



PLANNING COMMISSION MINUTES OF NOVEMBER 3, 2022

The San Joaquin County Planning Commission met in regular session on November 3, 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 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
Jass Sangha

County Staff

Zoey Merrill, County Counsel

Steven Shih, Environmental Health Department

Community Development Department Staff

Jennifer Jolley, Director
Corinne King, Principal Planner
John B. Anderson, Contract Planner
Allen Asio, Office Assistant Specialist
Domenique Martorella, Office Assistant Specialist

(absent)

Donald Ruhstaller

APPROVAL OF PREVIOUS MEETING MINUTES:

1. Minutes from 07/21/2022 and 08/04/2022.

MOTION:

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

1. Approve and accept the minutes.

VOTE:

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

NOES:

ABSENT: Donald Ruhstaller

ACTION ON REQUESTS FOR CONTINUANCES OR WITHDRAWALS:

Community Development Department staff requested a continuance of Item # 2, Development Title Text Amendment No. PA-2200189 of San Joaquin County, to the December 15, 2022, Planning Commission hearing.

MOTION:

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

1. Continue Item # 2 to the December 15, 2022, Planning Commission hearing.

VOTE:

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

NOES:

ABSENT: Donald Ruhstaller

ACTION ITEMS:

1. **MAJOR SUBDIVISION NO. PA-2100120 OF SANIDHYA DHIR; SUNEHA HOLDINGS, LLC; ALTAMONT HILLS, LLC; AND SOUTH ORANGE AVE, LLC; (C/O CARLSON, BARBEE AND GIBSON, INC.)** which proposes the development of a 35.83-acre (R-VL and R-L) Very Low-Density and Low-Density Residential property into 143 residential lots and sets aside 4.71 acres for parks and open space that includes the following:

- Construction of 140 single family lots of about 5,000 square-feet each and 3 lots greater than 17,000 square-feet in size.
- There are 2 existing access points, or entrances, into this proposed community including extensions of Nasergholi Avenue and Pasqua Glen.
- 3 existing PG&E gas lines bisects the property in a northwest to southeast direction and shall serve as a central location for a proposed Neighborhood Park feature. The park elements proposed shall include turf volleyball courts, 2 tot lot play areas, and a shade structure as well as enhanced landscaping as allowable by the deed restrictions for the area.

The project site is located south of Grant Line Ave. and immediate north of the Delta College Mountain House campus located to the south. The project is located at the extreme western edge of the Mountain House Specific Plan III area. (Supervisorial District: 5)

JOHN B. ANDERSON, CONTRACT PLANNER, introduced the staff report into the record.

PUBLIC HEARING OPENED:

PROPONENTS:

Terry Reeves, applicant, explained that the Mountain House Community Services District have set the working hours between 7 am and 6 pm.

OPPONENTS:

None.

PUBLIC HEARING CLOSED.

MOTION:

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

1. Adopt the Notice of Exemption;
2. Adopt the Findings for Major Subdivision; and
3. Approve Major Subdivision No. PA-2100120 with the attached Conditions of Approval

VOTE:

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

NOES:

ABSENT: Donald Ruhstaller

2. **DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2200189 OF SAN JOAQUIN COUNTY** to amend Chapter 9-1080, Agricultural Mitigation, of Title 9, to improve the County's ability to carry out the purpose and intent of the Chapter. Amendments include clarifications of how agricultural mitigation is to be accomplished in the County. **THIS ITEM IS CONTINUED FROM THE OCTOBER 20, 2022, PLANNING COMMISSION HEARING.**

Two draft Development Title Text Amendments are being provided to the Planning Commission for review:

Text Amendment Option A: Draft amendments proposed by Community Development Department staff. These amendments would provide for additional clarifications of how agricultural mitigation is to be accomplished, pertaining to use of a Qualifying Entity to oversee and implement the County agricultural mitigation program (and eliminating use of the AgTAC), as well as how agricultural mitigation may be accomplished through use of agricultural land conservation easements, payment of in-lieu fees or use of an agricultural mitigation bank.; and

Text Amendment Option B: Draft amendments proposed by the Agricultural Technical Advisory Committee ("AgTAC"). These amendments were previously considered by the Planning Commission in 2021, with one additional amendment being added clarifying agricultural land conservation easements shall be held in perpetuity.

Continued to December 15, 2022, Planning Commission hearing.

3. **CONSENT REVISIONS OF APPROVED ACTIONS FOR PREVIOUSLY APPROVED MAJOR SUBDIVISIONS NO. PA-0500838 AND NO. PA-0600161 OF AMANJIT SANDHU, KARNAIL SINGH, RANBIR KAUR SANDHU, AND PINDERJIT SANDHU (C/O AMANJIT SANDHU)** to amend a Condition of Approval that requires payment of an Agricultural Mitigation Fee prior to approval of the Final Maps for reference Major Subdivisions. The Condition was included prior to the Board of Supervisors establishing a County-wide Agricultural Mitigation Fee in 2006 via Ordinance No. 4308 (Chapter 9-1080: Agricultural Mitigation), which requires payment of Agricultural Mitigation fees at the time of Grading Permit or Building Permit issuance (Chapter 9-1080[e][f]).

The proposed Revisions of Approved Action would amend the Condition of Approval related to the timing of payment of Agricultural Mitigation fees to be in compliance with Chapter 9-1080 of the San Joaquin County Development Title.

The project site is located within Neighborhoods A and B, at the southwest corner of Grant Line Rd. and west of Mountain House Pkwy., south of Grant Line Rd., Mountain House. (Supervisory District: 5)

MOTION:

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

1. Approve action items # 3 and 4 on consent, with the recommendations in their respective Staff Reports.

VOTE:

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

4. CONSENT 1-YEAR TIME EXTENSION FOR PREVIOUSLY APPROVED USE PERMIT NO. PA-1800159 OF TURLOCK PETROLEUM (AKA MOUNTAIN HOUSE SQUARE, INC.) for the development of the proposed commercial retail plaza which includes the construction of the following structures using the Civic Italianate architectural style as shown the revised site plan:

- Building 1, located adjacent to Mountain House Parkway, to contain 7,000 square-feet for a proposed full-service restaurant with an outside patio;
- Building 2, located adjacent to Grant Line Road, to contain 2,400 square-feet for a proposed restaurant with a drive-through service lane;
- Building 3, located at the northeast corner of Grant Line Road and De Anza Boulevard, to contain 2,400 square-feet for a proposed restaurant with a drive-through service lane;
- Building 4, located in the central portion of the development north of the gas pumps, to contain 6,750 square-feet for a proposed convenience store and restaurant;
- A canopy structure for 10 gas pumps, located in the central portion of the development adjacent to Grant, associated with the proposed convenience store and restaurant; and
- A car wash located adjacent to De Anza Boulevard north of Building 3, to contain 3,133 square-feet.

The project site is located at the northwest corner intersection of Grant Line Rd. and Mountain House Pkwy. between De Anza Blvd. and Mountain House Pkwy. in the Specific Plan III area of Mountain House. (Supervisory District: 5)

Approved on consent with Item # 3 in one motion.

The meeting adjourned at 6:30 P.M.

James Grunsky, Chair

Jennifer Jolley, Secretary