SAN JOAQUIN COUNTY
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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

October 1, 2026

MEMORANDUM

TO: PLANNING COMMISSION

FROM: JENNIFER JOLLEY, DIRECTOR

SUBJECT: NOTES FOR THIS EVENING

- October 15, 2026 NO ITEMS SCHEDULED
- November 5, 2026 REGULAR HEARING
- November 19, 2026 NO ITEMS SCHEDULED

* * *

Public Comment - The Community Development Department received correspondence related to PA-2500281 (C) from multiple parties. Please see attached.

Item #1 - Changes to correct the review authority for storm drainage and an incorrect reference to water in Section 22. Please see attached.

Item #2 - Conditions of Approval have been revised for PA-2500204 (C). Please see attached.

Items # 2 and 4 - The Community Development Department received correspondence related to PA-2500204 (C) and PA-2500218 (C) (see attached) from Andrew Genasci of the San Joaquin Farm Bureau.

Item #4 - The Community Development Department received correspondence related to PA-2500218 (C) from multiple parties. Please see attached.

Board of Supervisors updates:

The following project was approved at the **September 15th, 2026**, Board of Supervisors hearing:

- **APPEAL TO THE BOARD OF SUPERVISORS OF THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. PA-2400506 OF VISWAPRASAD KRISTIPATI (C/O JOE HOLASEK)** to establish a religious assembly facility under the Use Type: Assembly, Religious. The project is proposed to be completed in two phases, over five (5) years. Phase 1 includes the conversion of an existing 4,765 square foot agricultural building to a temple. Phase 2 includes the conversion of an existing 2,642 square foot agricultural building to a meditation hall. A maximum attendance of 70 is proposed, with the exception of six (6) annual religious events with a maximum of 600 attendees per day, not to exceed 150 persons at any one time. Daily operating hours are proposed as follows: 8:30 a.m. to 12:30 p.m. and 5:30 p.m. to 8:30 p.m., Monday through Friday, and 8:00 a.m. to 9:00 p.m., Saturday through Sunday. A maximum of five (5) staff members are anticipated. The project will be served by an on-site well for water, an on-site septic system for wastewater disposal, and on-site storm drainage. Primary access to the religious assembly facility will be provided via a new proposed dedicated driveway to Lammers Road. Access to the religious assembly facility from Nancy Emilia Court is prohibited. The project is at the southeast corner of South Lammers Road, South Nancy Emilia Court, Tracy. (Supervisorial District: 5)

The following projects are scheduled to be heard at the **October 6th, 2026**, Board of Supervisors hearing:

- **APPEAL NO. PA-2600287 OF PLANNING COMMISSION DENIAL OF ADMINISTRATIVE USE PERMIT NO. PA-2400217 AND GENERAL PLAN AMENDMENT NO. PA-2400220 OF ALAWDO ZAKRYA (C/O MOHAMED ELSHAFEI)** An Appeal of the Planning Commission's 7/16/2026 denial of General Plan Map Amendment No. PA-2400220 to change the General Plan designation of 0.81-acres from I/G (General Industrial) to C/C (Community Commercial) and Administrative Use Permit No. PA-2400217 for a take-out only commercial kitchen facility including a drive-up window.

- **GENERAL PLAN MAP AMENDMENT NO. PA-2600169 OF LGI HOMES – CALIFORNIA LLC (C/O LGI HOMES – CALIFORNIA LLC)** This project is a General Plan Map Amendment to change the General Plan designations of 38 parcels with the Ligurian Village Subdivision from C/G (General Commercial) to R/L (Low Density Residential) to make the General Plan designation consistent with the zoning designation of R-L (Low Density Residential). All parcels will be served by California Water Service for water, City of Stockton for wastewater, and CSA 41 Eaglecrest for storm drainage. All parcels are not under a Williamson Act Contract.

