



PLANNING COMMISSION MINUTES OF MARCH 16, 2023

The San Joaquin County Planning Commission met in regular session on March 16, 2023 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 Sheri Midgley, Vice-Chair.

The Pledge of Allegiance to the flag was given.

Roll Call:

(present)

Commissioners

Sheri Midgley, Vice-Chair

Donald Ruhstaller

Chris Meehleis

Jass Sangha

County Staff

Zoey Merrill, County Counsel

Shayan Rehman, Department of Public Works

Chris Heylin, Department of Public Works

Steven Shih, Environmental Health Department

Cesar Ruvalcaba, Environmental Health Department

Community Development Department Staff

Corinne King, Deputy Director of Planning

Tim Burns, Code Enforcement Chief

Megan Aguirre, Senior Planner

Giuseppe Sanfilippo, Associate Planner

Allen Asio, Office Assistant Specialist

Laura Sauers, Office Assistant Specialist

(absent)

James Grunsky, Chair

ACTION ON REQUESTS FOR CONTINUANCES OR WITHDRAWALS:

Request for continuance to the April 6, 2023, Planning Commission hearing for Item # 1 by the applicant.

MOTION:

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

1. Continue Item #1 to the April 20, 2023, Planning Commission hearing.

VOTE:

AYES: Jass Sangha, Donald Ruhstaller, Chris Meehleis, Sheri Midgley

NOES:

ABSENT: James Grunsky

MOTION:

Commissioner Ruhstaller made a motion to reconsider the vote on the previous motion regarding the request for continuance and to instead continue Item #1 to the May 4, 2023, Planning Commission hearing.

After discussion regarding the applicant's availability, Commissioner Ruhstaller withdrew his motion.

MOTION:

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

1. Reconsider the vote on the previous motion regarding the request for continuance and to instead continue Item #1 to the April 6, 2023, Planning Commission hearing.

VOTE:

AYES: Jass Sangha, Donald Ruhstaller, Chris Meehleis, Sheri Midgley

NOES:

ABSENT: James Grunsky

ACTION ITEMS:

- 1. GENERAL PLAN MAP AMENDMENT NO. PA-2200090 & CONDITIONAL USE PERMIT NO. PA-2100295 OF RIVER MAID LAND COMPANY (C/O MIKE SMITH ENGINEERING).** This project is comprised of two components: General Plan Map Amendment Application No. PA-2200090 proposes to change the land use designation of a 17.3-acre parcel from I/T (Truck Terminal) to A/G (General Agriculture) for consistency with the existing AG-40 zoning and to accommodate the underlying project for an agricultural processing facility Conditional Use Permit Application No. PA-2100295 proposes to establish a new stand-alone agricultural processing facility by constructing a 96,959 square foot two-story agricultural processing building. The first floor includes 80,000 square feet for agricultural processing, packing, storage, and distribution with a 12,400 square foot roof overhang. The second floor includes 4,559 square feet of storage space. 8-acres of the project site will be used as a process wastewater pond under permit from the Central Valley Regional Water Quality Control Board (CVRWQCB) for this facility and the adjacent fruit processing facility. The project proposes access from East Pine Street. The project will utilize a new on-site septic system for wastewater, an existing well for water, and a new on-site retention pond for storm drainage. The project also includes overflow parking for seasonal employees. The project site is located on the north side of East Pine Street, 2,580 ft. east of N. Guild Ave., east of Lodi. (Supervisory District: 4)

Continued to the April 6, 2023, Planning Commission hearing.

2. **DEVELOPMENT TITLE TEXT AMENDMENT NO. PA-2300021 OF SAN JOAQUIN COUNTY** to update tables and text related to fencing, animals, and various typos, errors, and omissions. The project site is countywide.

MEGAN AGUIRRE, SENIOR PLANNER, introduced the staff report into the record.

PUBLIC HEARING OPENED:

Ken Norgaard, resident, said that he was concerned about short-term rentals and what was being implemented by the planning department. For agricultural properties that are landlocked and need easements to access them, there should be some sort of a stipulation or variation of the permit process. There should be a process to notify neighbors.

Commissioner Ruhstaller asked Planning staff to look at this property and to bring back information.

Zoey Merrill asked the Commission to have staff clarify if there is anything the Commission may want staff to consider in regard to Mr. Norgaard's statement.

Megan Aguirre clarified that the section in the Development Title about short-term rentals explain that customers are required to have a Zoning Compliance Review application. The tables have conflicting information. There were no changes made as to whether short-term rentals are allowed in the agricultural zone, but this text amendment clarifies what is required in order to have one.

Ruhstaller asked if approving the proposed amendments would require any current properties with short-term rentals to adhere to the proposed corrections.

Megan answered that the statement is correct.

Zoey stated that she will work with staff regarding the unique item raised concerning easements.

PUBLIC HEARING CLOSED.

MOTION:

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

1. Forward Development Title Text Amendment No. PA-2300021 to the Board of Supervisors with a recommendation for approval based on the ability to make the required Basis for Development Title Text Amendment (Attachment C, Findings).

VOTE:

AYES: Jass Sangha, Chris Meehleis, Donald Ruhstaller, Sheri Midgley

NOES:

ABSENT: James Grunsky

The meeting adjourned at 6:45 P.M.

Sheri Midgley, Vice-Chair

Corinne King, Secretary