



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

**Thursday, September 3, 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:**

Use Microsoft Teams via computer or mobile device at:

**<https://sjgov.link/planning-commission-hearing>**

Or by calling (209) 645-4071, Conference ID: 567 641 096#

**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](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](mailto: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.
  - Applicant may provide oral (limited to 20 minutes) or written testimony.
  - Other project proponents may provide testimony via Microsoft Teams (limited to 5 minutes) or email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org) (limited to 250 words). Emailed comments received in support of the project will be read into the record.
  - Project opponents may provide testimony via Microsoft Teams (limited to 5 minutes) or email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org) (limited to 250 words). Emailed comments received in opposition of the project will be read into the record.
  - Applicant may provide a rebuttal (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.
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- **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 or 250 words for comments provided via email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org).**
  - **Action Item:**
    - **Consent Agenda (Item No. 1, 2 & 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. **MASTER PLAN AMENDMENT NO. PA-2000063, SPECIFIC PLAN AMENDMENT NO. PA-2000064, AND SITE APPROVAL NO. PA-2000065 OF RANKINS AG, INC. (C/O PINNACLE RIDGE, LLC)** This project consists of 3 applications; a Master Plan Amendment, a Specific Plan I Amendment, and a Site Approval in the Specific Plan I planning area of Mountain House. The Master Plan Amendment consists of a revision to Section 3.7 (o) - Industrial and Office Use Policies of the Master Plan. The Specific Plan Amendment would revise Figure 4.1 (Specific Plan I Expansion and Focus Areas) and Figure 4.13 (Old River Industrial Park Illustrative Concept Plan). The underlying project is for a Site Approval application to convert an existing Farm Service Headquarters facility to a Construction Services - Heavy Operation. The project proposes the utilization of an existing 5,800-square-foot building. The project also includes the construction of a 12,000-square-foot office and warehouse building and will include 50 parking stalls for 35 employees and 5 customers per shift, 7:00 a.m. to 5:00 p.m. Monday through Friday. The project site is located at the Mountain House Old River Industrial Park expansion area located on the north side of W. Bethany Rd., 650 feet east of S. Henderson Rd., Mountain House (Supervisorial District: 5).

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

CONSENT

2. **SPECIFIC PLAN AMENDMENT NO. PA-2000077 AND SITE APPROVAL NO. PA-1900286 OF LBJ2 LLC (C/O XTRA LEASE LLC)** to amend the Wilcox Rd. Specific Plan. The amendment proposes to remove an undeveloped portion of Wilcox Rd. beginning on the south side of Cherokee Rd. and continuing south for approximately 1,800 feet and ending at the terminus of the developed portion of Wilcox Rd. off of Waterloo Rd. In addition, the amendment will remove an approximately 285-foot undeveloped portion of Ad Art Rd. from the Wilcox Rd. Specific Plan as shown on the site plan. The amendment will allow the development of a 20-acre parcel that is bisected by the Wilcox Rd. Specific Plan.

This Specific Plan application is being processed concurrently with a Site Approval application to develop a 20-acre parcel with a facility that will lease and sell semi-truck trailers. The project includes construction of a 9,281-square-foot building for use as an office and maintenance building, as well as parking for 622 trailers. Access to the property is proposed at the south end of the parcel, off of Wilcox Rd. and Waterloo Rd. The project site is located on the east side of Cherokee Rd., 1,215 feet north of State Rte. 99, Stockton (Supervisory District: 4).

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

CONSENT

3. **MAJOR SUBDIVISION NO. PA-2000129 OF ROYAL FUNDING MANAGEMENT LP (C/O DILLON & MURPHY)** to subdivide a 38-acre parcel into 17 residential lots with a minimum lot size of 2 acres. This project is the same subdivision previously approved with Major Subdivision No. PA-1600084, which has expired. The project site is located on the south side of Ashley Ln., 1,243 feet west of Hildreth Ln., Stockton (Supervisory District: 4).

**Environmental Determination:** This project is exempt from CEQA pursuant to Sections 15061(b)(3), 15183, and 15304. A Notice of Exemption will be recorded if the project is approved.

4. **USE PERMIT NO. PA-1900036 OF DEAN & CONNIE THAYER (C/O MIKE SMITH ENGINEERING, INC.)** to change the use of an historical resource pursuant to Development Title Section 9-1053.5 which states that a Use Permit shall be required prior to any change in the use of an historical resource. The 2,937-square-foot historical resource building (the Locke Barn) is listed on the National Register of Historical Places and was originally used as an assembly hall. The project also includes the construction of a 600-square-foot covered patio. The project will permit a maximum of 12 events with outdoor amplified sound per year (maximum 1 time per month). The project site is located on the east side of North Elliott Rd., 140 feet north of East Laird St., Lockeford (Supervisory District: 4).

**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 September 13, 2020, at 5:00 p.m., and the appeal fee is \$648.00.