

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, FEBRUARY 21, 2019
6:30 P.M.

- **Flag Salute**
- **Roll Call**
- **Minutes From Meetings of 02/15/2018, 04/05/2018, and 01/17/2019.**
- **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:**

1. **USE PERMIT APPLICATION NO. PA-1800279 OF STOKES & LOMBARDI FARMS, LLC (C/O DILLON & MURPHY)** to expand an existing large winery in five (5) phases over ten (10) years. Phase One includes the construction of a 10,000 square foot storage and bottling building. Phase Two, to be completed in seven (7) years, includes the construction of a 35,000 square foot multi-purpose building to include a tasting room, offices, and indoor event area. Phase Three, to be completed in eight (8) years, includes a 10,000 square foot expansion of the storage and bottling building. Phase Four, to be completed in nine (9) years, includes a 10,000 square foot expansion of the storage and bottling building. Phase Five, to be completed in ten (10) years, includes a 10,000 square foot expansion of the storage and bottling building. The applicant is proposing nineteen (19) marketing events per year with a maximum attendance of fifty (50) people per marketing event. No amplified or outdoor music is proposed with this application. Wine production is proposed to be increased from 100,000 gallons to 500,000 gallons per year (Use Type: Wineries and Wine Cellars – Winery, Large). The project site is located on the north side of West Woodbridge Road, 4,700 feet east of Thornton Road, Lodi (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.

2. **MASTER PLAN AMENDMENT APPLICATION NO. PA-1800157, SPECIAL PURPOSE PLAN AMENDMENT APPLICATION NO. PA-1800158, USE PERMIT APPLICATION NO. PA-1800159, AND MINOR SUBDIVISION APPLICATION NO. PA-1800160 OF MOUNTAIN HOUSE INVESTORS LLC.** The Master Plan Amendment and Specific Plan III Amendment primarily focus on changes to the map figures and text of these documents to conform to the proposed commercial and retail development project for the Specific Plan III planning area, located at the northwest corner intersection of Mountain House Parkway and Grant Line Road. The Use Permit and Minor Subdivision application requests are included in the project description and facilitate the underlying commercial and retail development project. The project site is located is at the northwest corner intersection of Mountain House Parkway and Grant Line Road. (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.

- **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

* * *

ERIC MERLO, Secretary

The appeal period for this agenda expires on March 03, 2019, at 5:00 p.m., and the appeal fee is \$648.00.