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

*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 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. *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 (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 (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.

- 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.

- Action Item:

  o Consent Agenda (Items No. 1 & 2): 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. USE PERMIT NO. PA-2000120 OF CONSTELLATION WINES US (C/O DANIEL WELLES – SUMMIT ENGINEERING, INC.) A Use Permit application to establish a distilled spirits operation at an existing winery facility that will include processing, blending of high-proof distilled spirits, packaging and shipping of final products and a laboratory for research and development of new beer, wine and spirits products. The project includes the construction of two 20,000-gallon high-proof spirits receiving tanks; four 6,250-gallon bottling tanks; one 12,000-gallon bottling tank; a new 1,200-square-foot blending building that will house one 20,000-gallon sugar tank and three 1,200-gallon juice tanks and miscellaneous blending equipment; and a new 6,000-square-foot laboratory building. The project also will include blending and bottling non-alcoholic beverages which will take place in the existing winery production area. The site has access from East Woodbridge Road. The existing winery operation will remain unchanged. The project site is located on the south side of E. Woodbridge Rd., at the south terminus of N. Kennefick Rd., Acampo (Supervisors District: 4).

  Environmental Determination: This project is exempt from CEQA pursuant to Section 15303, Class 3, and Section 15311, Class 11. A Notice of Exemption will be recorded if the project is approved.
CONSENT  2.  QUARRY EXCAVATION NO. PA-1900177 OF ROBERT J GALLO LIFE ESTATE (C/O REEVES SAND AND GRAVEL) A Quarry Excavation application to remove 176,500 cubic yards of sand in 2 phases within 4 years to include excavation and reclamation for farming purposes. The applicant proposes to excavate sand from a 57.7-acre agricultural field on a 313.79-acre parcel. The total sandy area to be excavated is 9.1 acres in size, and the removal of the sand streak within this area is to increase the agricultural viability of the parcel for final reclamation to orchards. Excavation will not exceed a maximum depth of 12 feet. The excavated area will be consistent with the existing field elevations surrounding the project site once reclaimed. The project site is located on the south side of the intersection of W. McDonald Rd. and W. Davini Rd., west of Stockton. (Supervisorial District:  3).

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

3.  SPECIAL PURPOSE PLAN NO. PA-2000075, SITE IMPROVEMENT PLAN NO. PA-2000076, AND ROAD NAME CHANGE NO. PA-2000176 OF SAN JOAQUIN COUNTY (C/O CATELLUS STOCKTON, LLC) Special Purpose Plan No. PA-2000075 is an amendment to the existing Stockton Metropolitan Airport Special Purpose Plan to create a separate addendum for the Airport East development area (Airport East Addendum), and includes updates to land use layout concepts pertaining to the location of commercial and industrial uses and size of buildings, stormwater, landscaping, and open space requirements. The Airport East addendum also includes updating the Airport East circulation plan and reconfiguring a portion of S. Qantas Lane, south of the intersection with Arch-Airport Road. Road Name Change No. PA-2000176 is proposed to rename a segment of S. Qantas Ln. to E. Landing Ln. due to a directional change from north/south to east/west. Access to the Airport East area will be provided from driveways located along the eastern side of the newly reconfigured S. Qantas Ln. and the north side of the proposed E. Landing Ln. The underlying project is Site Improvement Plan No. PA-2000076 for the construction of 4 warehouse buildings totaling 2,419,420 square-feet. Building 1a to contain 430,990 square-feet. Building 1b to contain 488,500 square-feet, Building 2 to contain 892,650 square-feet, and Building 3 to contain 607,280 square-feet. The environmental review of this project also includes the potential for a future 12,327-square-foot commercial development and a future 1,050,000-square-foot industrial warehouse development within the Airport East area. The project site will be served by the City of Stockton for water and sewer service, and a private detention basin will be constructed for storm drainage. The project site is located along the west and east sides of Qantas Ln., south of Arch-Airport Rd., Stockton. (Supervisorial District:  1).

Environmental Determination:  An Addendum to the 2035 General Plan Final Environmental Impact Report (State Clearinghouse No. 2013102017) has been prepared and is recommended to be forwarded to the Board of Supervisors for adoption.

4.  USE PERMIT NO. PA-1800316 OF AHMED HUSSEIN (C/O SCHACK & COMPANY, INC.) A Use Permit application for two 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 1,000 chickens. The chickens will be kept in a fenced enclosure with an area of approximately 19,000 square-feet. Within this enclosure there will be two 800 square foot metal agricultural barns for the shelter of chickens and a 100 square foot barn for the storage of manure. Access will be provided from West Delta Avenue. (Use Types: Agricultural Processing- Food Manufacturing, Animal Raising-Small)
The project site is located on the south side of W. Delta Ave., 3,000 feet east of S. Mac Arthur Dr., Tracy (Supervisorial District: 5).

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

5. MODIFICATION/REVOCATION NO. PA-2000145 OF WATERLOO ENTERPRISES INC. (C/O SAN JOAQUIN COUNTY) Modification proceedings to revoke the hotel, restaurant/lounge, and banquet facility uses of Use Permit No. UP-2511. (Use Types: Lodging Services and Eating Establishments-Full Service) The gasoline and service station that was established with this land use permit will remain valid (Use Type: Gasoline Sales-Combination). The project site is located on the northeast corner of E. Waterloo Rd. and State Route 99, Stockton (Supervisorial District: 4). This item has been continued from the September 17, 2020, Planning Commission meeting.

Environmental Determination: This project is exempt from CEQA pursuant to Section 15321, Class 21. A Notice of Exemption will be recorded if the project is approved.

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

Randy Hamilton, Chair * * * David Kwong, Secretary

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