

# 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, July 19, 2012  
6:30 P.M.

- Flag Salute
- Roll Call
- Action on Requests for Continuances or Withdrawals (if needed)
- Explanation of Hearing Procedures
- Action Items
  - 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. **USE PERMIT APPLICATION NO. PA-1100224 OF DELICATO VINEYARDS (C/O QUARTAROLI & ASSOCIATES)** to expand the existing crushing operation of a large winery from 140,000 tons of grapes to 200,000 tons of grapes to be built in three phases over a five year period. (Use Type: Wineries and Wine Cellars–Winery, Large) Phase One, includes the construction of a new refrigeration station with a 2,142 square foot canopy, a 6,053 square foot centrifuge canopy, a 357 square foot filter canopy, tank farms, fermenting tanks, remodeling an existing warehouse for a new barrel storage area, and upgrading a waste water system of processed waste water for vineyard irrigation. Phase Two, building permits to be issued within thirty-six (36) months from the effective date of approval, includes the construction of four (4) new refrigeration plants, each with a 2,142 square foot canopy, relocating the existing receiving and crushing area, constructing a new 24,936 square foot maintenance shop building, a 50,000 gallon water tank, a 6,000 square foot cellar processing building, tank farms, and fermenting tanks. Phase Three, building permits to be issued within sixty (60) months from the effective date of approval, includes the construction of a new 16,428 square foot employee lounge building, the conversion of an existing warehouse bottling area into an employee office area and receiving and ingredient warehouse, tank farms, and fermenting tanks. The project site is located on the west side of South State Route 99 West Frontage Road, 1.7 miles north of Lathrop Road north of Manteca (Supervisory 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. **USE PERMIT APPLICATION NO. PA-1200100 OF BANCROFT PERFORMANCE INVESTMENT (C/O COG MARKETERS, LTD)** to convert an existing wholesale lumber yard to an agricultural fertilizer manufacturer and distribution facility in two phases over a three year period. The finished product will be chemical fertilizers. Phase One, building permits to be issued within 18 months from the effective date of approval, is for the construction of a 14,400 square foot storage building with truck docks, storage area for eighteen 30,000 gallon tanks, and underground plumbing piping. Phase Two, building permits to be issued within 36 months from the effective date of approval, is for the construction of three 500,000 gallon storage tanks, extension of an existing rail spur, the construction of a new rail spur, a 7,200 square foot addition to the manufacturing building, a 16,800 square foot addition to the warehouse building for dry material storage, truck scales, and relocation of the retention pond. (Use Type: General Industrial-Intermediate). The project site is located on the northeast corner of Bozzano Road and Navone Road, east of Stockton (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

3. **ONE-YEAR TIME EXTENSION FOR AN APPROVED USE PERMIT APPLICATION NO. PA-1000213 OF WAT DHAMMARARAM BUDDHIST ASSOCIATION (C/O TONY ACEVEDO)** to expand an existing religious assembly facility by constructing two structures in two phases (Use Type: Religious Assembly – Community). Phase 1 is to construct a new 90-foot-high tower structure that includes a 75-foot-high meditation platform. Phase 2 is a new 4,200 square foot temple with building permits to be issued within six years. There will be no increase in the approved number of members (499). The project site is located on the south side of Carpenter Road, 1,500 feet east of State Route 99 east Frontage Road, east of Stockton (Supervisorial District 2).

**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. **USE PERMIT APPLICATION NO. PA-1200034 OF LOCKEFORD COMMUNITY SERVICES DISTRICT (C/O LDA PARTNERS)** to establish a community center and public park in two phases over a ten year period. (Use Type: Community Assembly and Recreation-Parks) Phase One, building permits to be issued within 18 months from the effective date of approval, includes the construction of a 3,400 square foot community center for a maximum of 148 people. Phase Two, building permits to be issued within ten years from the effective date of approval, includes the construction of a 1.64-acre public park. The project site is located on the east side of Jack Tone Road at the north terminus of Lambert Way, 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 Negative Declaration has been prepared for the project.

o **Other Action Items:**

5. **VARIANCE APPLICATION NO. PA-1200091 OF KEVIN WENTWORTH** to reduce the minimum parcel size in the AG-40 zone (General Agriculture, 40-acre minimum) from 40 acres to 0.81 acre and to reduce the minimum parcel width from 330 feet to 116 feet. The underlying project is a Minor Subdivision application to subdivide an existing 2.99-acre parcel into two parcels. Parcel One is to contain 2.18 acres with a width of 158.60 feet and Parcel Two is to contain 0.81 acre with a width of 116 feet. The parcel is not under a Williamson Act Contract. The project site is located on the east side of Pezzi Road, 2,500 feet north of Comstock Road, east of Stockton (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.

6. **DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-1200059 OF SAN JOAQUIN COUNTY** to prohibit marketing events for a proposed winery or off-site wine cellar application, to revise "Marketing Event" in Definitions, and to revise "Wineries and Wine Cellars" in Use Classifications. This text amendment will also prohibit an application to increase the number of marketing events or the number of attendees for existing approved marketing events at existing wineries and off-site wine cellars (All Supervisory Districts). (Continued from the meeting of June 7, 2012)

**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.

- **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.**
- **Other Business:**
- **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) 468-3134 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.**

PETER JOHNSON, Chairman

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KERRY SULLIVAN, Secretary