



Planning Commission Staff Report
Item # 1, May 15, 2025
Revisions of Approved Actions No. PA-2400530
Prepared by: Jessica Leal

PROJECT SUMMARY

Applicant Information

Property Owner: LGI Homes California LLC
Project Applicant: Jonathan Liesch

Project Site Information

Project Address: 1088 S. Del Mar Avenue, Stockton
Project Location: On the northeast corner of South Del Mar Avenue and East Main Street, Stockton

Parcel Number (APN):	159-430-10, 11, 12, 13, 14, 15, 159-440-28, 29, 30, 31, and 159- 440-53, 54, 55, 56, 57, 58, 59	Water Supply:	Private (California Water Service)
General Plan Designation:	R/L	Sewage Disposal:	Public (East Stockton Sanitary Sewer Project)
Zoning Designation:	R-L	Storm Drainage:	Public (CSA 41- Eaglecrest)
Project Size:	19.9 acres	100-Year Flood:	No
Parcel Size:	19.9 acres	Williamson Act:	No
Community:	Stockton	Supervisory District:	1

Environmental Review Information

CEQA Determination: Exempt pursuant to Sections 15302(c) and 15061 (b)(3) (Attachment C)

Project Description

Revisions of Approved Actions to modify Condition of Approval No. 2.i. of Major Subdivision No. PA-0500469 regarding the location of utilities. The current Condition calls for all utilities set to supply power to the subdivision, except those with a power transmission of 35 KV or greater, to be located underground. The Applicant is requesting this Condition be changed to include an additional exception for the above-ground utilities that supply power for the existing residents on the west side of Del Mar Avenue. If approved, the utilities that supply power for the subdivision will be located underground, and those supplying power to the existing residents on Del Mar Avenue will remain above ground.

Recommendation

It is recommended that the Planning Commission:

1. Adopt the Findings for the Revisions of Approved Action (Attachment D); and
2. Approve Revisions of Approved Actions No. PA-2400530 with the attached Conditions of Approval

(Attachment E).

NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: May 1, 2025.

Number of Public Hearing notices: 102

Date of Public Hearing notice mailing: May 1, 2025.

Referrals and Responses

- **Project Referral with Environmental Determination Date:** March 13, 2025

- **OPR State Clearinghouse #:** 2017042030

Agency Referrals	Response Date - Referral
County Departments	
Assessor	
Community Development	
Building Division	
Fire Prevention Bureau	
Public Works	03/24/2025
Environmental Health	04/07/2025
Sheriff Communications Director	
Supervisor: District 1	
Mosquito Abatement	
State Agencies	
CA Native American Heritage Commission	
CA Tribal TANF Partnership	
CA Valley Miwok Tribe	
CA Water Service	
CA Fish & Wildlife, Region: 2	
Federal Agencies	
US Fish & Wildlife	
F.E.M.A.	

Agency Referrals	Response Date - Referral
Local Agencies	
East Stockton Rural Fire District	
Stockton East Water District	
Central SJ Water Conservation District	
S.J.C.O.G.	03/18/2025
San Joaquin Air Pollution Control District	
Stockton Unified School District	
Miscellaneous	
Buena Vista Rancheria	
United Auburn Indian Community	
North Valley Yokuts Tribe	
P.G.&E.	04/23/2025
Precissi Flying Service	
Sierra Club	

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ANALYSIS

Background

On April 5, 2007, the Planning Commission approved Major Subdivision No. PA-0500469 (Ligurian Village Unit No. 3) to subdivide six existing parcels totaling 19.9 acres into 114 residential lots. The original expiration date was April 14, 2010.

Due to a weak economy and the housing crisis, many developers were not recording final maps and investing in infrastructure improvements after the downturn in 2008. Therefore, after the project was approved, the State of California granted several automatic time extensions for approved subdivisions to allow developers additional time to complete the required improvements and record the necessary maps. As a result, the project expiration date was extended through April 13, 2017.

