



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

Thursday, July 21, 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/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**

- **Minutes From Hearing(s) of 04/21/2022, 05/19/2022, and 06/16/2022.**

- **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 (Items 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. **USE PERMIT NO. PA-2100164 AND DEVELOPMENT AGREEMENT NO. PA-2200028 OF JIANG'S PROPERTIES MANAGEMENT, LLC (C/O JKL Sunshine, Inc.)** for a commercial cannabis cultivation and distribution facility. The project proposes to convert

an existing 7,000-square-foot building; a 13,200-square-foot building; and a 3,930-square-foot building for indoor cannabis cultivation; and convert a 4,720-square-foot building for cannabis distribution. The project site is located on the south side of E. Navone Rd.; 3,390 feet south of E. Fairchild Ln., Stockton (Supervisory District: 4)

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

2. **GENERAL PLAN AMENDMENT PA-2200131, MASTER PLAN AMENDMENT PA-2100205, SPECIFIC PLAN AMENDMENT PA-2100206, ZONING RECLASSIFICATION PA-2200132, AND REVISION OF APPROVED ACTIONS NO. PA-0600327 OF MOUNTAIN HOUSE DEVELOPERS, LLC.** This project consists of five (5) separate applications: 1) a General Plan Amendment No. PA -2200131; 2) a Master Plan Amendment No. PA-2100205 (MP); 3) a Specific Plan II Amendment No. PA-2100206 (SP); 4) a Zoning Reclassification No. 2200132; and 5) a Revision to Approved Action No. PA – 0600327.

The proposed project is part of a multi stepped process initiated in late 2020 by Mountain House Developers, LLC (MHD) to modify the approved Tentative Maps for Neighborhoods I and L to better respond to market conditions. The earlier concept was to promote age-restricted and age-targeted housing types such as Del Webb and other housing product which would benefit from the Golf Course amenities. MHD believes this market condition was overstated in 2004 with the original Specific Plan II approvals. MHD is therefore seeking to reduce the number of age restricted housing from a planned 2,587 units to 873. Step One involved a revised lotting plan and circulation plan for various Neighborhoods north of the Byron Highway. These revisions were found to be in substantial conformance with the approved Tentative Map by the Community Development Department (CDD) on July 21, 2021 (Attachment B – CDD TM Conformity).

Step two of the modifications initiated by MHD involved numerous changes to text, map figures and tables in the Mountain House Master Plan and Mountain House Specific Plan II (Attachments C, D and E).

The project would result in changes to the following areas within the Master Plan/Specific Plan II including the Town Center, and Neighborhoods H, I, J, and L. MHD is also requesting the elimination of the prior Condition of Approval requiring that Neighborhood I be restricted to active-adult residents. Step two discussed above requires amendments to the Master Plan, Specific Plan II, and revisions to the conditions of approval for Neighborhood I. Additionally, MHD is proposing to add a 16-acre K-8 school site to accommodate the additional students generated by the proposed changes to Neighborhood I to allow non-age restricted housing. The project site is located north and south of Byron Highway and includes lands south of Old River along Kelso Rd., Mountain House. (Supervisory District: 5)

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

- CONSENT** 3. **1-YEAR TIME EXTENSION FOR PREVIOUSLY APPROVED MAJOR SUBDIVISION NO. PA-0500467 OF ERNEST J. GUEDEL** for a 34-lot subdivision consisting of 33 one-acre lots with 1 parcel designated for a storm drainage pond that will be built in 2 phases. The project is located on east side of N. Lower Sacramento Rd., 1,200 feet south of Liberty Rd., north of Lodi in Collierville (Supervisory District: 4)

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. GENERAL PLAN MAP AMENDMENT PA-2200083, ZONE RECLASSIFICATION PA-2200084, AND MINOR SUBDIVISION NO. PA-2200089 OF WOODBRIDGE PARTNERS INC. (C/O DILLON & MURPHY).** The project consists of three applications: General Plan Amendment No. PA-2200083 to change the General Plan designation of an existing 26.38-acre parcel from I/G (General Industrial) to A/I (Agricultural Industrial); Zone Reclassification No. PA-2200084 to change the zoning of the same existing 26.38-acre parcel from AG-20 & -40 (General Agriculture, 20-acre or 40-acre minimum) to AI (Agricultural Industrial); and Minor Subdivision No. PA-2200089 to subdivide the existing 26.38-acre parcel into 3 parcels and a designated remainder. The project is located on the east side of N. State Route 99 E. Frontage Rd.; 2,850 feet north of Turner Rd., Lodi (Supervisory District: 4)

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.

- 5. ELECTION OF OFFICERS.** A vote by the Planning Commission for appointment of Chair and Vice-Chair for the upcoming year of service.
- **Other Business:**
 - **SITE APPROVAL NO. PA-1900240 AND ENVIRONMENTAL IMPACT REPORT NO. PA-2000014 OF JASBIR S. GILL FAMILY, LTD PTP (C/O GILL WOMEN'S MEDICAL CENTER, LLC).** This item is scheduled to receive comments from the Public regarding the Draft Environmental Impact Report filed for the project. The project itself will not be presented at this hearing. The project site is located on the east side of West Lane, 460 feet north of Eight Mile Road, north of Stockton. (Supervisory District: 4)
 - **Planning Commissioner's Comments**
 - **Director's Report (Scheduling of Future Hearings – as needed)**
 - **Adjournment**

Randy Hamilton, Chair

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Jennifer Jolley, Secretary

Pursuant to Government Code section 65009(b)(2): If you challenge the proposed project(s) 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 July 31, 2022, at 5:00 p.m., and the appeal fee is \$799.00.