

# SAN JOAQUIN COUNTY PLANNING COMMISSION AGENDA

Public Health/Planning Auditorium  
San Joaquin County Department of Public Health Services  
1601 East Hazelton Avenue, Stockton, California

**THURSDAY, MAY 3, 2018  
6:30 P.M.**

- **Flag Salute**
- **Roll Call**
- **Action on Requests for Continuances or Withdrawals (if needed)**
- **Explanation of Hearing Procedures**
- **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. **USE PERMIT APPLICATION NO. PA-1700253 OF FRENCH CAMP RV PARK LLC (C/O JACK VERDERAME)** to expand an existing 196-space recreational vehicle park to include the addition of 106 spaces to result in a total of 302 recreational vehicle spaces. The expansion will utilize the area that was previously approved for a nine-hole golf course. The project site is located on the north side of East French Camp Road, 750 feet west of State Route 99, Manteca (Supervisory District: 1).

**Environmental Determination:** An Initial Study has been prepared indicating the project will not have a significant impact on the environment, and a Negative Declaration has been prepared for the project.

2. **APPEAL TO THE PLANNING COMMISSION BY CALIFORNIA MOBILE HOME PARK INVESTORS LLC OF THE COMMUNITY DEVELOPMENT DEPARTMENT'S APPROVAL OF SITE APPROVAL APPLICATION NO. PA-1700052 OF NJ MCFADDEN DEVELOPMENT LLC (C/O SIEGFRIED ENGINEERING)** to construct a 9,450 square foot warehouse and manufacturing building with an attached 1,800 square foot canopy and a detached 540 square foot canopy for a private fueling station. The warehouse building is for the storage of manufacturing equipment, vehicles, raw materials, and manufactured product. Stored materials are to include steel, wood, and masonry or concrete products. The project site is located on the north side of East Farmington Road, 290 feet west of Golden Gate Avenue, Stockton (Supervisory District: 1).

**Environmental Determination:** An Initial Study has been prepared indicating the project will not have a significant impact on the environment, and a Negative Declaration has been prepared for the project.

3. **DEVELOPMENT TITLE TEXT AMENDMENT APPLICATION NO. PA-1700202 OF SAN JOAQUIN COUNTY** to add new definitions in Development Title Section 9-110.4 for Fireworks, Public Display of Fireworks and Salute Fireworks. The Text Amendment also proposes to add the requirement of an Improvement Plan with Special Use Regulations for public displays of fireworks. This project is applicable Countywide (Supervisory District: All).

**Environmental Determination:** A Notice of Exemption has been proposed.

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

**NOTE: If you need disability-related modification or accommodation in order to participate in this meeting, please contact the Clerk of the Planning Commission at (209) 468-2218 at least 48 hours prior to the start of the meeting (Government Code Section 54954.2[a]). Materials related to an item on this agenda submitted to the Planning Commission after distribution of the packet are available for public inspection at the Community Development Department at 1810 E. Hazelton Avenue during normal business hours.**

KITTY WALKER, Chair

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KERRY SULLIVAN, Secretary

The appeal period for this agenda expires on May 14, 2018, at 5:00 p.m., and the appeal fee is \$648.00.