



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

**Thursday, April 18, 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:pcrecords@sjgov.org).**

- **Action Item:**

- **Consent Agenda (Item No. 1, 2, 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.

- CONSENT 1. GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORTS FOR 2023.** This is a review of the San Joaquin County General Plan and Housing Element Annual Progress Reports (APRs) for calendar year 2023. The purpose of the General Plan APR is to report on the status of each specific implementation program contained in the General Plan. The purpose of the Housing Element APR is to provide a status of the progress made towards implementing the Housing Element's programs for meeting the

County's share of the Regional Housing Needs Allocation, as required by the California Department of Housing and Community Development.

**CONSENT 2. DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2400074 OF SAN JOAQUIN COUNTY.** This project consists of a proposed Sign Ordinance to apply to existing and future / new development within the boundaries of the Mountain House community. The proposed Sign Ordinance addresses general requirements, a variety of sign types, sign standards, and a required building permit process. There is currently no Sign Ordinance that applies specifically to Mountain House. This proposed Sign Ordinance would be included within the County of San Joaquin 1992 Development Title, Appendix 1, which is the applicable County Code for all of Mountain House. The project site is within the established Mountain House boundaries. (Supervisorial District: 5)

**Environmental Determination:** This project is exempt from CEQA pursuant to Section 15061(b)(3). A Notice of Exemption will be filed if the project is approved.

**CONSENT 3. DEVELOPMENT AGREEMENT AMENDMENT NO. PA-2300058 OF MOUNTAIN HOUSE DEVELOPERS, LLC.** The proposed Amendment to the Shea Mountain House, LLC Development Agreement would serve to extend the life of the 3 approved Major Subdivision Maps PA-0600327 (Neighborhoods I and J), PA-1000267 (Neighborhood K) and PA-1000266 (Neighborhood L) (SU's) and future subdivisions of the remaining subject property to be consistent with the terms of the existing Subsequent Development Agreement. The project site is located primarily north of the Byron Highway, but the application does include a few scattered properties in the Town Center and along Grant Line Road. (Supervisorial District: 5)

**Environmental Determination:** This project is exempt from CEQA pursuant to Section 15061(b)(3). A Notice of Exemption will be filed if the project is approved.

**CONSENT 4. GENERAL PLAN TEXT AMENDMENT NO. PA-2400093 & GENERAL PLAN MAP AMENDMENT NO. PA-2400094 OF SAN JOAQUIN COUNTY.** This project is comprised of 2 applications that propose to amend four sections of the 2035 General Plan and the General Plan designation of one parcel, as follows:

- General Plan Text Amendment No. PA-2400093 to revise four sections of the General Plan including:
  - Chapter 3.2 Public Facilities and Services Element Tables IS-1 Water System, IS-2 Wastewater Treatment, and IS-3 Stormwater Drainage Supply to provide flexibility and clarification for private services in the C/R (Commercial Recreation) designation and I-W (Warehouse Industrial) zone.
  - Chapter 3.1 Community Development Element, Land Use Goal LU-7.16 Williamson Act Contracts Parcel Size to reduce the required acreage for new Williamson Act contracts.
- General Plan Map Amendment No. PA-2400094 to change the General Plan designation of APN: 179-160-21 from AU/R (Agriculture-Urban Reserve) to I/W (Warehouse Industrial) for consistency with the zoning map.

(Supervisorial District: Countywide)

**Environmental Determination:** This project is exempt from CEQA pursuant to Section 15061(b)(3). A Notice of Exemption will be filed 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 April 29, 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.