



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

**Thursday, July 18, 2024**  
**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, limited to 250 words or less, may be submitted by sending an email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org). **Emailed public comments are limited to 250 words or less.** If they are received before or during the hearing they will be read into the record. Emailed comments regarding a specific agenda item should include the application number in the subject line. Emailed comments received prior to the close of the public hearing will be included in the official record on file with the Planning Commission. **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 hearing, 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) (limited to 250 words). Emailed comments received in support of the project will be read into the record.
  - 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) (limited to 250 words). Emailed comments received in opposition of the project will be read into the record.
  - 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 or 250 words for comments provided via email to [pcrecords@sjgov.org](mailto:pcrecords@sjgov.org).**
  - **Action Item:**
    - **Consent Agenda (Item Nos. 1, 2, & 3):** 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. REVISIONS OF APPROVED ACTIONS FOR A PREVIOUSLY APPROVED QUARRY EXCAVATION NO. PA-0400250 OF REED LEASING GROUP LLC (C/O BASIC RESOURCES, INC.)** This project is a Revisions of Approved Actions application for a previously approved Quarry Excavation application to amend Condition of Approval 1.a. and 1.n. to add 23 years to extend the ultimate timeline of the project from 26 years to 49 years. The project includes the removal of 2.4 million cubic yards of rock, sand, and gravel in 3 phases. No increase in tonnage, phasing or changes to the final reclamation plan are proposed with this application, and all other Conditions of Approval will remain the same. Final reclamation will be completed by December 31, 2054. The project site is located on the southeast corner of S. Henry Rd. and E. Hall Ave., Escalon (Supervisory District: 5)

**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.

**CONSENT 2. REVISIONS OF APPROVED ACTIONS FOR A PREVIOUSLY APPROVED QUARRY EXCAVATION NO. PA-0200182 OF REED LEASING GROUP LLC (C/O BASIC RESOURCES, INC.)** This project is a Revisions of Approved Actions application for a previously approved Quarry Excavation application to amend Conditions of Approval 1.a and 1.q to add 15 years to extend the ultimate timeline of the project from 18 years to 33 years. The project includes the removal of approximately 1 million cubic yards of rock, sand, and

gravel in 3 phases. No increase in tonnage, phasing, or changes to the final reclamation plan are proposed with this application, and all other Conditions of Approval will remain the same. Final reclamation will be completed by December 31, 2038. The project site is located on the north side of State Route 88 / State Route 12 Highway, 4,800 feet west of Mackville Rd., Clements (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.

**CONSENT 3. GENERAL PLAN MAP AMENDMENT NO. PA-2000228, ZONE RECLASSIFICATION NO. PA-2000229, & SITE APPROVAL NO. PA-2100229 OF DHANDA DEVELOPMENT GROUP, INC. (C/O DILLON AND MURPHY)** The project consists of 3 applications:

- General Plan Map Amendment No. PA-2000228 to change the General Plan designation of a 2.95 acre parcel from R/R (Rural Residential) to C/FS (Freeway Service Commercial).
- Zone Reclassification No. PA-2000229 to change the zoning of the same 2.95 acre parcel from R-R (Rural Residential) to C-FS (Freeway Service Commercial).
- Site Approval No. PA-2100229 to construct a 17,152 square foot fueling station for automobiles and trucks with a convenience store, 2 fast food restaurants, and a drive thru coffee shop.

The project site is located within the Rural Community of Collierville on the east side of State Route 99 at the southwest corner of E. Liberty Road and the N. State Route 99 on- and off-ramps. The project site is located on the southwest corner of E. Liberty Rd. and N. State Route 99 E. Frontage Rd., Galt. (Supervisory District: 4)

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

**4. GENERAL PLAN MAP AMENDMENT NO. PA-1800112, ZONE RECLASSIFICATION NO. PA-1800156, & USE PERMIT NO. PA-1800300 OF GLOBAL CARRIER, INC.**

The project consists of 3 applications to facilitate the establishment of a freight and truck terminal:

- General Plan Map Amendment No. PA-1800112 to change the General Plan designation of a 10.0 acre parcel from A/G (General Agriculture) to I/T (Truck Terminal).
- Zone Reclassification No. PA-1800156 to change the zoning designation of the same 10.0 acre parcel from AG-40 (General Agriculture, 40 acre minimum) to I-T (Truck Terminal).
- Use Permit No. PA-1800300 for a truck terminal to include construction of a 4,800 square foot shop, a 4,800 square foot transfer dock, a 3,500 square foot office, and 109 truck trailer parking spaces.

The project site is located on the south side of E. State Route 120, one mile east of State Route 99, Manteca (Supervisory District: 5)

**Environmental Determination:** A Mitigated Negative Declaration for this project has been

prepared and is proposed for adoption.

5. **ADMINISTRATIVE USE PERMIT NO. PA-2300166 OF SAN JOAQUIN RIVER CLUB INC. (C/O VERTICAL BRIDGE AND ASSURANCE DEVELOPMENT)** to construct a 100-foot-tall monopole telecommunications tower with related equipment within a 2,046 square foot lease area on an existing parcel developed with residential uses known as the San Joaquin River Club. The project site is located at the San Joaquin River Club property on the northeast side of S. Kasson Road, at the southern terminus with E. Durham Ferry Road/S. Airport Way, east of Tracy. (Supervisorial District: 5)

**Environmental Determination:** This project is exempt from CEQA pursuant to Section 15303 Class 3. A Notice of Exemption will be filed if the project is approved.

6. **ELECTION OF OFFICERS.** A vote by the Planning Commission for appointment of Chair and Vice-Chair for the upcoming year of service.

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

James Grunsky, Chair

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Jennifer Jolley, Secretary

Pursuant to Government Code section 65009(b)(2): If you challenge the proposed project 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 29, 2024, at 5:00 p.m., and the appeal fee is \$1,027.30. The appeal fee for Mountain House projects is \$4,680.12, or the cost of time and materials at the discretion of Staff.