



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

Thursday, May 4, 2023
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, limited to 250 words or less, may be submitted by sending an email to 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 (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 (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.**
 - **Action Item:**
 1. **USE PERMIT NO. PA-2000012 OF 157 CALIFORNIA RESERVE, INC. (C/O JOHN VIERRA)** to establish a small winery in 2 phases over 5 years to include 4 buildings, including a tasting room.

The following winery events are also proposed:

- Marketing Events: 12 annual events with up to of 300 attendees
- Small-scale Accessory Winery Events: 65 annual events with a maximum of 80 attendees
- Large-scale Accessory Winery Events: 40 annual events with a maximum of 300

- attendees
- Wine Release Events: 4 annual events with a maximum of 300 attendees at any given time

Outdoor amplified sound is proposed for Marketing Events, Large-scale Accessory Winery Events, and Wine Release Events. The project site is reached via a 0.5-mile access easement off the east side of N. Davis Rd., 1 mile south of W. Peltier Rd., northwest of Lodi. (Supervisorial District: 4)

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

2. GENERAL PLAN MAP AMENDMENT NO. PA-2100168, ZONING MAP AMENDMENT NO. PA-2100169, AND ADMINISTRATIVE USE PERMIT NO. PA-2100170 OF LIGURIAN VILLAGE PROPERTIES, LLC. The project includes 3 applications:

- General Plan Map Amendment No. PA-2100168 to change the General Plan designation of a 1.9-acre parcel from R/L (Low Density Residential) to C/C (Community Commercial).
- Zoning Map Amendment No. PA-2100169 to change the zoning of the same 1.9-acre parcel from R-L (Low Density Residential) to C-C (Community Commercial).
- Administrative Use Permit No. PA-2100170 for construction of a 12,200-square-foot, multi-use, commercial building with leasable space for Offices, Eating and Drinking Establishments – Restaurant Limited Service, Produce Sales – Farmers’ Market Certified, and a Public Safety Facility. The project also includes an atrium and parking to include 6 EV recharging stations.

The project site is located at the southeast corner of E. Main St. and S. Miwuk Village Dr., Stockton (Supervisorial District: 1)

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

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

James Grunsky, Chair

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Corinne King, 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 April 17, 2023, at 5:00 p.m., and the appeal fee is \$1,018.00. The appeal fee for Mountain House projects is \$6,548.35, or the cost of time and materials at the discretion of Staff.