



PLANNING COMMISSION MINUTES OF JULY 21, 2022

The San Joaquin County Planning Commission met in regular session on [Click here to enter a date.](#) 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 (Arrived late to the hearing)

County Staff

Zoey Merrill, County Counsel

Alex Chetley, Department of Public Works

Chris Heylin, Department of Public Works

Cesar Ruvalcaba, Environmental Health Department

Community Development Department Staff

Jennifer Jolley, Interim Director

Corinne King, Principal Planner

Stephanie Stowers, Senior Planner

Alisa Goulart, Associate Planner

Domenique Martorella, Office Assistant Specialist

Isabel Espinosa, Admin Assistant

(absent)

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APPROVAL OF PREVIOUS MEETING MINUTES:

1. Minutes from 04/21/2022, 05/19/2022, and 06/16/2022.

MOTION:

It was moved, seconded (Ruhstaller / Midgley), and passed by a vote (4 to 0) to:

1. Approve and accept the minutes.

VOTE:

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

NOES:

ABSENT: Jass Sangha

ACTION ON REQUESTS FOR CONTINUANCES OR WITHDRAWALS:

Request for continuance to an unspecified, future date for Item # 1 by the project Applicant. Request for continuance to the August 4, 2022, hearing for Item # 5 by Commissioner Grunsky. It was decided to address both requests in one motion.

MOTION:

It was moved, seconded (Ruhstaller / Midgley), and passed by a vote (4 to 0) to:

1. Allow continuance of Item # 1 to a future, unspecified date and Item # 5 to the August 4, 2022, Planning Commission hearing.

VOTE:

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

NOES:

ABSENT: Jass Sangha

ACTION ITEMS:

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 (Supervisorial District: 4)

**Continued to an unspecified, future hearing date.**

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. (Supervisorial District: 5)

**David Niskanen, Contract Planner, introduced the staff report into the record.**

PUBLIC HEARING OPENED:

PROPONENTS:

David Sargent, Construction Development Manager for Mountain House Developers, confirmed the amendment to Table 3.2 in Attachment E of the Staff Report for the item and stated he is available for any questions or clarifications needed on the project.

OPPONENTS:

None.

PUBLIC HEARING CLOSED.

MOTION:

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

1. Forward a recommendation to the Board of Supervisors to approve the suggested General Plan Amendment Application No. 2200131 and proposed Mitigated Negative Declaration with the "Basis for a General Plan Amendment" (Attachment H);
2. Forward a recommendation to the Board of Supervisors to approve the suggested Mountain House Master Plan Amendment Application No. 2100204 with the "Basis for a Master Plan Amendment" and Specific Plan II Amendment (Attachment I);
3. Forward a recommendation to the Board of Supervisors to approve the suggested Mountain House Specific Plan II Amendment No. 2100205 with the "Basis for Specific Plan Amendment" (Attachment J);
4. Forward a recommendation to the Board of Supervisors to approve the Zone Reclassification Application No. 2200132 for the effected properties based on the ability to make the required "Basis for Zone Reclassification." (Attachment K);
5. Forward a recommendation to the Board of Supervisors to approve Revisions for Actions for Major Subdivision Application No. PA-0600327, based on the Revisions of Approved Action Findings, the Revised Conditions of Approval, and the previously approved findings for Major Subdivision Application No. PA-0600327 (Attachment L);
6. Forward an amendment to Table 3.2 in Attachment E for the Staff Report for the Staff Report for 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 to the Board of Supervisors.

VOTE:

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

NOES:

ABSENT:

**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 (Supervisorial District: 4)

MOTION:

It was moved, seconded (Ruhstaller / Midgley), and passed by a vote (4 to 0) to:

1. Accept and approve Items # 3 and 4 as presented in the Staff Reports.

VOTE:

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

NOES:

ABSENT: Jass Sangha

**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 (Supervisorial District: 4)

**Approved on consent with Item # 3 in one motion.**

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

**Continued to an unspecified, future hearing date.**

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)

**Stephanie Stowers, Senior Planner, presented an overview of the project and the Environmental Impact Report process.**

Steve Herum, Attorney representing residents of Mettler Road, requested the comment period be extended by 30 days to allow a more detailed review of the EIR so comprehensive comments can be submitted by the residents.

Multiple residents spoke in support of the EIR and associated project.

David Nichkey, resident, asked what the remaining acreage on the project location will be used for, raised concerns about the pond feature and impacts for local water supply, said the EIR did not address the Swainson's Hawk population in the area, and voiced concern about the proposed walkways in the Ham Lane area.

Tammy Drescher, resident, said the EIR doesn't address the urbanization of the agricultural land area, impacts on water supply, areas within Stockton already approved for hospital use, and that the size of the project is larger than other hospitals in the area but provides less beds for patients.

The meeting adjourned at 7:04 P.M.

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Randy Hamilton, Chair

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Jennifer Jolley, Secretary