On December 15, 2016, the applicant filed a six-year Time Extension application. On May 18, 2017, the Planning Commission approved the six-year Time Extension, further extending the expiration date to April 17, 2023. On May 24, 2022, the Board of Supervisors approved the Final Map (Attachment A), which was subsequently recorded on June 20, 2022.

Revisions of Approved Actions

The approved map is bounded by both developed and undeveloped residential lots on all sides, as well as a community park. To provide service to the new residential lots, the project includes connecting to existing public utilities located along Del Mar Avenue on the west side of the subdivision. These connections entail removing and replacing existing above-ground powerlines that serve developed residential lots.

When the subdivision was approved in 2007, the Department of Public Works included Condition of Approval No. 2.i. to address the location of utilities and ensure that the project met the 1992 Development Title standards in place at that time. The approved condition states that:

- 2.i. "All utilities shall be underground power transmission facilities of 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-1155.2)."

In addition to requiring underground powerlines for the new residential lots, this condition also requires undergrounding of any existing above-ground powerlines replaced in conjunction with the subdivision.

Implementing this condition would require undergrounding utilities on existing developed residential properties that are not part of the subdivision. When the applicant, LGI Homes, contacted property owners on Del Mar Avenue seeking permission to enter their property to underground their overhead utility connects, several expressed opposition to relocating their existing utility service underground.

As a result, the applicant proposes to allow the existing utility poles to be replaced and relocated above-ground within the public utility easement established by the subdivision along the east side of Del Mar Avenue. This request is consistent with Chapter 9-609 of the Development Title, which requires the development project to be served by underground services. The subdivision will be served by underground utilities, while the existing properties on the west side of Del Mar Avenue will continue to be served by overhead services. The applicant has indicated that this will ensure that the development of the subdivision does not place an undue burden on the neighboring property owners.

The applicant met with the Department of Public Works staff to discuss their proposal, and on December 12, 2024, submitted a Revisions of Approved Actions to modify Condition of Approval No. 2.i. to read as follows:

- 2.i. "All utilities shall be underground except on Del Mar Avenue to supply power to existing parcels that are not a part of this subdivision or power transmission facilities of 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required

by the public utility companies. (Development Title Section 9-609.020)."

The Department of Public Works reviewed the proposed revision to Condition of Approval 2.i. and, on March 24, 2025, submitted revised conditions incorporating the changes.

Findings

Prior to approving an application for Revisions of Approved Actions, the Planning Commission must make the following findings for amendments to conditions of a Tentative Map of an approved Major Subdivision application:

- (1) There are changes in circumstances that make any or all of the conditions of the Tentative Map, no longer appropriate or necessary; and
- (2) The revised conditions of the Tentative Map conform to the provisions of Chapter 9-503.

As discussed above, the current inflexibility of the approved condition is no longer appropriate given the circumstances surrounding the replacement of existing above-ground utility service. Additionally, in conformance with Chapter 9-503, the Department of Public Works has reviewed and incorporated the proposed revised condition. As a result, the Community Development Department recommends approval of this Revisions of Approved Actions request.

CEQA Exemption

This application is for a Revisions of Approved Actions for a previously approved Major Subdivision to allow the replacement of existing above-ground power poles to remain above-ground. The project does not include the construction of any additional infrastructure not already anticipated with the original project. Pursuant to CEQA Guidelines Section 15061 (b)(3), which states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Additionally, pursuant to CEQA Guidelines Section 15302 (c), the project is exempt from CEQA because the activity consists of the replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. As a result, the Community Development Department has determined that the proposed Revisions of Approved Actions will not cause a significant effect on the environment.

RECOMMENDATION

Action

It is recommended that the Planning Commission:

1. Adopt the Findings for the Revisions of Approved Actions (Attachment D); and
2. Approve Revisions of Approved Actions No. PA-2400530 with the attached Revised Conditions of Approval (Attachment E).

