



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

**Thursday, July 16, 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.
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- **Flag Salute**
 - **Roll Call**
 - **Minutes From Hearing(s) of 06/18/2026**
 - **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 (Item 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. GENERAL PLAN MAP AMENDMENT NO. PA-2400220, AND ADMINISTRATIVE USE PERMIT NO. PA-2400217 OF ALAWDO ZAKRYA (C/O MOHAMED ELSHAFEI) This project consists of two applications: 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. The proposed use will have no-site eating facilities. The project proposes new on-site well, septic, and storm water drainage systems. Driveways are proposed on both South El Dorado Street and South Harlan Road. The project site is on the east of South El Dorado Street., 85 feet south of East Hurd St, French Camp. (Supervisory District: 3)

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

NON-CONTESTED 2. CONDITIONAL USE PERMIT NO. PA-2500075 OF FRANK BORGES (C/O FREDERICK TOMATORE) to establish a manure anaerobic digestion facility consisting of two above-ground cow manure “digesters” totaling 7,200 square feet and located on a 2.9-acre portion of an existing 78.8-acre dairy site. The digesters consist of a concrete base with a heavy-duty rubber bladder. A third external bladder will be used as an emergency methane gas containment in lieu of a combustion flare. Manure wastewater from the

existing lagoons and manure will be pumped approximately 100 yards into the digester bladders. No manure will be processed from off-site donor dairies. The biogas from the bladders will be converted into biomethane gas (RNG), compressed, and loaded onto gas trucks. Once fully operational, the facility will generate approximately 12 truck trips per month. The parcel has direct access from East Brady Road. The project site is currently served by an on-site well for water, an on-site septic system for wastewater, and natural storm drainage. The project site is on the South side of East Brady Road, 3,130' East of South Manteca Boulevard, Manteca. (Supervisory District: 5)

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

3. **ADMINISTRATIVE USE PERMIT NO. PA-2500240 OF ROGER & CATHERINE C. TOWERS (C/O ROGER & CATHERINE C. TOWERS)** 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. (Supervisory District: 5)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15303. 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 July 27, 2026, at 5:00 p.m., and the appeal fee is \$910.