

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, SEPTEMBER 6, 2018
6:30 P.M.

- **Flag Salute**
- **Roll Call**
- **Minutes From Meetings of 12/7/2017 & 8/16/2018**
- **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:**
 - **Consent Agenda (Item No. 1, 2 & 3):** 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-1800037 OF MUSCO OLIVE (C/O BEN HALL)** for the expansion of an existing olive processing plan to include the construction of three (3) retention ponds for the storage of waste water and a storage reservoir to support the on-site farming activities. No new structures are proposed. The project site is located on the north and south sides of West Via Nicolo Road, 2,760 feet east of Patterson Pass Road, Tracy (Supervisory 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** 2. **GENERAL PLAN MAP AMENDMENT APPLICATION NO. PA-1800162 & ZONE RECLASSIFICATION APPLICATION NO. PA-1800163 OF HOLLY COMMERCE CENTER, LLC (C/O PHELAN DEVELOPMENT COMPANY)** to change the land use designation of a 54.9 acre portion of a 110.35 acre parcel from I/G to I/L and Zone Reclassification to change the zoning of the same parcel portion from AG-40 (General Agriculture, 40-acre minimum) to I-W (Warehouse). The project site is located on the north east corner of West Sugar Road and South Holly Drive, Tracy (Supervisory District: 5).

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

CONSENT

3. **USE PERMIT APPLICATION NO. PA-1600026 OF GURDWARA GUR NANAK PARKASH** to expand an existing neighborhood religious assembly facility with a maximum of 170 members into a regional religious assembly facility with a maximum of 700 members in two (2) phases over five (5) years. Phase One includes the construction of a 31,638 square foot multi-purpose assembly hall for educational programs and recreational activities and conversion of an existing 6,150 square foot agricultural building into a storage building. Phase Two, to be completed within five (5) years, includes the construction of a 20,555 square foot social hall with a kitchen, dining area retreat area. No additional members are proposed with Phase Two. The project site is located on the north side of West Grant Line Road (250 feet east) of Hansen Road, Tracy (Supervisorial 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.

4. **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). **(Continued from 8/16)**

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.

5. **REVISIONS OF APPROVED ACTIONS APPLICATION NO. QX-91-0006 OF PETER GARIBALDI** for an existing Quarry Excavation permit (QX-91-0006) to extend the life of the quarry permit and additional eighteen (18) years to remove a total of approximately 2.2 million tons of sand and gravel in six (6) phases. If approved there will be no increase in tonnage or change in phasing of the existing mining operation and the request would amend the following condition only: 1.a. This permit shall expire December 31, 2036. All proposed excavation and rehabilitation shall be completed prior to the expiration of this permit in accordance with the application and reclamation plan. The project site is located on the east side of Waverly Road, 1/2 mile east, of Sheldon Road, east of 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.

6. **REVISIONS OF APPROVED ACTIONS APPLICATION NO. PA-0900094 OF MARKUS & LIZ BOKISH** to revise condition of approval 1.B for a previously approved Site Approval for a small winery and tasting room to include the addition of twelve (12) marketing events for a maximum of eighty (80) people and the addition of outdoor amplified sound for the proposed marketing events and the previously approved wine release and industry events. The project site is located on the west side of Atkins Road, 2,665 feet north of Brandt Road, Lockeford (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 Mitigated Negative Declaration has been prepared for the project.

7. **USE PERMIT APPLICATION NO. PA-1800094 OF ROMEO YACOUB** to expand an existing pallet sales and repair operation on to an adjacent parcel for outdoor storage only. The combined area will be 1.71 acres. The project site is located on the north side of Clark Drive, 220 feet east of State Route 99 (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.

8. **SITE APPROVAL APPLICATION NO. PA-1500200 OF WILLIAM HUANG** for the expansion of an existing 347,711 square foot poultry egg farm from 300,00 birds to 700,000 birds in six (6) phases to be completed in nine (9) years. Phase 1 includes the addition of 100,00 birds and the demolition of 71,520 square feet of buildings. Phase 2, to be completed in 3 years includes the addition of 100,00 birds and the construction of a 33,100 square foot compost barn. Phase 3, to be completed in 5 years, includes the addition of 100,000 birds and the construction of a 55,500 square foot layer house. Phase 6, to be completed in nine (9) years, includes the infill of the existing pond, and the construction of a 2,775 square foot packing and cold storage building, and the addition of three (3) manure drying tunnels to the existing layer house. Each manure drying tunnel to contain 15,500 square feet. The project site is located south side of Carter Road, 1,300 feet east of Henry Road (Supervisory 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.

- **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 September 17, 2018, at 5:00 p.m., and the appeal fee is \$648.00.