



SPECIAL LOCATION: San Joaquin County Administration Building
44 N. San Joaquin St., #640 (Board of Supervisors Chambers), Stockton, California

Thursday, November 3, 2022
SPECIAL TIME: 6 P.M.

SPECIAL HEARING INFORMATION:

The Board of Supervisors chambers will now be open to the public without restrictions. In addition, please note that public participation is still permitted remotely by email (pcrecords@sjgov.org) or by Microsoft Teams (via computer and/or phone) as explained on the Community Development Department website and public hearing notice. Please visit our Planning Commission page at <https://sjgov.link/planning-commission> for the most current information regarding public participation.

All votes during the teleconference will be conducted by roll call vote.

The following alternatives are available to members of the public to watch these hearings and provide comments to the Planning Commission before and during the meeting:

PARTICIPATE:

Use Microsoft Teams via computer or mobile device at:

<https://sjgov.link/planning-commission-hearing>

Or by calling (209) 645-4071, Conference ID: 847 406 772#

Note: You are able to use either your phone or computer to participate. Please make sure to mute your microphone upon logging in until the participation portion of the hearing is announced. Please note that the chat function of Microsoft Teams is not actively monitored and questions or comments made using this function will not be considered part of the official record.

WATCH:

Live stream the Planning Commission meetings at:

https://www.youtube.com/channel/UCw9ExATz2VnZibntMMA_Anw

Note: Comments made on YouTube are not considered part of the official record and will not be shared with the Planning Commission.

LISTEN:

Members of the public may listen to the hearing by calling (209) 468-0750.

Note: Please mute phone after calling in. This number does not allow for public participation.

PUBLIC COMMENT:

Public Comments, limited to 250 words or less, may be submitted by sending an email to pcrecords@sjgov.org. **Emailed public comments are limited to 250 words or less.** If they are received before or during the hearing they will be read into the record. Emailed comments regarding a specific agenda item should include the application number in the subject line. Emailed comments received prior to the close of the public hearing will be included in the official record on file with the Planning Commission. **Comments made on YouTube are not considered part of the official record and will not be provided to the Planning Commission.** If you need disability-related modification or accommodation in order to participate in this hearing, please contact the Community Development Department at (209) 468-3121 at least 48 hours prior to the start of the meeting.

PUBLIC HEARING PROCEDURES

The following is a brief explanation of Planning Commission hearings. For hearings with large agendas, or if an item is particularly controversial, the time limits noted below may be applied by the Chair:

- Staff report and recommendation are presented.
 - Applicant may provide oral (limited to 20 minutes) or written testimony.
 - Other project proponents may provide testimony in-person or via Microsoft Teams (limited to 5 minutes), or email to pcrecords@sjgov.org (limited to 250 words). Emailed comments received in support of the project will be read into the record.
 - Project opponents may provide testimony in-person or via Microsoft Teams (limited to 5 minutes), or email to pcrecords@sjgov.org (limited to 250 words). Emailed comments received in opposition of the project will be read into the record.
 - Applicant may provide a rebuttal (limited to 10 minutes).
 - Time limits do not apply to responses to questions from Planning Commissioners or staff.
 - Chair will close the public hearing and bring the matter back to the Planning Commission for discussion and decision.
- **Flag Salute**
 - **Roll Call**
 - **Minutes From Hearing(s) of 07/21/2022 and 08/04/2022**
 - **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 or 250 words for comments provided via email to pcrecords@sjgov.org.**
 - **Action Item:**
 - **Consent Agenda (Item No. 3 & 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.
 - 1. **MAJOR SUBDIVISION NO. PA-2100120 OF SANIDHYA DHIR; SUNEHA HOLDINGS, LLC; ALTAMONT HILLS, LLC; AND SOUTH ORANGE AVE, LLC; (C/O CARLSON, BARBEE AND GIBSON, INC.)** which proposes the development of a 35.83-acre (R-VL

and R-L) Very Low-Density and Low-Density Residential property into 143 residential lots and sets aside 4.71 acres for parks and open space that includes the following:

- Construction of 140 single family lots of about 5,000 square-feet each and 3 lots greater than 17,000 square-feet in size.
- There are 2 existing access points, or entrances, into this proposed community including extensions of Nasergholi Avenue and Pasqua Glen.
- 3 existing PG&E gas lines bisect the property in a northwest to southeast direction and shall serve as a central location for a proposed Neighborhood Park feature. The park elements proposed shall include turf volleyball courts, 2 tot lot play areas, and a shade structure as well as enhanced landscaping as allowable by the deed restrictions for the area.

