



San Joaquin County Administration Building
44 N. San Joaquin St., Board of Supervisors Chambers, Stockton, California

**Thursday, October 1, 2026
6 P.M.**

PUBLIC HEARING INFORMATION:

The Board of Supervisors chambers will now be open to the public without restrictions. In addition, please note that public participation is still permitted remotely by email (pcrecords@sjgov.org) or by Microsoft Teams (via computer and/or phone) as explained on the Community Development Department website and public hearing notice. Please visit our Planning Commission page at <https://sjgov.link/planning-commission> for the most current information regarding public participation.

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: 847 406 772#

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. Please note that the chat function of Microsoft Teams is not actively monitored and questions or comments made using this function will not be considered part of the official record.

WATCH:

Live stream the Planning Commission meetings at:

<https://www.youtube.com/@SanJoaquinCountyCA/streams>

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 may be submitted by sending an email to pcrecords@sjgov.org. Written comments received by 3:00 pm on the day of the hearing will be provided to Planning Commissioners at the hearing and be part of the written record and written comments received between 3:00 pm and the end of the hearing will become part of the written record on the item. Emailed comments regarding a specific agenda item should include the application number in the subject line. **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 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 in-person or via Microsoft Teams (limited to 3 minutes), or email to pcrecords@sjgov.org.
- Project opponents may provide testimony in-person or via Microsoft Teams (limited to 3 minutes), or email to pcrecords@sjgov.org.
- 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**

- **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 3 minutes.**

- **Minutes From Hearing(s) of 08/20/2026**
- **Action on Requests for Continuances or Withdrawals (if needed)**
- **Explanation of Hearing Procedures**
- **Action Item:**
 - **Non-Contested Agenda (Item No. 1, 2 and 3):** Items calendared for non-contested agenda will be approved in one motion without a separate public hearing unless a member of the Planning Commission or the audience requests that the item be removed from the non-contested calendar and heard separately.

- NON-CONTESTED 1. DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2600302 OF SAN JOAQUIN COUNTY (C/O SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT)** This project is a Development Title Text Amendment to update tables and text within Series 200, 400, 500, 600, 700, 800, and 900 regarding:
- Pre-application review for General Plan amendments and Zone Reclassifications
 - Ancillary storage for the Trucks Services - Parking use type
 - Water, wastewater, and storm drainage service for areas outside of urban communities
 - Lot Line Adjustment standards for review
 - Farm Employee Housing consistency with the underlying General Plan designation
 - Utility-scale Solar Energy System Requirements
 - Various other typos, errors, and omissions.

The project site 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 filed if the project is approved.

- NON-CONTESTED 2. CONDITIONAL USE PERMIT NO. PA-2500204 OF SPENKER RANCH, INC. (C/O MICHAEL W. SMITH)** for the expansion of an existing large winery. The project will take place in two phases over five years. Phase One includes the permitting of the following existing structures: five 256-square-foot shade structures, a 324-square-foot shade structure, a 2,240-square-foot shade structure comprised of 2 shipping containers and a connecting roof cover to be utilized as a maintenance building and storage, a 2,800-square-foot shade structure, an 8,000-square-foot winery storage building. Phase Two includes the construction of the following: an 8,000-square-foot wine processing building, a 9,600-square-foot shade structure with solar array, and a 320-square-foot shipping container to be utilized as a commercial kitchen. This project was previously approved for 12 marketing events for a maximum of 250 people under permit PA-0200114. No changes are proposed to the previously approved events. The winery is accessed from West Turner Road and is served by on-site well and septic systems, and natural storm drainage. The project site is on the northwest corner of West Turner Road and North Davis Road, Lodi (Supervisory District: 4)

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

- NON-CONTESTED 3. VARIANCE NO. PA-2600102 AND MINOR SUBDIVISION NO. PA-2600101 OF CHELSEA CHANDLER (C/O DILLON AND MURPHY)** This project is comprised of two components: Variance No. PA-2600102 requests to reduce the minimum required parcel size in the AG-40 (General Agriculture, 40-acre minimum) zone from 40 acres to 18 acres and 25 acres in order to facilitate a Minor Subdivision. Minor Subdivision No. PA-2600101 proposes subdividing an existing 42-acre parcel into two parcels. Parcel 1 to contain 25 acres. Parcel 2 to contain 18 acres. Parcel 1 will utilize existing direct access to the south of East Clarksdale Road. Parcel 2 will utilize existing direct access to the north of East Clarksdale Road. Both parcels will utilize existing separate private well systems for water service, private septic systems for wastewater, and private storm drainage. The project site is north and south of E. Clarksdale Rd., approximately 1,348' east of N. State Route 99 E. Frontage Rd., Acampo (Supervisory District: 4)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15061(b)(3). A Notice of Exemption will be filed if the project is approved.

- 4. CONDITIONAL USE PERMIT NO. PA-2500218 OF LOUIS & JEANETTE BARBAGELATA TR (C/O RPCA SOLAR 11, LLC)** to construct a 14.5-acre ground-mounted photovoltaic energy facility. The project will generate up to 3 megawatts of solar energy utilizing photovoltaic solar modules, inverters, and appurtenant electrical equipment and distribute the useable energy to the electric grid. The modules will be anchored in the ground using driven piers and mounted on a steel racking system employing single-axis tracker technology that efficiently tracks the sun's movement. The overall height of the array is not expected to exceed 15 feet above the existing ground surface at maximum tilt. The Project will interconnect to the existing PG&E electrical distribution system adjacent to the site along East Comstock Road. The project will be accessed from East Comstock Road and will be served by on-site well and septic, and natural drainage. However, the project is not expected to require the use of water or wastewater disposal. The project site is on the northeast corner of East Comstock Road and North Duncan Road, Linden (Supervisory District: 4)

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

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

Donald Ruhstaller, Chair

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Jennifer Jolley, Secretary

Pursuant to Government Code section 65009(b)(2): If you challenge the proposed projects 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 San Joaquin County Planning Commission at, or prior to, the public hearing. The appeal period for this agenda expires on October 12, 2026, at 5:00 p.m., and the appeal fee is \$910.