- **APPEAL NO. PA-2600291 OF PLANNING COMMISSION DENIAL OF ADMINISTRATIVE USE PERMIT NO. PA-2500240 OF ROGER & CATHERINE C. TOWERS (C/O ROGER & CATHERINE C. TOWERS)** An Appeal of the Planning Commission's 7/16/2026 denial of Administrative Use Permit No. PA-2500240 to permit construction of one Single Family Residence (SFR) on each of three parcels with a General Plan designation of OS/RC (Open Space, Resource Conservation). The proposed homes are anticipated to be in the range of 2,000 to 3,000 square feet. This approval also includes authorization for future development of an accessory dwelling unit (ADU), a junior accessory dwelling unit (JADU), and accessory structures on each parcel. All three parcels will have access from the County-maintained South Koster Road. The development will be served by on-site services for sewer, water, and stormwater drainage. The project site is on the East side of South Koster Road, 4,315' South of Blewett Road, Tracy. (Supervisorial District: 5)

- Public Hearing to Consider an Uncodified Urgency Interim Ordinance Establishing a Temporary Moratorium on the Approval of any Land Use Entitlements Allowing New Data Center Development Within the Unincorporated Area of San Joaquin County, Pursuant to Government Code Section 65858 (All Supervisorial Districts)

- Farmland Security Contract No. PA-2600272, -222 (LLA Rescind/Re-enter)

- Discussion re: Uses in the Agricultural Zone.

The following projects are scheduled to be heard at the **November 17th, 2026**, Board of Supervisors hearing:

- Various Williamson Act Contracts (New)

- Various Williamson Act Contracts (LLA Rescind/Re-enter)

The appeal period for this agenda expires on October 12, 2026, at 5:00 p.m., and the appeal fee is $910.

From: LK
To: pcrecords [CDD]
Subject: Oppssing PA-20500281
Date: Monday, September 21, 2026 3:18:55 PM

You don't often get email from chevyvette@comcast.net. Learn why this is important

I am opossed to this zoning change application because a religious facility which would allow public access is not cohesive to the concept of ag/ residential zoning. Excessive traffic and noise would be very disruptive to the existing community

From: Debra Camara
To: pcrecords [CDD]
Subject: Opposing PA-2500281
Date: Sunday, September 20, 2026 6:01:43 PM

You don't often get email from debracamara@yahoo.com. Learn why this is important

Dear Sirs:
I live on Von Sosten road and have been here since October 1981.You can say my husband and I have seen enough growth in this once very rural area.The country living is what drew us here.
Unfortunately, we don't need a church in our neighborhood.It was just yesterday that we won the fight in keeping the diesel rigs off of Hansen Rd.
We get enough traffic on our Street. Mountain House is less than a mile from my home and we have experienced a rise in traffic already.Please stop this development of a church.We don't need more traffic.We like our quiet weekends.We were here first.
Thank you
Debra Jean Camara

Yahoo Mail: Search, Organize, Conquer

From: janicek123
To: pcrecords [CDD]
Subject: Opossing PA -20500281
Date: Thursday, September 24, 2026 11:00:34 AM

You don't often get email from janicek123@comcast.net. Learn why this is important

I oppose any rezoning of ag/residential property that would allow public access or membership access (including religious facility)
This would be inconsistant with existing zoning andvdisruptive to the community.

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

From: Michelle Mandeville
To: pcrecords [CDD]
Subject: Opposing PA-2500281
Date: Friday, September 25, 2026 6:13:28 AM

You don't often get email from mmandeville4@att.net. Learn why this is important

Request denial of PA-2500281.

From: Daniel austin
To: pcrecords [CDD]; Daniel Austin
Subject: Opposing PA-2500281
Date: Friday, September 25, 2026 2:50:51 PM

You don't often get email from danielaustin432@yahoo.com. Learn why this is important

To whom this may concern:

I live on Hansen Rd and vehemently appose PA-2500281.

This is a rural residential community and is not designed for the increased traffic. There are no sidewalks and people walk, ride bikes and horses in the area. I do not want people in the area that do not live here, This could result in increased crime and other safety problems.

I'm sure the petitioner can find a suitable venue that is zoned appropriately for this type of use.

Best regards,

Daniel AustintO WHOM THIS MAY CONCERN:

From: Barbara Cretan-Cuciz
To: pcrecords [CDD]
Subject: Opposing PA-2500281
Date: Friday, September 25, 2026 4:06:47 PM

[You don't often get email from gjcuciz@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

We OPPOSE the conditional use permit PA 2500281 on Hansen Road, Tracy.
Our neighborhood has been a safe, quiet, rural place to enjoy walking, horseback riding, and in our case, using a motorized scooter for disabled people.

We are concerned that additional traffic will pose a danger to us and our neighbors. Our area is not well suited to such a purpose as a place of worship. We view the additional traffic, activities, noise, and incoming strangers as a danger to our safety and currently enjoyed comfort of living here.