Attachments:

Attachment A: Final Map PA-0500469
Attachment B: Agency Response Letters
Attachment C: Environmental Document
Attachment D: Findings
Attachment E: Revised Conditions of Approval

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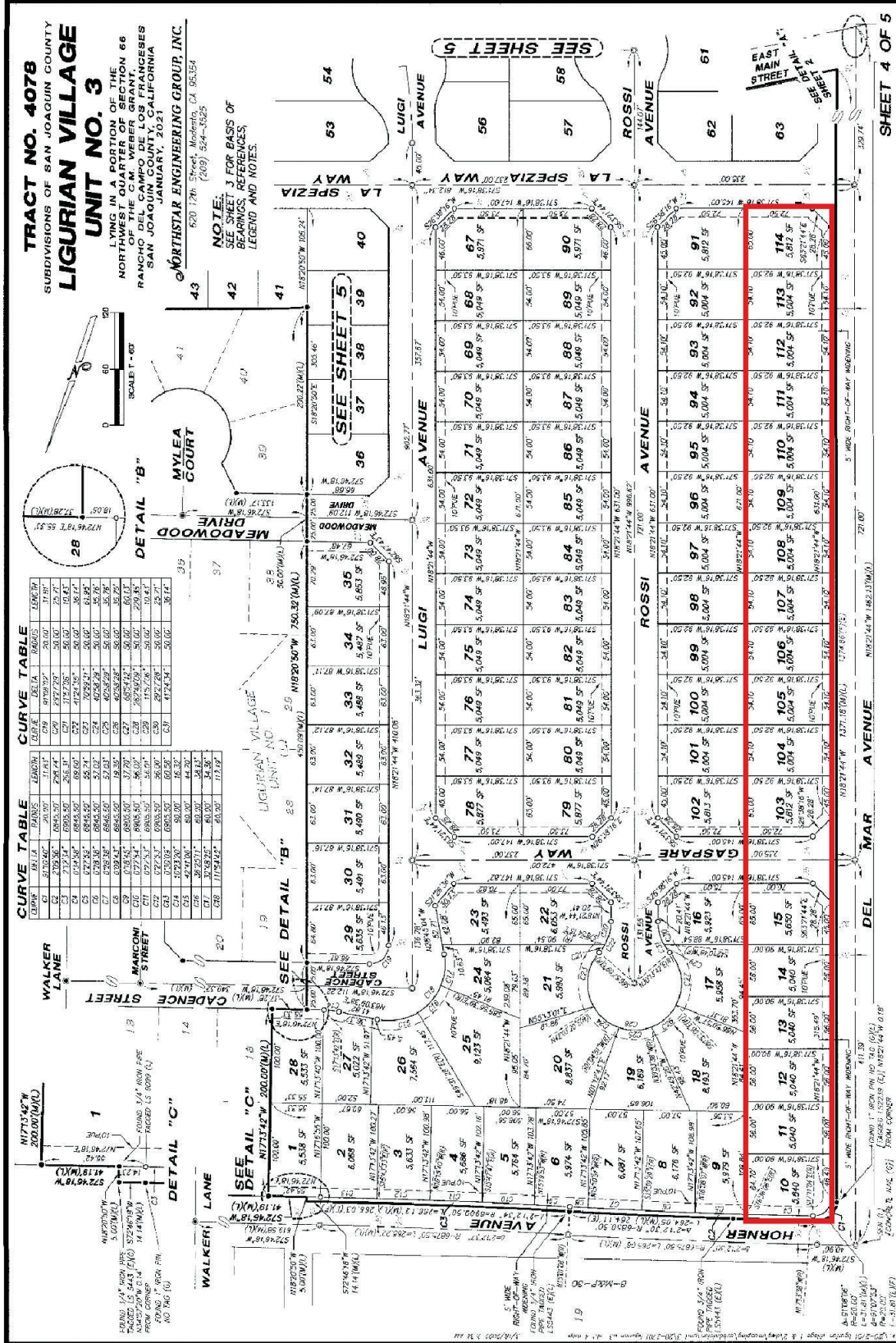
Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment A **Final Map** (Sheets 4 of 5 & 5 of 5)