The project site is located south of Grant Line Ave. and immediate north of the Delta College Mountain House campus located to the south. The project is located at the extreme western edge of the Mountain House Specific Plan III area. (Supervisory District: 5)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15182. A Notice of Exemption will be recorded if the project is approved.

2. DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2200189 OF SAN JOAQUIN COUNTY to amend Chapter 9-1080, Agricultural Mitigation, of Title 9, to improve the County's ability to carry out the purpose and intent of the Chapter. Amendments include clarifications of how agricultural mitigation is to be accomplished in the County. **THIS ITEM IS CONTINUED FROM THE OCTOBER 20, 2022, PLANNING COMMISSION HEARING.**

Two draft Development Title Text Amendments are being provided to the Planning Commission for review:

Text Amendment Option A: Draft amendments proposed by Community Development Department staff. These amendments would provide for additional clarifications of how agricultural mitigation is to be accomplished, pertaining to use of a Qualifying Entity to oversee and implement the County agricultural mitigation program (and eliminating use of the AgTAC), as well as how agricultural mitigation may be accomplished through use of agricultural land conservation easements, payment of in-lieu fees or use of an agricultural mitigation bank.; and

Text Amendment Option B: Draft amendments proposed by the Agricultural Technical Advisory Committee ("AgTAC"). These amendments were previously considered by the Planning Commission in 2021, with one additional amendment being added clarifying agricultural land conservation easements shall be held in perpetuity.

The project is countywide (Supervisory District: Countywide) **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 3. REVISIONS OF APPROVED ACTIONS FOR PREVIOUSLY APPROVED MAJOR SUBDIVISIONS NO. PA-0500838 AND NO. PA-0600161 OF AMANJIT SANDHU, KARNAIL SINGH, RANBIR KAUR SANDHU, AND PINDERJIT SANDHU (C/O AMANJIT SANDHU) to amend a Condition of Approval that requires payment of an

Agricultural Mitigation Fee prior to approval of the Final Maps for reference Major Subdivisions. The Condition was included prior to the Board of Supervisors establishing a County-wide Agricultural Mitigation Fee in 2006 via Ordinance No. 4308 (Chapter 9-1080: Agricultural Mitigation), which requires payment of Agricultural Mitigation fees at the time of Grading Permit or Building Permit issuance (Chapter 9-1080[e][f]).

The proposed Revisions of Approved Action would amend the Condition of Approval related to the timing of payment of Agricultural Mitigation fees to be in compliance with Chapter 9-1080 of the San Joaquin County Development Title.

The project site is located within Neighborhoods A and B, at the southwest corner of Grant Line Rd. and west of Mountain House Pkwy., south of Grant Line Rd., 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.

CONSENT

4. 1-YEAR TIME EXTENSION FOR PREVIOUSLY APPROVED USE PERMIT NO. PA-1800159 OF TURLOCK PETROLEUM (AKA MOUNTAIN HOUSE SQUARE, INC.) for the development of the proposed commercial retail plaza which includes the construction of the following structures using the Civic Italianate architectural style as shown the revised site plan:

- Building 1, located adjacent to Mountain House Parkway, to contain 7,000 square-feet for a proposed full-service restaurant with an outside patio;
- Building 2, located adjacent to Grant Line Road, to contain 2,400 square-feet for a proposed restaurant with a drive-through service lane;
- Building 3, located at the northeast corner of Grant Line Road and De Anza Boulevard, to contain 2,400 square-feet for a proposed restaurant with a drive-through service lane;
- Building 4, located in the central portion of the development north of the gas pumps, to contain 6,750 square-feet for a proposed convenience store and restaurant;
- A canopy structure for 10 gas pumps, located in the central portion of the development adjacent to Grant, associated with the proposed convenience store and restaurant; and
- A car wash located adjacent to De Anza Boulevard north of Building 3, to contain 3,133 square-feet.

The project site is located at the northwest corner intersection of Grant Line Rd. and Mountain House Pkwy. between De Anza Blvd. and Mountain House Pkwy. in the Specific Plan III area 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.

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

- **Adjournment**

James Grunsky, Chair

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Jennifer Jolley, Secretary

Pursuant to Government Code section 65009(b)(2): If you challenge the proposed projects in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the San Joaquin County Planning Commission at, or prior to, the public hearing. The appeal period for this agenda expires on November 14, 2022, at 5:00 p.m., and the appeal fee is \$1,018.00. The appeal fee for Mountain House projects is \$6,548.35, or the cost of time and materials at the discretion of Staff.