Hansen Road gives access to all our homes. We have been relatively crime free here, and surely don't want new visitors who may find opportunities which would endanger our safety.

Thank you for considering our current quality of life, and our concerns that this is at risk.

Barbara and Giancarlo Cuciz
Residents on the corner of Hansen Road and Los Positas Way.

From: Christina Silva
To: pcrecords [CDD]
Subject: Opposing PA-2500281
Date: Wednesday, September 30, 2026 7:29:17 PM

You don't often get email from csilva648@comcast.net. Learn why this is important

Dear Members of the San Joaquin County Planning Commission,

I am writing to respectfully express my opposition to the proposed Conditional Use Permit No. PA-2500281 for a religious assembly facility in our residential agricultural community.

I want to make it absolutely clear that my opposition is **not based on religion, race, ethnicity, or national origin**. I am a practicing Catholic and am proud of my faith. I also come from a family of immigrants who came to America seeking the opportunity to build a better life. I respect every person's right to practice their faith, and I believe that right should be protected.

My concern is strictly about **land use, neighborhood compatibility, traffic, safety, and the preservation of the character of our residential agricultural community**. This is an area where families live, children play, animals are present, and agricultural activities take place. Residents chose this community in part because of its relatively quiet, rural, and agricultural character. A religious assembly facility operating seven days a week, with three daily prayer sessions and regular attendance by individuals, families, and groups of worshippers, would introduce a level of ongoing activity that is substantially different from the existing residential and agricultural uses surrounding the property.

The proposed operation would inevitably bring additional vehicle traffic into an area that is not designed to function as a high-activity assembly location. This includes not only passenger vehicles but potentially delivery and diesel-powered trucks associated with the operation and maintenance of the facility. Increased traffic creates legitimate concerns for the safety of children, pedestrians, bicyclists, animals, agricultural equipment, and residents entering and leaving their properties.

San Joaquin County's own Conditional Use Permit criteria require consideration of whether a proposed use is compatible with surrounding properties and whether its operating characteristics could adversely affect the livability of the surrounding neighborhood. The County also considers roadway adequacy, public services, and potential nuisances.

These considerations are particularly important in an agricultural-residential setting. A use may be religious in nature while still needing to be evaluated objectively for its **size, intensity, frequency of operation, traffic generation, and compatibility with the surrounding land uses**.

I am also concerned about the experience of other nearby communities where religious assembly facilities have been established in residential areas. The Mountain House community provides an example that residents here should carefully consider. I have also become aware of publicly discussed concerns regarding security signage at a religious facility in Mountain House, including notices concerning firearms or weapons. I do not offer that circumstance as evidence that anyone associated with the proposed facility in our community poses a threat. Rather, it demonstrates why the County should carefully consider the broader effects that a high-activity assembly

use can have on a residential neighborhood, including traffic, security, parking, and the relationship between the facility and its surrounding community.
Our community should not have to wait until problems arise before these concerns are considered.
I respectfully ask the Planning Commission to carefully evaluate whether this proposed facility is truly appropriate for this particular location and whether its anticipated operating characteristics are compatible with the existing residential agricultural community.
If the County determines that the proposal does not adequately satisfy the requirements concerning land-use compatibility, roadway and traffic impacts, neighborhood livability, and protection of surrounding properties, I respectfully request that the Conditional Use Permit be **denied**.
I believe it is possible to respect religious freedom while also recognizing that **the location and intensity of a particular land use must be appropriate for the surrounding community**. My objection is to the proposed use at this location—not to the faith, ethnicity, race, or identity of the people who would use the facility.
Our community deserves careful consideration of the safety and quality of life of its children, families, animals, agricultural operations, and existing residents.
Thank you for considering my concerns and for your service to the residents of San Joaquin County.
Respectfully,
Christina Silva

Section 22. Section 9-606.040: Drainage In Areas Outside of Urban Communities, Chapter 9-602 - Water Systems, Series 600 - Infrastructure Standards and Service Financing, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-606.040 DRAINAGE IN AREAS OUTSIDE OF URBAN COMMUNITIES

(c) **Commercial Recreation &** **Freeway Service Commercial Zones.** Development within Commercial Recreation (C-R) and Freeway Service Commercial (C-FS) zones outside of an urban community shall be served by a public drainage system. For C-FS properties, the public drainage system must discharge into a terminal drain and be planned ~~for at least each~~ to serve all C-FS development on one side of the freeway ~~that discharges into a terminal drain~~. Exceptions may be granted for parcels outside of an Urban Community, City Fringe Area, or utility special district subject to the general requirements of the Development Title and the approval of the Department of Public Works provided:

(1) Development is proposed on a parcel containing 5 gross acres or more; or

(2) Development is proposed on a parcel containing less than 5 gross acres with a private development agreement with an adjacent developed commercial site with existing on-site services to provide drainage services.

