



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

Thursday, March 21, 2024
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/UCw9ExATz2VnZjbntMMA> 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**

- **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. 1):** 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. VARIANCE NO. PA-2300203 OF MONTEZUMA FIRE DISTRICT (C/O CHIEF EDWARD MARTEL** to reduce the minimum side yard setback in the R-L (Low Density Residential) zone from the required 5 feet to 1 foot to allow the construction of a carport over an existing fire truck parking area. The project site is on the southwest corner of S. B Street and E. 10th Street, Stockton (Supervisorial District: 1)

Environmental Determination: This project is exempt from CEQA pursuant to Section 15303 Class 3. A Notice of Exemption will be filed if the project is approved.

2. **ADMINISTRATIVE USE PERMIT NO. PA-2300165 OF JASKARAN SINGH** for an owner-operator truck parking facility for two trucks and four trailers. The project site is located on the northwest corner of E. French Camp Rd. and S. Austin Rd., Manteca (Supervisory District: 4)

Environmental Determination: To be determined.

3. **GENERAL PLAN MAP AMENDMENT NO. PA-2000217, ZONE RECLASSIFICATION NO. PA-2200021, MAJOR SUBDIVISION NO. PA-2000218, & WILLIAMSON ACT CONTRACT CANCELLATION NO. PA-2200070 OF REDEEMING WAY LLC DILLON & MURPHY**

The project consists of 4 applications to facilitate a proposed residential subdivision:

- General Plan Map Amendment No. PA-2000217 to change the General Plan designation of a 14.5-acre portion (APN 015-020-56) of a 78.78-acre parcel from A/UR (Agriculture Urban Reserve) to R/VL (Very Low Density Residential).
- Zone Reclassification No. PA-2200021 to change the current zoning designation of the same 14.5-acre parcel (APN 015-020-56) from AU-20 (Urban Agriculture, 20 acre minimum) to R-VL (Very Low Density Residential) to align with the proposed General Plan designation and to facilitate a residential subdivision.
- Williamson Act Contract Cancellation No. PA-2200070 to cancel 1.57 acres of Williamson Act Contract No. WA-71-C1-0332 on parcel APN: 015-020-26 to be utilized as a roadway for the subdivision proposed with this project.
- Major Subdivision No. PA-2000218 proposes to subdivide the same 14.5-acre portion of the 78.78-acre parcel into a maximum of 26 residential lots ranging in size from 17,000 square feet to approximately 34,432 square feet. The remaining 64.28 acres will be subdivided into one 20-acre agricultural lot to the south of the residential subdivision and one 44.28-acre agricultural lot to the north.

The project site is located at the western terminus of Rivermist Dr., 120 feet west of Windwood Dr., Woodbridge (Supervisory District: 4)

Environmental Determination: A Mitigated Negative Declaration for this project has been prepared and is proposed for adoption.

4. **GENERAL PLAN AMENDMENT NO. PA-2300143, MASTER PLAN AMENDMENT NO. PA-2300145, SPECIFIC PLAN AMENDMENT NO. PA-2300147, ZONE RECLASSIFICATION NO. PA-2300144, MAJOR SUBDIVISION NO. PA-2300148, MAJOR SUBDIVISION NO. PA-2300149, & MAJOR SUBDIVISION NO. PA-2300150 OF MOUNTAIN HOUSE INVESTORS, LLC & RURKA CAPITAL, LLC** First, the proposed project serves to embrace the conclusive effort of the Mountain House Community Services District's (MHCSD) adoption of the Parks, Recreation and Leisure Plan of May of 2021 and fold the elements of this plan into the Mountain House policy documents. Second, the project application proposes the downgrading of a planned neighborhood collector road, Cooperation Street, to a local or neighborhood street type. This action would allow the street's right-of-way width to be reduced in light of the previously-planned K-8 school site being eliminated. Third, the project would serve to modify the allowable uses

in Specific Plan III, Table 3-9, for properties zoned Industrial Park (I-P) to allow off-premise liquor sales with the approval of a Conditional Use Permit. Fourth, the project would serve to modify the General Plan, Mountain House Master Plan and Specific Plan III land uses, for three (3) independent sites, from public and quasi-public land uses to residential. Two (2) of the three (3) identified sites for the suggested land uses changes are properties that the MHCSD has identified as surplus lands not needed for the parks and/or open space purposes that they are presently designated for. The third site was initially identified as a future K-8 school site for Lammersville Unified School District (LUSD). LUSD designed and constructed the Evelyn Costa Elementary School to accommodate 947 students rather than the typical LUSD K-8 facility that accommodates 450-500 students. The LUSD Board of Trustees determined that with the completion of the Evelyn Costa school, the proposed project site #3 is surplus and is no longer necessary to meet long-term student growth projections of the College Park Neighborhood. Fifth, the proposed project includes the processing of three (3) independent Major Tentative Subdivision Maps to create five (5), 61 and 115 new residential lots within the College Park Neighborhood. The 3 proposed Residential sites are located south of Grant Line Blvd west and east of Central Parkway, Mountain House (Supervisory District: 5)

Environmental Determination: A Second Addendum to the Environmental Impact Report (EIR) for the Mountain House Specific Plan III certified in 2005 (SCH No. 2003102074) has been prepared and is proposed for adoption.

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

James Grunsky, Chair

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Corinne King, Secretary

Pursuant to Government Code section 65009(b)(2): If you challenge the proposed project 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 April 01, 2024, 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.