



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

**Thursday, September 7, 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](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

**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.

- **Flag Salute**

- **Roll Call**

- **Minutes From Hearing(s) of 3/16/2023 and 4/6/2023**

- **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 No. 1):** 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. DEVELOPMENT AGREEMENT AMENDMENT NO. PA-2200244 OF MH 284, LLC (C/O CHRIS POWELL, ESQ.)** The proposed Second Amendment to the Mathews-Rivani Development Agreement PA-0500148 (DA) would serve to extend the life of the Major Subdivision Map PA-0500143 (SU) and Tract Map No. 3506 to be consistent with the term

of the existing Development Agreement. The Second Amendment to the Development Agreement (“Amendment”) also clarifies and provides certainty of timing for public land dedication to the Mountain House Community Services District (“MHCS D”) as well as allowing original conditions of the Major Subdivision Map required of the MHCS D to be updated to reflect current conditions. All other conditions of approval imposed for Tract Map No. 3506 in the 2005 approval will remain unaffected. The project site is located south of Grant Line Rd, within Neighborhood A/B of the Mountain House Specific Plan III area. (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.

**2. REVISIONS OF APPROVED ACTIONS FOR A PREVIOUSLY APPROVED SITE APPROVAL NO. PA-0900037 OF STONUM VINEYARDS (C/O KATHLEEN STONUM)** to establish 36 annual winery events at an approved Small Winery within 3 defined event areas (Event Areas A, B, and C) to include the following proposed events:

- 12 Marketing Events with a maximum of 150 attendees
- 10 Small-scale Accessory Winery Events with a maximum of 80 attendees
- 10 Large-scale Accessory Winery Events with a maximum of 80 attendees, and
- 4 Wine Release Events with a maximum of 150 attendees.

The applicant is proposing amplified sound at all Marketing Events, Large-scale Accessory Events, and Wine Release Events within Event Areas A and B. No outdoor amplified sound is proposed or permitted for Small-scale Winery Events, or within Event Area C. No new construction is proposed with this application. The project site is on the eastside of N. Alpine Rd., 670 feet north of E. Realty Rd., Lodi. (Supervisory District: 4)

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

**3. APPEAL TO THE PLANNING COMMISSION OF MINOR SUBDIVISION NO. PA-2300032 OF ERNEST J. GUDER (C/O DILLON & MURPHY ENGINEERING)** to subdivide a 39.21-acre parcel into 3 parcels. Parcel 1 to contain 9.8 acres. Parcel 2 to contain 9.8 acres. Parcel 3 to contain 20.4 acres. The project site is on the east side of N. Lower Sacramento Rd., 1,300 feet south of E. Liberty Rd., Galt. (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.

**4. 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

\* \* \*

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 September 18, 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.