



PLANNING COMMISSION MINUTES OF SEPTEMBER 15, 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 James Grunsky, Chair.

The Pledge of Allegiance to the flag was given.

Roll Call:

(present)

Commissioners

James Grunsky, Chair
Sheri Midgley, Vice-Chair
Randy Hamilton
Donald Ruhstaller
Jass Sangha

County Staff

Zoey Merrill, County Counsel

Alex Chetley, Department of Public Works
Chris Heylin, Department of Public Works

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

Community Development Department Staff

Eric Merlo, Assistant Director
Corinne King, Principal Planner
Stephanie Stowers, Senior Planner
Allen Asio, Office Assistant Specialist
Domenique Martorella, Office Assistant Specialist

(absent)

ACTION ITEMS:

1. **SITE APPROVAL NO. PA-1900240, DEVELOPMENT AGREEMENT NO. PA-2000019, AND ENVIRONMENTAL IMPACT REPORT NO. PA-2000014 OF JASBIR S. GILL FAMILY LTD PTP (C/O GILL WOMEN'S MEDICAL CENTER, LLC)** to establish a 42.4-acre hospital campus facility in 2 phases over 10 years. The phases are proposed as follows:

Phase 1 includes a 36,000-square-foot, single-story, 12-bed hospital including alternative birthing services (including labor and delivery), emergency room, emergent medicine, and outpatient surgery services.

Phase 2 includes an additional 140,000-square-foot, three-story, 100-bed, full-service hospital with emergency helistop, and a related 60,000-square-foot, two-story, medical office building. The project site is located on the east side of N. West Ln., approximately 450 feet north of Eight Mile Rd., Stockton (Supervisorial District: 4)

STEPHANIE STOWERS, SENIOR PLANNER, introduced the staff report into the record. CHRIS STABENFELDT, E CORP CONSULTING, introduced the environmental impact report into the record.

Commissioner Hamilton asked for the total number of expected vehicle trips at full build-out of the project, and how the entrance and exits are designed for the flow of traffic.

Chris Stabenfeldt said there will be approximately 4,000 daily trips at full build-out.

Stephanie Stowers said the site plan depicts a right in / right out entrance off of West Lane, and traffic travelling south on West Lane would have to make a U-turn at Eight Mile Road. Ms. Stowers said the project also proposes two other entrances: one off of Ham Lane and one off of Eight Mile Road.

Commissioner Hamilton asked if there are plans for improvements to Ham Lane to handle the increased traffic from the project.

Ms. Stowers says the conditions from Public Works do include improvements to Ham Lane from Eight Mile Road to the project site.

Commissioner Hamilton asked what sort of traffic control will be in place for access to Ham Lane from Eight Mile Road.

Ms. Stowers says that there will be a signal light intersection.

PUBLIC HEARING OPENED:

PROPONENTS:

Brett Jolley, Counsel for the applicant, presented the medical practice and farming history of the Gill Family, and their approach to the project to not only improve access to medical services but also minimize impact to local farming and agricultural operations. Mr. Jolley said the Stockton area is underserved by hospital facilities compared to the state average, and this project will improve on that deficit.

Dr. Param Gill, Applicant, spoke of her experience in medical practice and the decrease in hospital facilities in the Stockton and Lodi area since 1980. Dr. Gill spoke to the negative impact on overall health care availability due to the reduction of hospital services.

19 members of the public spoke in support of the project citing the needs of improved health care services, reductions to wait times for services, balanced development between housing / employment

/ health care, and local service providers so residents of the San Joaquin County area are not having to travel outside of the county for health care.

Joe Hetu, Resident, spoke in support of the project but also voiced concerns about the increase of traffic for the area. Mr. Hetu said he is concerned with existing excessive speeding on the road and lack of law enforcement.

OPPONENTS:

2 members of the public spoke in opposition of the project citing concerns with the location of the project and the impact it will have on agricultural uses in the area.

REBUTTAL:

None.

PUBLIC HEARING CLOSED.

Commissioner Grunsky said that the Planning Commission has approved a lot of housing projects over the years, and that this is the first project to increase medical care that has come before the Commission. Commissioner Grunsky says he is in support of the project.

Commissioner Midgley said that proposed location is good for Stockton and Lodi.

Commissioner Sangha said that the benefit of the project outweighs the possible impacts. Commissioner Sangha said she appreciate that it is being done by a local family and supports the local area.

MOTION:

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

1. Forward Final Environmental Impact Report No. PA-2000014, under the provision of Section 15090 of the California Environmental Quality Act, to the Board of Supervisors with a recommendation for certification (Attachment C, Environmental Review);
2. Forward the Water Supply Assessment, pursuant to California Water Code Section 10910(g)(1), to the Board of Supervisors with a recommendation to approve (Attachment D, Water Supply Assessment);
3. Forward the Findings of Fact to the Board of Supervisors with a recommendation to adopt (Attachment E, Findings of Fact);
4. Forward the Statement of Overriding Considerations to the Board of Supervisors with a recommendation to adopt (Attachment F, Statement of Overriding Consideration);
5. Forward the Mitigation Monitoring and Reporting Program (MMRP) to the Board of Supervisors with a recommendation to adopt (Attachment G, Mitigation Monitoring and Reporting Plan);
6. Forward Development Agreement No. PA-2000019 to the Board of Supervisors with a recommendation to approve (Attachment H, Development Agreement PA-2000019).
7. Forward the Findings for Site Approval to the Board of Supervisors with a recommendation to adopt (Attachment I, Findings for Site Approval); and
8. Forward Site Approval No. PA-1900240 with the attached Conditions of Approval (Attachment J,

Conditions of Approval) to the Board of Supervisors with a recommendation to approve.

VOTE:

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

NOES:

ABSENT:

The meeting adjourned at 8:10 P.M.

James Grunsky, Chair

Eric Merlo, Secretary