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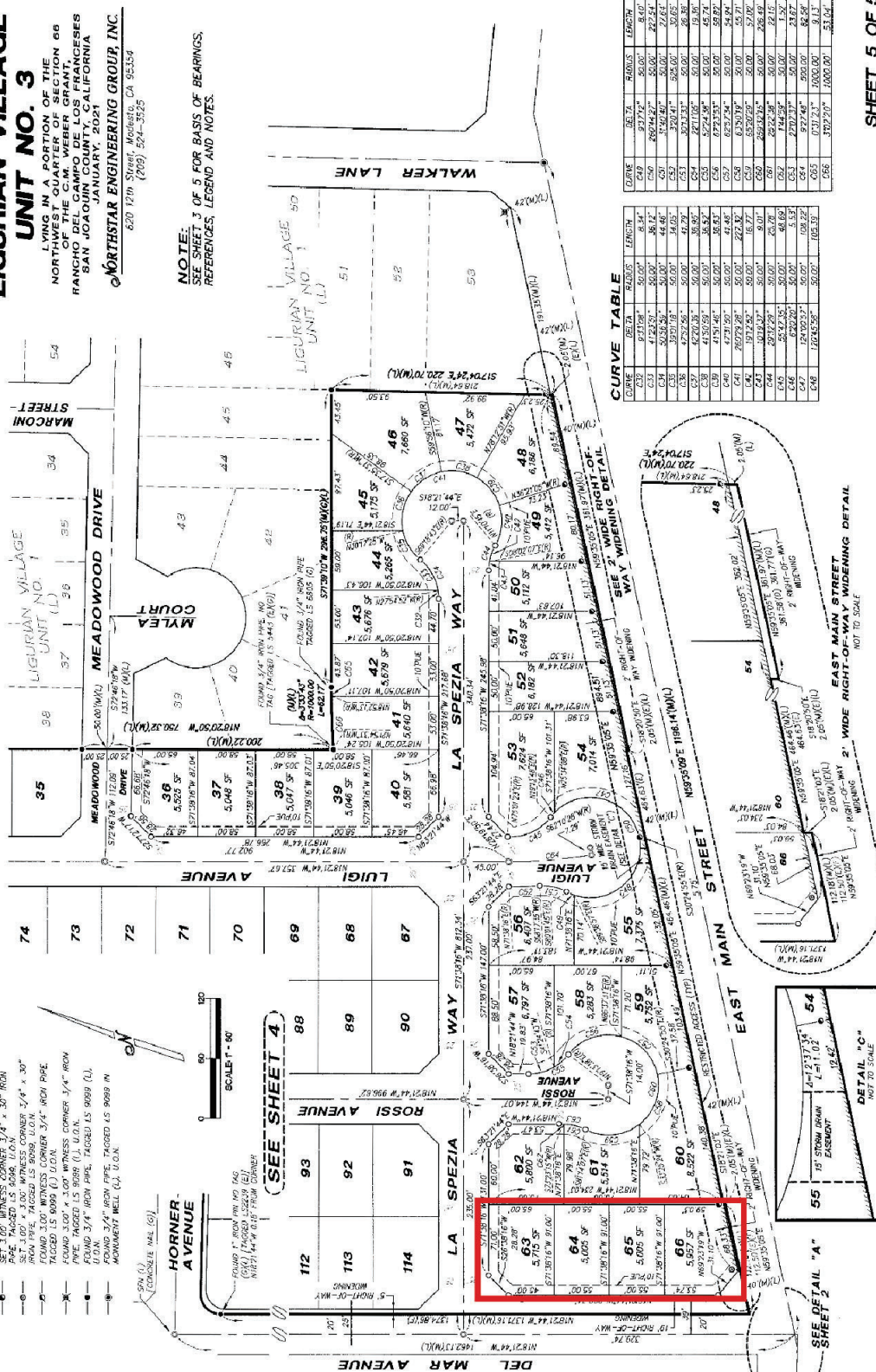
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TRACT NO. 4078
SUBDIVISIONS OF SAN JOAQUIN COUNTY
LIGURIAN VILLAGE
UNIT NO. 3
LYING IN A PORTION OF THE
NORTHWEST QUARTER OF SECTION 66
TOWNSHIP 37 NORTH, RANGE 14 EAST, COUNTY OF
SANTA CLARA, CALIFORNIA
RANCHO DELGAMPO, WIDE OPEN SPACES
SAN JOAQUIN COUNTY, CALIFORNIA
JANUARY, 2021
NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525

