



**PUBLIC HEARING
AGENDA**

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

**Thursday, July 18, 2019
6:30 p.m.**

- **Flag Salute**
- **Roll Call**
- **Minutes From Meetings of 08/16/2018, 05/02/2019 and 05/16/2019**
- **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:**
 - **Consent Agenda (Item No. 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.
- 1. **MOUNTAIN HOUSE PLANNING APPLICATION NO. PA-1800039 (MP), PA-1800040 (SP), PA-1800041 (SP), PA-1800042 (SP), PA-0600327 (SU, RAA), PA-1000267 (SU, RAA), PA-1800217 (TA) OF MOUNTAIN HOUSE DEVELOPERS.** A Master Plan, Specific Plan I, II, & III Amendment, Revisions of Approved Actions applications to Major Subdivisions of Neighborhoods J and K, and Mountain House Development Title Text Amendment. The underlying projects are: (1) a repurposing of the approved Neighborhoods J and K lotting plan to conform to the proposed final map; and (2) a repurposing of the golf course to a nature preserve to be used as similar recreational uses and facilities found elsewhere in the Mountain House community. The project site is located in the Mountain House Community. (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.
- 2. **SITE APPROVAL APPLICATION NO. PA-1800043 (SA) OF JANET BLINCOE (C/O BP WEST COAST PRODUCTS, LLC)** for a gas station and convenience store to include the construction of a 3,180 square foot convenience store, a 1,152 square foot car-wash, a 4,408 square foot fuel canopy, and a 1,355 square foot diesel canopy. The project proposes direct access from South State Route 99 West Frontage Road. The project will be served by California Water Company for water supply, the City of Stockton for sanitary sewer service, and storm water will be retained on-site. The project site is located on the southeast corner of the intersection of South State Route 99 West Frontage Road and South Mariposa Road, 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 Mitigated Negative Declaration has been prepared for the project.

- CONSENT 3. ONE-YEAR TIME EXTENSION REQUEST FOR A PREVIOUSLY APPROVED USE PERMIT APPLICATION NO. PA-1700043 (UP, TE) OF ROCHE BROTHERS (C/O NORMAN WILSON)** to convert an existing nut processing facility into a food manufacturing facility, to be completed in five (5) phases over eight (8) years. The project site is located on the north side of East Jones Road, 650 feet east of St. John Avenue, Escalon. (Supervisorial District: 4).

Environmental Determination: This application is exempt from the California Environment Quality Act (CEQA), pursuant to California Environmental Quality Act Guidelines Section 15061(b)(3).

- **Other Business:**
 - 1. **Election of Officers.**
- **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

* * *

Zayante (Zoey) P. Merrill, Secretary

The appeal period for this agenda expires on July 28, 2019, at 5:00 p.m., and the appeal fee is \$648.00.