 8/20 Planning Commission](#)

+1 209-645-4071 United States, Stockton (Toll)
Conference ID: 966 406 226#

Note: You are able to use either your phone or computer to participate. Please make sure to mute your microphone upon logging in until the participation portion of the hearing is announced.

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 hearing by calling (209) 468-0750.

Note: Please mute phone after calling in. 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. **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 hearing, 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 hearings 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

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Additional information on these projects can be found under Active Planning Applications at the Community Development Department website.

- project proponents may provide written testimony via email to pcrecords@sjgov.org.
 - Emailed comments received in support of the project will be read into the record.
 - Project opponents may provide written testimony via email to pcrecords@sjgov.org.
 - Emailed comments received in opposition to the project will be read into the record.
 - Primary 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.
- **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):** 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. **SPECIAL PURPOSE PLAN NO. PA-2000092 OF SHEA MOUNTAIN HOUSE, LLC**, for a Master Sign Program for the Mountain House Town Center Retail, Commercial, and Office Plaza. The objective is to establish Signage Design Criteria guidelines for the new Mountain House Town Center Retail, Commercial, and Office Plaza and to provide standards and specifications that assure consistent quality, size, variety, and placement for tenant signs throughout the project. The project site is located at the southwest corner intersection of Mountain House Pkwy. and Byron Rd., Mountain House (Supervisory District: 5).

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. **USE PERMIT NO. PA-1800316 OF AHMED HUSSEIN (C/O SCHACK & COMPANY)** for 2 separate uses. The first use is an animal processing facility that will be conducted within a new 4,000-square-foot agricultural building (2,400 square-feet utilized as agricultural storage and 1,600 square-feet for animal processing). The facility will process an average of 1 animal per day. The second use is a chicken farm for a maximum of 1,500 chickens. The chickens will be kept in a fenced enclosure with an area of approximately 6,000 square-feet. Within this enclosure there will be two 800-square-foot metal agricultural barns for the storage of manure. Manure will be hauled off-site to an approved manure facility a minimum of once per month. Access will be provided from W. Delta Ave. The project site is located on the south side of W. Delta Ave., 3,000 feet east of S. MacArthur Dr., Tracy (Supervisory District: 5).

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

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

Randy Hamilton, Chair

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David Kwong, Secretary

The appeal period for this agenda expires on August 30, 2020, at 5:00 p.m., and the appeal fee is \$648.00.