NOTE:
SEE SHEET 3 OF 5 FOR BASIS OF BEARINGS,
REFERENCES, LEGEND AND NOTES.

MONUMENT LEGEND:
— SET 3/4" x 30" IRON PIPE, TAGGED LS 9089,
U.O.N. 145° 31' 30" IRON PIPE, TAGGED LS 9089
IN MONUMENT WELL (U.O.N.)
— SET 3.00" WITNESS CORNER 3/4" x 30" IRON
PIPE, TAGGED LS 9089 U.O.N.
— IRON PIPE, TAGGED LS 9089 U.O.N.
— FOUND 3.00" WITNESS CORNER 3/4" IRON PIPE,
TAGGED LS 9089 (U.O.N.)
— PIPE, TAGGED LS 9089 (U.O.N.)
— FOUND 3/4" IRON PIPE, TAGGED LS 9089 (U.O.N.)
— U.O.N. 145° 31' 30" IRON PIPE, TAGGED LS 9089 IN
MONUMENT WELL (U.O.N.)



CURVE TABLE

CURVE	CHORD	DELTA	RADIUS	LENGTH
C49	87.712'	50.00°	84.4'	84.0'
C50	89.042'	50.00°	86.1'	85.6'
C51	90.362'	50.00°	87.8'	87.2'
C52	91.672'	50.00°	89.5'	88.8'
C53	92.972'	50.00°	91.2'	90.4'
C54	94.272'	50.00°	92.9'	92.0'
C55	95.572'	50.00°	94.6'	93.6'
C56	96.872'	50.00°	96.3'	95.2'
C57	98.172'	50.00°	98.0'	96.8'
C58	99.472'	50.00°	99.7'	98.4'
C59	100.772'	50.00°	101.4'	100.0'
C60	102.072'	50.00°	103.1'	101.6'
C61	103.372'	50.00°	104.8'	103.2'
C62	104.672'	50.00°	106.5'	104.8'
C63	105.972'	50.00°	108.2'	106.4'
C64	107.272'	50.00°	109.9'	108.0'
C65	108.572'	50.00°	111.6'	109.6'
C66	109.872'	50.00°	113.3'	111.2'
C67	111.172'	50.00°	115.0'	112.8'
C68	112.472'	50.00°	116.7'	114.4'

SEE SHEET 3 OF 5

44 40 D



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Attachment B Agency Response Letters



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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

Kristi Rhea, Deputy Director - Administration

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

March 24, 2025

M E M O R A N D U M

TO: Community Development Department
CONTACT PERSON: Jessica Leal

FROM: Shayan Rehman, Engineering Services Manager
Development Services Division

SR

SUBJECT: PA-2400530 (MISC); A Revision of Approved Action application to modify Condition of Approval No. 2.i. regarding the location of utilities to read as follows: "All utilities shall be underground, except on Del Mar Avenue to supply power to existing parcels that are not a part of this subdivision or power transmission facilities of 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-609.020)"; located on the northeast corner of South Del Mar Avenue and East Main Street, Stockton. (Supervisorial District 1)

