



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

Thursday, May 21, 2026
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) 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

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 5 minutes), or email to pcrecords@sjgov.org.
 - Project opponents may provide testimony in-person or via Microsoft Teams (limited to 5 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.
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- **Flag Salute**
 - **Roll Call**
 - **Minutes From Hearing(s) of 04/03/2025, 03/05/2026**
 - **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:**
 - **Non-Contested Agenda (Items No. 1 and 2):** 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. **CONDITIONAL USE PERMIT NO. PA-2600014 OF JORDAN W JONES (C/O CALSOLAR) for a 4,043.52-kilowatt (kW) ground-mounted photovoltaic system occupying approximately 14.47 acres. Site access will be provided via an existing driveway located at the south end of East Lone Tree Road, a County-maintained roadway, as well as a proposed fire access road. The facility will be unmanned. The parcel is currently subject to a Williamson Act Contract. The project site is on the south side of East Lone Tree Road, approximately 2,025 feet west of South Due Road, west of Escalon. (Supervisory District: 4)**

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

NON-CONTESTED 2. **VARIANCE AND ZONING COMPLIANCE REVIEW NO. PA-2500358 AND PA-2500407 OF MONTEZUMA FIRE DISTRICT (C/O DOMINGUEZ CONSTRUCTION INC.) is a project comprised of two components, a Variance and a Zoning Compliance Review:**

- Variance Application No. PA-2500358 requests to reduce the minimum setbacks in the R-L (Low Density Residential) zone for the expansion of an existing fire station. The proposed reductions are as follows:

Rear Setback – From 10 feet to 0 feet

Side Setback – From 5 feet to 0 feet.

No reductions are proposed for the front or street side setbacks.

- Zoning Compliance Review Application No. PA-2500407 proposes an 823.5-square-foot addition to the existing fire station under the 25% expansion provision (Development Title Section 9-200.020(a)). This addition includes a 250 square-foot locker room, a 240 square-foot bunkhouse, a 573.5 square-foot expansion to an existing covered patio.

Access to the site will be provided via the existing driveways from the county-maintained roads of South B Street and East 10th Street. The project site is served by the City of Stockton for sewage, California Water Service for water, and a public storm drain system. The project site is on the Southwest corner of East 10th Street and South B Street, Stockton. (Supervisorial District: 1)

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. **GENERAL PLAN AND DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2600004 OF SAN JOAQUIN COUNTY (C/O SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT)** to allow parcels smaller than 2 acres in size to be redesignated to the Warehouse Industrial General Plan land use designation and zoning in specific cases. The proposed amendments also include language to ensure coordination with cities during the review process for Warehouse Industrial projects, where applicable. This application is being reviewed concurrently with General Plan Map Amendment/Zone Reclassification No. PA-2500411 and Administrative Use Permit No. PA-2500412. The project site is Countywide. (Supervisorial 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.

4. **GENERAL PLAN MAP AMENDMENT, ZONE RECLASSIFICATION, AND ADMINISTRATIVE USE PERMIT NO. PA-2500411 AND PA-2500412 OF ROBERT D. BEADLES FAMILY TRUST (C/O POWER SAFETY SERVICE LLC)** This project is comprised of 2 applications:

- General Plan Map Amendment/Zone Reclassification No. PA-2500411 to change the General Plan map designation and zoning of a 1.01-acre parcel from General Agriculture (A/G | AG-40) to Warehouse Industrial (I/W | I-W).
- Administrative Use Permit No. PA-2500412 to establish a traffic control business on the 1.01-acre parcel. The project includes converting an existing 5,498-square-foot farm services building to an office for administrative functions and construction of a 4,000-square-foot building for equipment storage and minor repairs. Equipment stored on-site will include light towers, arrow boards, cones, barricades, signage, and related equipment.

The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage. The project will utilize the existing driveway on the south side of E. Harney Lane for access. The property is not under Williamson Act Contract. This project is being reviewed concurrently with a County-initiated General Plan & Development Title Text Amendment (PA-2600004). The project site is on the south side of E. Harney Lane, 0.6 miles east of State Route 99, Lodi. (Supervisorial 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.

5. **CONDITIONAL USE PERMIT NO. PA-2600027 OF JORDAN W JONES (C/O CALSOLAR)** for a 4,199.04-kilowatt (kW) ground-mounted photovoltaic system occupying approximately 10.59 acres. Site access will be provided via an existing driveway located at the east of Harold Avenue, a County-maintained roadway, as well as a proposed fire access road accessed off of South Harold Avenue and East Lemon Avenue. The facility will be unmanned. The parcel is currently subject to a Williamson Act Contract. The project site is on the Southeast corner of East Lemon Avenue and South Harold Avenue, east of Escalon. (Supervisory District: 5)

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

6. **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. (Supervisory District: 5)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15183. 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

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 June 01, 2026, at 5:00 p.m., and the appeal fee is \$1,027.30.