

AMENDED
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, 2018
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 No. 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.
- 1. **DEVELOPMENT TITLE TEXT AMENDMENT APPLICATION NO. PA-1800193 OF KANWAR S. KELLEY** to amend Table 9-405.2 Uses in Commercial Zones to permit Truck Sales and Services - Parking in the C-FS (Freeway Service Commercial) zone with an approved Use Permit application. **The project is applicable Countywide.**

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 APPLICATION NO. PA-1300118 OF PHILLIPS FARMS LLC, (C/O MICHAEL HAKEEM)** for a previously approved Use Permit application to increase the number of attendees at marketing events for an existing large winery from 150 people to 300 people per marketing event. The previously approved Use Permit application was for a large winery with twenty-five (25) marketing events per year with outdoor amplified sound. The project site is located on the west side of Ray Road, 360 feet south of State Route 12 Highway, Lodi (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 Mitigated Negative Declaration has been prepared for the project.
- 3. **DEVELOPMENT TITLE TEXT AMENDMENT APPLICATION NO. PA-1800249 (TA) OF SAN JOAQUIN COUNTY** to add new definitions, use types and land use development regulations for Commercial Cannabis operations in San Joaquin County. The proposed Commercial Cannabis Chapter 9-1090 includes various types of Commercial Cannabis operations including Cultivation, Manufacturing, Distribution, Retail Sales and Laboratory Testing. (Supervisory District: ALL). **(This project was continued from the October 18,**

2018, Planning Commission meeting. Minor modifications have been made to the project since the October 18, 2018, meeting. See Addendum to Staff Report for Development Title Text Amendment PA-1800249 and amended Staff Report).

Environmental Determination: A Notice of Exemption is being proposed for adoption.

- **Other Business:**
 - **Planning Commissioner's Comments**
 - **Accept Comments on DSEIR Forward Landfill**
- **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

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KERRY SULLIVAN, Secretary

The appeal period for this agenda expires on November 11, 2018, at 5:00 p.m., and the appeal fee is \$648.00.