



**PUBLIC HEARING
AGENDA**

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

**Thursday, December 19, 2019
6:30 p.m.**

- **Flag Salute**
- **Roll Call**
- **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 Nos. 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. REVISIONS OF APPROVED ACTIONS FOR PREVIOUSLY APPROVED QUARRY PERMIT NO. QX-91-0006 OF CALIFORNIA MATERIALS AND PETER GARIBALDI Mine ID No. 91-39-0013 (North) and Mine ID No. 91-39-0059 (South). The revisions request is for quarry name identification purposes only consistent with the operator. The revisions request will not increase the permitted tonnage, existing operations, or final reclamation. The project site is located on the east side of Waverly Road, between Shelton Road and Flood Road, east of Linden (Supervisory District: 4).

Environmental Determination: This project is exempt from CEQA pursuant to Section 15061(b)(3). A Notice of Exemption will be recorded if the project is approved.

CONSENT 2. USE PERMIT NO. PA-1900129 OF SARGENT ESTATES, LLC to establish a commercial stable for a maximum of thirty (30) horses on three (3) parcels totaling 198.45 acres. The project proposes to utilize existing structures, an existing open arena, paths throughout the parcel, and pasture for grazing area. The project site is located at the northeast corner of East Sargent Road and North Tully Road, east of Lodi. (Supervisory District: 4).

Environmental Determination: A Mitigated Negative Declaration for this project has been prepared and is proposed for adoption.

CONSENT 3. VARIANCE NO. PA-1900223 OF SAN JOAQUIN COUNTY (C/O DREYFUSS & BLACKFORD ARCHITECTURE) to reduce the street side setback along Delia Street from twenty (20) feet to ten (10) feet. The underlying project includes the construction of a 30,300 square foot Public Health Services building, which will replace the existing Public Health Services building currently on site. The project site is located on the northwest corner of Hazelton Avenue and Delia Street, Stockton (Supervisory District: 1).

Environmental Determination: This project is exempt from CEQA pursuant to Section 15302. A Notice of Exemption will be recorded if the project is approved.

- CONSENT** **4. ROAD NAME CHANGE NO. PA-1900248 OF SAN JOAQUIN COUNTY (C/O MOUNTAIN HOUSE COMMUNITY SERVICE DISTRICT)** initiated by the Mountain House Community Services District to change the name of the east-west section of "De Anza Boulevard" between Central Parkway and Great Valley Parkway. The new road name proposed is "Arturo Boulevard". The proposed road name change is not anticipated to impact existing residences. The project site is located 800 feet south of the intersection of Central Parkway and Byron Road, within the community of Mountain House (Supervisorial District: 5).

Environmental Determination: This project is exempt from CEQA pursuant to Section 15061(b)(3). A Notice of Exemption will be recorded if the project is approved.

- 5. MOUNTAIN HOUSE JOBS/HOUSING REVIEW:** This review, formally referred to as a Jobs/Housing Review, is the first Jobs/Housing Review for the Mountain House Community. The role of the Planning Commission in this effort is to provide recommendations to the Board of Supervisors regarding the Planning Commission's review of the report.

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

Randy Hamilton, Chair

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David Kwong, Secretary

The appeal period for this agenda expires on December 29, 2019, at 5:00 p.m., and the appeal fee is \$648.00.