



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

**Thursday, April 4, 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](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):** 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. MASTER PLAN AMENDMENT NO. PA-2400044, SPECIFIC PLAN I AMENDMENT NO. PA-2400045, SPECIFIC PLAN II AMENDMENT NO. PA-2400046, & SPECIFIC PLAN III AMENDMENT NO. PA-2400047 OF SAN JOAQUIN COUNTY** This project consists of 4 separate applications: 1) a proposed amendment to the Mountain House Master Plan [No. PA-2400044 (MP)]; 2) a proposed amendment to the Mountain House Specific Plan I [No. PA-2400045 (SP)]; 3) a proposed amendment to the Mountain House Specific Plan II [No.

PA-2400046 (SP)]; and, 4) a proposed amendment to the Mountain House Specific Plan III [No. PA-2400047 (SP)]. The Board of Supervisors on March 12, 2024, directed Staff to process amendments to the adopted Mountain House Master Plan and affected Specific Plans to reflect a new Jobs-Housing ratio. This project is a direct result of the Board's direction to make changes to the adopted Mountain House Policy documents. The project site is located in the Mountain House Community (Supervisorial District: 5)

- 2. GENERAL PLAN AMENDMENT NO. PA-2300052, MASTER PLAN AMENDMENT NO. PA-2300050, SPECIFIC PLAN AMENDMENT NO. PA-2300051, ZONING RECLASSIFICATION NO. PA-2300053, MAJOR SUBDIVISION NO. PA-2300055, MAJOR SUBDIVISION NO. PA-2300056, & MAJOR SUBDIVISION NO. PA-2300057 OF SUNCHASER REAL ESTATE ONE AND TRIMARK COMMUNITIES, LLC (C/O O'DELL ENGINEERING** First, the proposed project serves to embrace the conclusive effort of the re-evaluation of the adopted Jobs-Housing Policy by the County for the Mountain House Community. On March 12, 2024, the Board of Supervisors (BOS) directed staff to revise the Mountain House Policy documents to consider a lower Jobs-Housing Goal of 0.76 rather than 0.99 as originally adopted for the Mountain House Community. These modifications to the Mountain House Policy documents will be considered by the Planning Commission as a separate action. These changes to the Jobs-Housing policy direction certainly opens the door for future land use changes such as what is being proposed in this application. Second, the project being proposed is to convert three (3) existing Commercially designated sites to allow additional residential development. The project description is being broken down into three (3) focus areas as follows: Area 1, Neighborhood F, Specific Plan Area I: Land Use changes for APN 254-030-12 through 254-030-19 (22.59 acres combined total) from Office Commercial (C/O) to Residential Medium (R/M). Area 2, Neighborhood F, Specific Plan Area I: Land Use changes for APN 254-020-01 and APN 254-230-06 (17.83 acres combined total) from Community Commercial (C/C) to Residential Medium (R/M). Area 3, Neighborhood H, Specific Plan Area II: Land Use changes for APN 256-520-01 (20.29 acres) from Community Commercial (C/C) to Residential Low (R/L). Major Subdivisions are proposed for each of the defined 3 areas. Area 1 Major Subdivision: 143 single family medium density lots, with a density of 6.00 du/ac, are proposed. Area 2 Major Subdivision: 106 single family medium density lots, with a density of 5.97 du/ac, are proposed. Area 3 Major Subdivision: 81 single family low density lots with a density of 3.99 du/ac are proposed. The project site is The 3 proposed Residential sites are located as follows: Area 1 is west of Mountain House Parkway and south of Arnaudo Blvd; Area 2 is east of Central Parkway and south of Main Street; and Area 3 is west of Great Valley Parkway south of Kelso Road, Mountain House. (Supervisorial District: 5)

**Environmental Determination:** Initial Study/Addendum to the Environmental Impact Report (EIR) for the Mountain House Specific Plan I certified in 1994 (SCH No. 1990020776) and the Initial Study prepare by San Joaquin County for Mountain House Specific Plan II in 2005.

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

Sherri Midgley, Vice-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 15, 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.