

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, AUGUST 16, 2018
6:30 P.M.

- **Flag Salute**
- **Roll Call**
- **Minutes From Meetings of November 2, 2017, November 16, 2017, July 5, 2018**
- **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:**
 - o **Consent Agenda (Item No. 1, 2, 3 and 4):** 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-1600266 OF PHRABUDDHIVONGSAMUNEE BUDDHIST TEMPLE (C/O DAVID MIRAFLORE)** for the expansion of an existing 4,311 square foot neighborhood religious assembly facility for a maximum of 120 attendees. The project includes the construction of a 4,183 square foot dormitory building with a kitchen and fellowship hall for visiting monks, and the addition of two (2) 400 square foot storage containers. The project also includes three (3) temporary tents totaling 4,420 square feet to be used seasonally. No change is proposed to the maximum number of attendees. The project site is located on the west side of Thornton Road, 2,630 feet north of Eight Mile Road, Stockton. (Supervisorial District: 3).

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.

- CONSENT** 2. **ROAD NAME CHANGE APPLICATION NO. PA-1800136 OF UNION PACIFIC RAILROAD COMPANY (C/O CITY OF TRACY)** to rename a portion of West Schulte Road between South Lammers Road and South Corral Hollow Road to Western Pacific Way. The project site is located between South Lammers Road to the west, and South Corral Hollow Road to the east, Tracy. (Supervisorial District: 5).

Environmental Determination: This project has been determined not to have a significant effect on the environment and therefore is exempt from the provisions of CEQA (Class 1 Categorical Exemption).

- CONSENT** 3. **ONE-YEAR TIME EXTENSION FOR PREVIOUSLY APPROVED USE PERMIT APPLICATION NO. PA-1600197 OF NORTHERN INTERIOR WINE PARTNERS, INC (C/O MIKE SMITH ENGINEERING, INC)** to expand an existing winery in five (5) phases over fifteen (15) years. No marketing events are proposed as part of the application nor

were previously approved. Phase 1, with building permits to be issued within eighteen (18) months, includes the construction of a 30,100 square foot case storage building. Phase 2, with building permits to be issued within two (2) years, includes the construction of a 19,995 square foot storage building. Phase 3, with building permits to be issued within five (5) years, includes the construction of a 50,095 square foot storage building. Phase 4, with building permits to be issued within ten (10) years, includes the construction of a 50,095 square foot storage building. Phase 5, with building permits to be issued within fifteen (15) years, includes the construction of a 50,095 square foot storage building. This Time Extension will extend the timing of all phases by one (1) year. The project site is located on the west side of Clements Road, 4,571 feet north of Frazier Road, Linden. (Supervisorial District: 4).

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.

- CONSENT** 4. **REVISIONS OF APPROVED ACTIONS APPLICATION FOR PREVIOUSLY APPROVED USE PERMIT APPLICATION NO. PA-0600207 OF PASTOR OF SAINT BERNARD CHURCH** to revise Condition of Approval 1.b. to amend the phasing timeline for a previously approved religious assembly with a K-8 school, multi-purpose buildings, and parish offices. The Revision would result in full buildout in three (3) phases over twenty-one (21) years with an expiration date of April 29, 2028 instead of the previously approved three (3) phases over fifteen (15) years with an expiration date of April 29, 2018. Phase 1 has been completed. Phase 2, to be completed in sixteen (16) years, includes the construction of a 48,376 square foot church with a seating capacity of 2,000 people. Phase 3, to be completed within twenty-one (21) years, includes the construction of two (2) school buildings totaling 31,200 square feet each, a 1,200 square foot multi- purpose support building, a 17,588 square foot church support building, and an 8,421 square foot church support building. The project site is located at the southwest corner of West Valpico Road and South Corral Hollow Road, west of Tracy. (Supervisorial District: 5).

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.

- CONSENT** 5. **SITE APPROVAL APPLICATION NO. PA-1600128 OF CAROL METTLER (C/O RONALD WELDUM)** to establish an agricultural truck parking facility and a farm service facility. The agricultural truck parking facility to include two (2) trucks and four (4) double trailers, to be owner operated. The farm service facility to include two (2) trucks and thirty-five (35) double trailers to provide transportation of farm products off site, operating from August through December. The two (2) trucks and thirty-five (35) double trailers are stored and idle on site from January through July. The project site is located on the west side of North Locust Tree Road, 2,500 feet north of Newfield Road, Lodi. (Supervisorial District: 4).

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.

6. **DEVELOPMENT TITLE TEXT AMENDMENT APPLICATION NO. PA-1800103 OF SAN JOAQUIN COUNTY** to add new definitions for Large-scale Accessory Winery Event and Permanent Parking, and modify definitions for Small-scale Accessory Winery Event, Wine Release Event and Marketing Calendar (Section 9-110.4). Also, this Development Title Text Amendment will amend various sections of the wineries and related facilities Chapter of the Development Title pertaining to minimum lot sizes, setback requirements, permitted events, outdoor amplified sound and parking attendant requirements (Chapter 9-1075). The project site is applicable Countywide (Supervisory District: All).

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.

- **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

KERRY SULLIVAN, Secretary

The appeal period for this agenda expires on August 13, 2018, at 5:00 p.m., and the appeal fee is \$648.00.