



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

**Thursday, October 16, 2025**  
**SPECIAL TIME: 6 P.M.**

### **SPECIAL 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](mailto: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/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 may be submitted by sending an email to [pcrecords@sjgov.org](mailto: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 5 minutes), or email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org).
  - Project opponents may provide testimony in-person or via Microsoft Teams (limited to 5 minutes), or email to [pcrecords@sjgov.org](mailto: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.
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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.**
  - **Action Item:**
    - **Consent Agenda (Item 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. CONDITIONAL USE PERMIT NO. PA-2300155 OF DDS DIGESTER, LLC (C/O SROM)**  
This project is a Conditional Use Permit to install a manure anaerobic digester and natural gas processing system to capture greenhouse gases. Located on 10 acres of a 218.19-acre dairy parcel, the project includes installation of the components for solids separation and wastewater recycling, installation of the anaerobic digester and biogas collection system, as well as construction of a new lined and covered pond, an 800 square foot office building, and a 1,404 square foot equipment building. To meet the biogas production target, solid manure will be trucked in from 10 farms within a 4-mile radius, generating an estimated 17 daily supply trips. Renewable natural gas (RNG) will be trucked away 3 times per day. (Use Type: Renewable Energy – Biomass) The project site is on the north side of E. Dodds Rd., 1 mile east of E. Mariposa Rd., Escalon. (Supervisory District: 4)

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

**CONSENT 2. CONDITIONAL USE PERMIT NO. PA-2500159 OF JESUS E. AND ESTHELA M. MEZA TR (C/O BRIX AND HOMES REAL ESTATE COMPANY INC.)** for a bulk storage, blending, and distributor of dry cement mix under the Industry General use type. This use will be in addition to a previously approved wholesale landscape business and truck sales office approved under PA-2000184. This project proposes the construction of a 6,750 square foot metal building being proposed will replace the structure that was previously approved for PA-2000184. The applicant is requesting a parking modification to reduce the

required vehicle parking spaces from 32 to 9 vehicle parking spaces, based on the estimated number of employees and customers. Access to the site will be provided by the existing driveway at the southeast terminus of Teepee Drive and Wigwam Drive. The project site will be served by a new septic system for wastewater, Private California Water for water service, and CSA17 for terminal storm drainage. This parcel is not under a Williamson Act Contract. The project site is located on the Southwest corner of Teepee Drive and Wigwam Drive in Stockton. (Supervisory District: 4)

**Environmental Determination:** This project is exempt from CEQA pursuant to Section 15303. A Notice of Exemption will be filed if the project is approved.

3. **VARIANCE NO. PA-2400350 OF PARMINDER K. & HARRY S. SHERGILL (C/O PAUL KOZLOW)** This project is a Variance requesting a reduced front yard setback from zero (0) feet to -13.24 feet for an existing, unpermitted open fence consisting of 3-foot-high CMU block topped by 3-foot-high wrought iron, that is located within the County right-of-way of North Alpine Road. This property is not under Williamson Act Contract. The project site is located on the east side of N. Alpine Road, 1118 feet south of E. Live Oak Road, Stockton. (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.

- **Other Business:**
- **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 27, 2025, at 5:00 p.m., and the appeal fee is \$1,027.30.