



SPECIAL LOCATION:

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

Thursday, October 17, 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) 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**
 - **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:**
 1. **GENERAL PLAN MAP AMENDMENT NO. PA-2200213, ZONE RECLASSIFICATION NO. PA-2200214, ADMINISTRATIVE USE PERMIT NO. PA-2300130, AND ADMINISTRATIVE USE PERMIT NO. PA-2300133 OF TDT FARMS, LLC / TOM & MARI GOTELLI (C/O KEVIN SWANSON)** The project consists of 4 applications:
 - General Plan Map Amendment No. PA-2200213 to change the General Plan designation of 2 contiguous parcels (APNs: 013-220-13 and 013-220-58) totaling 30.09 acres from A/G (General Agriculture) to I/W (Warehouse Industrial);
 - Zone Reclassification No. PA-2200214 to change the zoning of the same 2 contiguous parcels totaling 30.09-acres from AG-20 (General Agriculture, 20 acre minimum) to I-W (Warehouse Industrial);
 - Administrative Use Permit No. PA-2300130 to establish a standalone truck parking and leisure vehicle storage facility on APN: 013-220-13 for the outdoor parking of 150 truck tractors and 50 truck trailers, outdoor storage of 25 recreational vehicles or boats, and installation of a 1,000 square foot commercial coach to be used as an accessory office (Use Types: Truck Services - Parking and Equipment Sales, Repair, and Storage - Leisure, Storage); and,
 - Administrative Use Permit No. PA-2300133 to establish a separate standalone truck parking and leisure vehicle storage facility on APN: 013-220-58 for the outdoor parking of 150 truck tractors and 50 truck trailers, outdoor storage of 25 recreational vehicles or boats, and installation of a 1,000 square foot commercial coach to be used as an accessory office (Use Types: Truck Services - Parking and Equipment Sales, Repair, and Storage - Leisure, Storage).

The project site is comprised of 2 contiguous parcels. Parcel 013-220-13 is located on the south side of East Woodbridge Road, approximately 90 feet west of North State Route 99 West Frontage Road. Parcel 013-220-58 is located on the west side of North State Route 99 W. Frontage Road, 1,000 feet south of East Woodbridge Road north of the City of Lodi. (Supervisory District: 4)

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

2. GENERAL PLAN AND DEVELOPMENT TEXT AMENDMENT NO. PA-2400268 OF SAN JOAQUIN COUNTY (C/O SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT) This project is a General Plan and Development Title Text Amendment to provide alternative housing options in San Joaquin County by allowing Manufactured/Mobile Home Parks in agricultural areas and additional residential areas, along with a few related amendments.

- Amendments to the 2035 General Plan, Part 3, 3.1 Community Development Element include adding new Land Use Goal LU-7.22 Density Exceptions to clarify that density requirements are not applicable to Manufactured/Mobile Home Parks and Farm Employee Housing; amending General Agriculture (A/G), Agriculture-Industrial (A/I), and Agriculture-Urban Reserve (A/UR) land use designations to note that Manufactured/Mobile Home Parks are an allowed use in these designations and to cite Goal LU-7.22; and amending Table LU-1 Land Use Designations and Development Standards to also cite Goal LU-7.22.
- Amendments to the Development Title include changes to Series 200, 400, 500, and 900 that primarily focus on updating the use type "Mobile Home Park" to "Manufactured/Mobile Home Park", with additional changes to allow the use type in the AG, AI, AU, and all residential zones subject to a Conditional Use Permit or Specific Plan; include design criteria and allow on-site amenities for all Manufactured/Mobile Home Parks, while also adding locational criteria and a required 100-foot buffer for projects located in agricultural areas; and other related minor amendments.

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.

- **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 28, 2024, at 5:00 p.m., and the appeal fee is \$1,027.30.