



PLANNING COMMISSION MINUTES OF AUGUST 4, 2022

The San Joaquin County Planning Commission met in regular session on August 4, 2022 at 6 p.m., in the San Joaquin County Administration Building, 44 N. San Joaquin St., #640 (Board of Supervisors Chambers), Stockton, California.

The meeting was called to order by Randy Hamilton, Chair.

The Pledge of Allegiance to the flag was given.

Roll Call:

(present)

Commissioners

Randy Hamilton, Chair
James Grunsky, Vice-Chair
Sheri Midgley
Donald Ruhstaller
Jass Sangha – via MS Teams

County Staff

Zoey Merrill, County Counsel

Chris Heylin, Department of Public Works

Steven Shih, Environmental Health Department
Cesar Ruvalcaba, Environmental Health Department

Community Development Department Staff

Jennifer Jolley, Interim Director
Corinne King, Principal Planner
Giuseppe Sanfilippo, Associate Planner
Allen Asio, Office Assistant Specialist
Domenique Martorella, Office Assistant Specialist

(absent)

ACTION ITEMS:

1. ZONE RECLASSIFICATION NO. PA-2100031, MAJOR SUBDIVISION NO. PA-2100032, ZONE RECLASSIFICATION NO. PA-2100061, AND MAJOR SUBDIVISION NO. PA-2100062 OF YOLANDA SANCHEZ / POCK LANE PARTNERS. The project is composed of 4 applications: Zone Reclassification application PA-2100031 and Major Subdivision application PA-2100032 proposes to change the zoning designation of 1 parcel from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-L (Low Density Residential), and to subdivide the property into 108 lots for single family residences.

Zone Reclassification application PA-2100061 and Major Subdivision application PA-2100062 proposes to change the zoning designation of 2 parcels from AU-20 (Agriculture Urban Reserve, 20-acre minimum) to R-L (Low Density Residential), and to subdivide the property into 96 lots for single family residences.

The project site for PA-2100061 & 62 is located on the east side of S. Pock Ln.; 2,076 feet south of E. Eighth St. The project site for PA-2100031 & 32 is located on the west side of S. Pock Ln.; 3,200 feet south of E. Eighth St.; approximately 975 feet southwest of the project site for PA-2100061 & 62; Stockton. (Supervisory District: 1)

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

GIUSEPPE SANFILIPPO, ASSOCIATE PLANNER, introduced the staff report into the record.

PUBLIC HEARING OPENED:

PROPONENTS:

Anthony Barquette, Pock Lane Partners, said that they are in support of the proposed conditions to address development concerns brought forward by the neighboring industrial use by USG Interiors, LLC.

Russell Morse, attorney representing USG Interiors, LLC, said they appreciate the work from Staff and the Project Applicant to address their concerns of development of the property adjacent to their existing industrial use, and agree with the proposed conditions.

OPPONENTS:

None.

PUBLIC HEARING CLOSED.

MOTION:

It was moved, seconded (Ruhstaller / Midgley), and passed by a vote (5 to 0) to:

1. Forward to the Board of Supervisors the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (Attachment C) with the revised Conditions of Approval as per Staff's recommendation and the modifications presented in the Notes For This Evening as follows:

Additional Recommended Conditions of Approval for PA-2100032 (SU) and PA-2100062 (SU)

The Project shall mitigate for the loss of agricultural land consistent with the requirements of Chapter 9-1080.3(f) regarding Ag Mitigation.

Additional Recommended Conditions of Approval for PA-2100062 (SU)

- 1.h. **SCREENING:** A six to eight-foot masonry wall shall be erected along the eastern property line of APNs 179-120-13 and 179-120-14, adjacent to the industrially zoned property. (Development Title Section 9-1022.5)
- 1.i. **RESTRICTED ACCESS:** The proposed Emergency Vehicle Access Lane shown on the Tentative Map which connects to the existing segment of East Loomis Road shall be gated consistent with California Fire Code (CFC) Section 506. A Knox® Box shall be installed according to the local fire department's instructions on both gates. An application for Knox Boxes should be filed with the Montezuma Fire District, which has jurisdiction of this project site. If there is an electronically controlled access gate at this site a Knox® key switch will also be required.
- 1.j. **CONSTRUCTION:** All access to the project site during construction shall be provided from South Pock Lane. Access to the project site from East Loomis Road is prohibited.
- 1.k. **DISCLOSURE:** A Statement of Disclosure shall be filed on the resultant parcels regarding noise, vibration, and 24-hour operation of existing industrial operations located east of the project site.

Removal of Recommended Conditions of Approval for PA-2100062 (SU)

~~2.w. A right turn lane shall be added to the westbound Boeing Way approach at Pock Lane. Applicant shall coordinate improvements with the City of Stockton.~~

2. Forward Zone Reclassification No. PA-2100031 with the Bases for Zone Reclassification (Attachment D) and Major Subdivision application No. PA-2100032 (Attachment D), and the recommended Conditions of Approval contained in the Staff Report (Attachment E) to the Board of Supervisors with a recommendation of approval.
3. Forward Zone Reclassification No. PA-2100061 with the Bases for Zone Reclassification (Attachment D) and Major Subdivision application No. PA-2100062 (Attachment D), and the recommended Conditions of Approval contained in the Staff Report (Attachment E) to the Board of Supervisors with a recommendation of approval.

VOTE:

AYES: James Grunsky, Sheri Midgley, Donald Ruhstaller, Jass Sangha, Randy Hamilton
NOES:
ABSENT:

2. ELECTION OF OFFICERS. A vote by the Planning Commission for appointment of Chair and Vice-Chair for the upcoming year of service.

MOTION:

It was moved, seconded (Ruhstaller / Sangha), and passed by a vote (5 to 0) to:

1. Nominate and elect James Grunsky as the Planning Commission Chair.

VOTE:

AYES: James Grunsky, Sheri Midgley, Jass Sangha, Donald Ruhstaller, Randy Hamilton

NOES:

ABSENT:

MOTION:

It was moved, seconded (Ruhstaller / Grunsky), and passed by a vote (5 to 0) to:

1. Nominate and elect Sherri Midgley as the Planning Commission Vice-Chair.

VOTE:

AYES: Sheri Midgley, Jass Sangha, James Grunsky, Donald Ruhstaller, Randy Hamilton

NOES:

ABSENT:

The meeting adjourned at 6:45 P.M.

Randy Hamilton, Chair

Jennifer Jolley, Secretary