~~(d) **Commercial Recreation Zone.** Development within a Commercial Recreation (C-R) Zone that are outside of urban communities shall be served by a public drainage system planned to serve the entire commercial recreation area.~~

PA-2500204
Revised Condition

5. CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE (Contact: [916] 216-6253 or hailey.donaldson@wildlife.ca.gov)

   ~~a.~~ The project is subject to the Department of Fish and Wildlife regulations regarding the Crotch's bumble bee (CBB). Prior to the issuance of any building or grading permit, acknowledgment from CDFW and/or SJCOG that appropriate avoidance measures have been incorporated must be provided. For construction or vegetation removal commencing during the active season for CBB (March 1 through October 31), the applicant will undertake the surveys described in California Department of Fish and Wildlife's November 17, 2025 comment letter and implement any applicable take avoidance measures. ~~The applicant must provide a release prior to issuance off any building or grading permits.~~

SAN JOAQUIN FARM BUREAU FEDERATION

MEETING TODAY'S CHALLENGES / PLANNING FOR TOMORROW

September 29, 2026

San Joaquin County Planning Commission
c/o Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205

RE: Support for PA-2500204 — Spenker Ranch Winery Expansion

Dear Members of the Planning Commission:

On behalf of the San Joaquin Farm Bureau, I am writing in support of Conditional Use Permit PA-2500204 for the expansion of the existing winery at Spenker Ranch, Inc., located at 1973 West Turner Road in Lodi. We respectfully encourage the Planning Commission to approve this investment in local agricultural processing and marketing.

Agriculture remains the cornerstone of San Joaquin County's economy. Its long-term success depends on both productive farmland and the facilities that process, store, and market agricultural products. Continued investment in winery infrastructure helps sustain the businesses and market opportunities that support our grape-growing community.

The revised proposal includes permitting existing storage and shade structures, followed by construction of an 8,000-square-foot wine processing building, a 9,600-square-foot roof cover with a solar array, and a 320-square-foot commercial kitchen. The phased improvements would strengthen an established winery's ability to process and store wine while supporting its customer-facing activities. Incorporating solar panels into a roof cover also makes productive use of winery infrastructure for renewable energy generation.

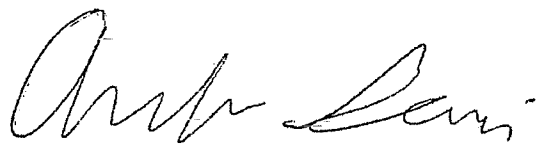
We appreciate that the application proposes no changes to the previously approved authorization for 12 marketing events with a maximum of 300 people. Maintaining those limits while improving the facility allows the winery to invest in its operations within the existing event authorization. Winery marketing activities can connect consumers with agricultural products and strengthen appreciation for the growers and businesses behind them.

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WWW.SJFB.ORG

The property's General Agriculture zoning and General Plan designation, together with its Williamson Act contract, underscore the importance of maintaining its agricultural purpose. Our support is grounded in the project's connection to the existing winery and continued agricultural processing and marketing. Implementation should remain consistent with applicable Williamson Act requirements and protect neighboring agricultural operations.

Projects that strengthen agricultural businesses help sustain the economic viability of farming in San Joaquin County. For these reasons, San Joaquin Farm Bureau supports approval of PA-2500204, subject to applicable County requirements and adopted mitigation measures. Thank you for considering our comments. Please include this letter in the administrative record for the application.

Sincerely,



Andrew Genasci
Executive Director
San Joaquin Farm Bureau

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WWW.SJFB.ORG

SAN JOAQUIN FARM BUREAU FEDERATION

MEETING TODAY'S CHALLENGES / PLANNING FOR TOMORROW

September 29, 2026

San Joaquin County Planning Commission
c/o Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205

RE: Opposition to Conditional Use Permit PA-2500218 — Duncan Road Solar Project

Dear Chair and Members of the Planning Commission:

On behalf of the San Joaquin Farm Bureau, I am writing in opposition to Conditional Use Permit PA-2500218 for the proposed Duncan Road Solar Project at East Comstock Road and North Duncan Road in Linden. We respectfully urge the Commission to deny the application because it would convert Prime Farmland to utility-scale energy generation for an anticipated 35 years.

