

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, October 4, 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 and 2):** 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 PARCEL MAP APPLICATION NO. PA-1200123 OF ACE TOMATO COMPANY, INC. (C/O QUARTAROLI & ASSOCIATES** for a previously approved Parcel Map (PM-82-32) to remove a note and Environmental Health Department condition that states “there shall be individual water systems if and when the parcels are under separate ownership”. The project site is located on the north side of French Camp Road, 5,000 feet east of Airport Way south of Stockton (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.
- CONSENT** 2. **REVISIONS OF APPROVED ACTIONS PARCEL MAP APPLICATION NO. PA-1200145 OF WILLIAM AND DONNA ROWE** for a previously approved Parcel Map (PM-79-174) to remove the condition that Parcel “B” is not a buildable site for the purposes of residential development. The project site is located on the east side of Angier Road, 1,500 feet south of Hogan Road, southeast of Lodi (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.

○ **Other Action Items:**

3. **REVISIONS OF APPROVED ACTIONS FOR SITE APPROVAL APPLICATION NO. PA-0600033 OF TOM HOFFMAN (C/O HERITAGE OAK WINERY)** to revise Condition of Approval 1.c. for a small winery to increase the maximum number of marketing events from four to sixteen per year and to increase the maximum number of attendees per marketing event from 40 people to 120 people. The previously approved Site Approval application was for the conversion of a 1,536 square foot agricultural building into a small winery and tasting room with four marketing events per year with a maximum attendance of forty people per marketing event. The project site is located on the south side of Woodbridge Road, 1,700 feet west of Tretheway Road, northeast of Lodi (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.

4. **USE PERMIT APPLICATION NO. PA-1200136 OF VIAGGIO, INC.,** for a large agricultural store with a deli that includes indoor seating. The retail sales area will consist of a maximum of 500 square feet for the sale of agricultural products, sundries, prepackaged or freshly prepared food from the deli. The hours of operation will be Monday through Sunday from 8:00 a.m. to 8:00 p.m. The applicant will employ three (3) people and expects a maximum of twenty (20) customers per shift. The project site is located southwest corner of Taddei Road and Bender Road, north of Lodi (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.

- **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) 468-2218 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.

PETER JOHNSON, Chairman

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KERRY SULLIVAN, Secretary