

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, November 1, 2012
6:30 P.M.

- **Flag Salute**
- **Roll Call**
- **Minutes From Meeting of September 20, 2012**
- **Action on Requests for Continuances or Withdrawals (if needed)**
- **Explanation of Hearing Procedures**
- **Action Items:**
 - **Consent Agenda (Items No. 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. ONE-YEAR TIME EXTENSION REQUEST FOR QUARRY EXCAVATION PERMIT NO. PA-0400690 OF ARIAN MONGEON (C/O RICHARD DEATLEY, WEST COAST AGGREGATES INC.) for a previously approved quarry expansion project. The project site is approximately 283 acres of a 315 acre site. The mining will occur in five (5) phases over a 40 year period. The project site is located on the west side of Bird Road, 4000' south of Blewett Road, south of Tracy (Supervisorial 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.

CONSENT 2. USE PERMIT APPLICATION NO. PA-1200022 OF RECOLOGY GROVER ENVIRONMENTAL PRODUCTS for a composting facility of municipal green waste. A portion of the project site is located within Stanislaus County. The portion of the project site in San Joaquin County will contain composting windrows only and no structures. All machinery and buildings will remain in Stanislaus County. The project site is located on the north side of Gaffery Road, 1.7 miles east of Koster Road (entrance to parcels is in Stanislaus County) (Supervisorial District 5).

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. **SITE APPROVAL APPLICATION NO. PA-1200168 OF MATSON FAMILY TRUST (C/O WINE AND ROSES)** to construct a health spa resort in two phases over five years. Phase One, building permits to be issued within 18 months from the effective date of approval, includes the conversion of an existing 1,500 square foot pool house into a spa, a 3,850 square foot residence into an inn with five bedroom units, dining area, and meeting spaces, a 500 square foot conversion of a garage into an on-site food preparation area, and an outdoor grounds area for recreation. Phase Two, building permits to be issued within five years from the effective date of approval, includes the construction of a 3,500 square foot conference and event center for the resort. The project site is located on the north side of Woodbridge Road, 800 feet east of Lower Sacramento Road, northeast of Woodbridge (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. **ENVIRONMENTAL IMPACT REPORT NO. PA-0900185 AND USE PERMIT APPLICATION NO. PA-0900184 OF UNION PACIFIC** to modernize and expand the existing Union Pacific (UP) intermodal facility in two phases over ten years. The project includes five new support tracks, two new working tracks, the lengthening of three existing working tracks, and the construction of three new engine tracks to replace the existing engine tracks. In addition, eight new buildings totaling 26,042 square feet will be constructed. The project will add an additional 1,901 container bays. The existing 9-lane manual gate systems will be replaced and relocated by a new 10-lane Automated Gate System (AGS) and the existing 120 foot communications tower will be replaced with a 140 foot tall communications tower. The project site is located on the south side of Roth Road, 1,840 feet west of Airport Way, east of Lathrop, French Camp (Supervisorial District 3).

Environmental Determination: An Environmental Impact Report 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:**
 - A. **Winery Ordinance Task Force Report**
 - B. **Receive comments from the Planning Commissioner's regarding the DEIR for KRC Quarry Expansion - Clements**
- **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