San Joaquin Farm Bureau supports responsible renewable energy development and recognizes solar generation's role in meeting California's energy needs. Thoughtful siting can advance those goals while protecting the agricultural resources that support our local economy, food production, and future generations of farmers. Our concern is the proposed location on high-quality agricultural land.

The County's current staff report describes a 15.2-acre facility generating up to 3 megawatts of electricity. The property is zoned AG-40 and designated General Agriculture in the General Plan. The Initial Study identifies the site as Prime Farmland and acknowledges active agriculture on surrounding properties. Prime Farmland is a valuable agricultural resource, and its long-term availability for farming should receive substantial weight in this decision.

California Farm Bureau Policy 430, Land Use, recognizes agriculture's invaluable economic contribution, calls for preventing incompatible uses from encroaching into agricultural areas, and gives agricultural land high priority in general plans and zoning ordinances. Policy 426, Conservation of Agricultural Land, likewise supports protection of the agricultural industry and farmland base, emphasizing economic viability and voluntary, incentive-based conservation. These policies support careful consideration of the agricultural consequences of this proposal.

Policy 760, Electrical Power Generation, directly addresses solar siting. It states that solar projects on private, agriculturally viable land should remain subordinate to the agricultural operation and should not permanently impede or reduce future productive capacity. It further provides that utility-scale renewable energy facilities in exclusively agricultural zones may be allowed to the extent those lands become nonviable. The materials reviewed do not demonstrate that this site has become agriculturally nonviable or that the proposed solar use would remain subordinate to farming.

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The Initial Study explains that the walnut orchard was removed in July 2023 and the site has remained fallow. However, the absence of a current crop does not establish that Prime Farmland has lost its agricultural viability. Orchard removal and fallowing can occur as growers respond to markets, replace aging trees, or consider different crops. Land that is currently idle should not automatically be treated as land that can no longer support viable agriculture.

We recognize the use of driven piers and the proposed decommissioning and restoration measures intended to preserve future agricultural capability. However, eventual restoration does not recover the agricultural opportunity forgone during a 35-year operating life. The Initial Study relies on the site's fallow condition and potential restoration to conclude agricultural impacts would be less than significant. We believe the County should give greater weight to the duration of the conversion and the resulting loss of access to this farmland for crop production.

The site plan illustrates the proposed use's intensity: approximately 7,190 photovoltaic modules, 12 inverters, associated electrical infrastructure, security fencing, and internal access roads. Although improvements may ultimately be removed, the project area would function primarily as an electrical generation facility throughout its operational life. Preserving the possibility of future farming does not preserve the opportunity to farm during those intervening decades.

California Farm Bureau Policy 421, Planning and Zoning, Section F, states that nonfarm development should not be considered compatible with agricultural zones when it significantly compromises productive capability, displaces or impairs agricultural operations, or intensifies pressure to convert other agricultural lands. We are concerned about the cumulative implications of repeatedly approving solar facilities on Prime Farmland. Individually modest projects could collectively remove substantial acreage from agricultural use and encourage similar proposals on other productive properties.

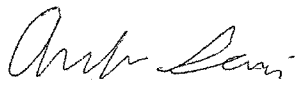
Policy 759, Renewable Energy and Fuels, further reflects this concern. Except for electricity used on site, it opposes counting solar projects on Prime Farmland, Farmland of Statewide Importance, or Unique Farmland toward increases in renewable portfolio standard targets above 2020 levels. While this concerns renewable energy accounting rather than local permit eligibility, it reinforces the importance of protecting high-quality farmland in energy siting decisions.

We encourage the County to direct solar development toward rooftops, parking areas, developed or disturbed nonagricultural sites, and land demonstrated to lack agricultural viability. Although this parcel is not under a Williamson Act contract, its Prime Farmland classification and agricultural setting remain important considerations. Protecting our best farmland and pursuing renewable energy are compatible goals when projects are appropriately located.

For these reasons, we respectfully request denial of PA-2500218. The County should give significant weight to the long-term loss of agricultural opportunity and the cumulative implications of utility-scale solar development on Prime Farmland. San Joaquin County's agricultural future depends on retaining the land base that makes farming possible, including land temporarily out of cultivation.

Thank you for considering our comments. Please include this letter in the administrative record for PA-2500218 and keep the San Joaquin Farm Bureau informed of future actions regarding the project.

Sincerely,



Andrew Genasci
San Joaquin Farm Bureau
andrew@sjfb.org
209-931-4931

From: PAUL VACCAREZZA
To: pcrecords [CDD]
Subject: Conditional Use Permit PA-2500218
Date: Thursday, October 1, 2026 10:50:36 AM

[You don't often get email from paulvacc@sbcglobal.net. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good Morning,

I write in opposition to the solar project (conditional use permit no PA-2500218) proposed at the northeast corner of Comstock Road at Duncan Road in Linden. I live at 7790 N Duncan Rd in Linden which is the neighboring property. These solar farms are eyesores that should be only be built out of public view. This area has always been a picturesque agricultural landscape. This is a heavily traveled intersection and having an industrial project here diminishes the desirability of the area. A construction project of this magnitude will make travel in the area difficult, inconvenience local farmers and commuters, deteriorate our roads and make surrounding properties less attractive and valuable. I urge that the planning commission deny this permit and let the town of Linden remain a farming community.

Thank You for Your Consideration,

Paul Vaccarezza

From: Tvacc
To: pcrecords [CDD]
Subject: Strong Opposition to Conditional Use Permit PA-2500218 – Proposed Duncan Road Solar Project
Date: Thursday, October 1, 2026 1:49:51 PM

You don't often get email from tiffvac50@gmail.com. Learn why this is important

Dear Members of the San Joaquin County Planning Commission,

I am writing to respectfully but strongly oppose **Conditional Use Permit PA-2500218**, the proposed 14.5-acre, 3-megawatt ground-mounted solar facility at 18133 East Comstock Road in Linden.I understand the importance of renewable energy, and I do not oppose solar energy. I oppose putting a utility-scale solar facility on this particular piece of agricultural land, directly next to homes and our family ranch. This is farmland, NOT empty land!

This property is designated **General Agriculture/AG-40** and has historically been part of our agricultural community. Our family has spent generations farming walnuts and cherries, and our ranch sits immediately next to the proposed solar facility. Farmland should not be viewed as vacant land simply because it is not currently planted with a permanent crop. It is a valuable resource and an important part of our community's identity, economy, wildlife habitat, and future.

Once agricultural land is converted to a large-scale industrial use, we cannot simply recreate what was lost.California needs renewable energy—but it also needs farmland. We should not have to sacrifice one when other locations for solar development may exist.

This location MATTERS!The proposed facility would fundamentally change the character of the property directly next to our family ranch. Instead of an agricultural neighbor, we would have a utility-scale energy facility with rows of solar panels, electrical equipment, tracking systems, fencing and other infrastructure.The project is also located at the corner of Duncan Road and East COmstock Road, near the newly constructed roundabout. THis is not an isolated industrial location. It is part of an established agricultural and residential community. The County's environmental review identifies agriculture, noise, aesthetics, air quality, biological resources, hydrology, and land-use compatibility as issues associated with this project.

The noise is particularly concerning. Although this may be an unmanned facility, it will still contain electrical equipment, inverters, and tracking systems that can produce ongoing noise. For families living immediately next door, even relatively low levels of continuous noise can significantly affect our quality of life not to mention that there was just a roundabout built at that same intersection.

There are REAL ENVIRONMENTAL CONCERNS! The environmental impacts

should not simply be dismissed because solar energy is renewable. The California Department of Fish and Wildlife specifically raised concerns about Swainson's hawks, nesting birds, and Crotch's bumble bee in connection with this project. CDFW noted six documented occurrences of Swainson's hawks within five miles of the project and recommended additional protections and surveys.These concerns demonstrate that the agricultural landscape surrounding this property provides important habitat.

Converting agricultural land into a large-scale solar facility means changing the soil, vegetation, drainage, habitat, and visual character of the property. We should carefully consider what we are losing—not just what we are gaining.

PLEASE DO NOT MAKE OUR FARM THE SACRIFICE

What concerns me most is the precedent this project could set. Agricultural land disappears one parcel at a time. If we continue allowing agricultural properties to be converted to industrial uses, eventually there will be less and less farmland left. Our orchards, ranches, fields, and farms are not empty spaces waiting for development. They are part of who our community is. There are rooftops, parking areas, already-developed properties, and other disturbed locations where renewable energy can be developed without placing a utility-scale facility directly beside working farms and homes.

I respectfully ask the Planning Commission to **deny Conditional Use Permit PA-2500218** and preserve this property for agricultural use.

Please consider the long-term impact on our farmland, our wildlife, our surrounding homes, our family ranch, and the agricultural character of our community.

California can pursue renewable energy without sacrificing the farmland that has sustained our communities for generations. Please choose a location where the two do not have to compete.

Thank you for your consideration.

Respectfully,

Tiffini Vaccarezza
5458 North Catherine Lane Linden CA 95236
209-640-2230 tiffvac50@gmail.com

From: Lilly Freeman
To: pcrecords [CDD]
Subject: Support for conditional use permit
Date: Thursday, October 1, 2026 2:44:26 PM

You don't often get email from lillyfreeman11@live.com. Learn why this is important

My name is Lilly Selke and I am a resident of Linden. I support approval of conditional use permit PA-2500218 as I believe in free use of one's property without concern for whether it may be an "eyesore" to completely uninterested parties. I encourage you to approve the permit.

Thank you.

PROJECTS SCHEDULED FOR 10/15/2026 PC

No items scheduled at this time.

PROJECTS SCHEDULED FOR 11/05/2026 PC

WAIVER AND MAJOR SUBDIVISION NO. PA-2500349 AND PA-2500350 OF WAYNE K. GONG & HAI YAN SHEN & YONGXIA LI & RONGKUAN WEN (C/O SHOUP LAND SURVEYING) This project is comprised of two applications: A Waiver to reduce the minimum lot size in the AL-5 (Limited Agriculture, 5-acre minimum) zone from 5-acres to 4.5-acres; and a Major Subdivision to subdivide two existing parcels totaling 43.06-acres into eight parcels each 4.5-acres in size with a designated remainder containing 4.56-acres.

The project site is on the southeast corner of E. Peltier Road and N. Elliott Road, Acampo. (APN/Address: 017-270-01, -02 / 12500 E Peltier Rd, Acampo) (Supervisorial District: 4)

ADMINISTRATIVE USE PERMIT NO. PA-2600210 OF BALRAJ SINGH DHALIWAL (C/O BAY AREA TRANSPORTATION) An Administrative Use Permit application for Owner-Operator Truck Parking for 2 trucks and 4 trailers. The parcel has direct access to East State Route 120. The parcel is served by on-site well and septic systems, and natural storm drainage. The parcel is not under Williamson Act contract.

GENERAL PLAN TEXT AMENDMENT NO. PA-2600381 OF SAN JOAQUIN COUNTY (C/O SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT) A General Plan Text Amendment to reference the Multi-Jurisdictional Hazard Mitigation Plan prepared by the Office of Emergency Services in the Safety Element of the General Plan.

Revisions Of Approved Actions NO. PA-2500385 OF Claude C. Wood (C/O George Reed Sand and Gravel) for Quarry Operation Application number QX-84-0002 to amend condition 5, which limits plant operations to the hours of 5:00 A.M. to 9:00 P.M. The applicant is seeking an amendment to allow up to 100 nights of extended hours of operation. No changes to the on-site operations are being proposed. This property is not under a Williamson Act contract. The project is located south of East Jahant Road, 2,670 ft southeast of East Peltier Road, northwest of the town of Clements. (Supervisorial District: 4)

~~**ADMINISTRATIVE USE PERMIT NO. PA-2600211 OF KAUR PAWANPREET (C/O DILLON & MURPHY)** An Administrative Use Permit for Owner-Operator Truck Parking. The proposed project consists of parking for up to two (2) trucks and four (4) trailers. The applicant is requesting a Zoning Administrator's Determination to modify the parking area surfacing requirements and allow an all-weather surface in lieu of asphalt concrete or Portland cement concrete. The subject parcel has direct access from County-maintained West Bowman Road and is served by private well, septic, and on-site storm drainage systems. The parcel is not under a Williamson Act contract.~~

FLOOD VARIANCE NO. PA-2500408 OF JOAQUIN DIAZ & LORENA S GARCIA (C/O JTOSTE ENGINEERING) to facilitate the construction of a 2,400 square foot agricultural building. The project site is not under a Williamson Act Contract. This permit application is in conjuncture with Building Permit Application number RES-ACC-BP-2502001.

PROJECTS SCHEDULED FOR 11/19/2026 PC

No items scheduled at this time.