OWNER: LGI Homes California LLC

APPLICANT: Jonathan Liesch

ADDRESS: 1088 S. Del Mar Avenue, Stockton

APN: 159-440-31

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

RECOMMENDATIONS:

- 1) All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. All improvement plans and specifications shall include grading plan for each individual lot, if applicable. These improvement plans and specifications are subject to plan check, field inspection fees and must be approved by the County of San Joaquin Department of Public Works prior to approval of the Final Map. (Development Title Section 9-505, Section 9-600, Section 9-608.010[c] and R-92-814)
- 2) A grading plan shall be submitted as a part of the improvement plans and approved prior to approval of the Final Map. The grading plan shall contain the information listed in the California Building Code, Appendix, Chapter 33, Section 3309, with complete drainage details and elevations of adjacent parcels. Retaining wall details shall be submitted where

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PA-2400530 (MISC)

- applicable. Grading in excess of 5,000 cubic yards shall comply with Sections 3309.3 and 3309.4 for "Engineered Grading Requirements."
- 3) If improvements referred to herein are not completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin ensuring the completion of improvements after approval of the Final Map. (Development Title Section 9-600.020[jj])
 - 4) A Preliminary Solis Report is required in accordance with County Standards for the purpose of determining the R-Value for the design of the roads. (Development Title Section 9-505.020)
 - 5) Water meters shall be installed on all water services. (Board of Supervisors Order B-91-650)
 - 6) All traffic signs and markings shall conform to the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD), and/or San Joaquin County Standards and shall be shown on the improvement plans. (Development Title Section 9-608.010)
 - 7) Cadence Street, which is stubbed for future extension, will require a temporary turnaround. Provisions shall be made for removal of the temporary turnaround upon demand by the County, including securing to ensure its removal. Adjacent property owners shall be given notice of the temporary nature of the turnaround and the provisions for removal in the future. (Development Title Section 9-608.010)
 - 8) Adjustments to improvements shall be made to provide for two-way traffic and for temporary cul-de-sacs as well as utility systems modifications to conform to County Standards where the subdivision is to be recorded in phases.
 - 9) All utilities shall be underground except on Del Mar Avenue to supply power to existing parcels that are not a part of this subdivision or power transmission facilities of a 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-609.020)
 - 10) Liguria Way, La Spezia Way, Imperia Avenue, Savona Avenue, Cadence Street, Sarah Street, Imperia Court, Genova Court, Savona Court, and La Spezia Court shall be dedicated on the Final Map and improved to County Standards for a 50-foot right-of-way local residential Street. Street Names shall be approved by the Community Development Department prior to approval of the Improvement Plan or Final Map (Development Title Sections 9-501.070, 9-608.010[c] and 9-608.060[a][2])
 - 11) Dedication to result in a 42-foot-wide right-of-way from the centerline of Main Street to the property line shall be required on the Final Map and improved on the subdivided side to County Standards for a 50-foot-wide right-of-way local residential street. (Development Title Section 9-608.060[a], 9-608.010[c])
 - 12) Dedication to result in a 42-foot wide right-of-way from the centerline of Main Street to the property line shall be required on the Final Map and improved on the subdivided side to County Standards for a 84-foot right-of-way minor arterial street. (Development Title Section 9-608.060[a], 9-608.010[c])

PA-2400530 (MISC)

- 13) A terminal drainage system shall be provided in accordance with the County Standards and to provide adequate drainage for the subdivision. Hydrologic and hydraulic analyses shall be provided and demonstrate that all property, both downstream and upstream of the discharge, will not be subject to a higher flood level as a result of the proposed drainage. Service shall be provided by CSA 41 (Development Title Section 9-606)
- 14) The project shall be served by a public water system conforming to the requirements of the San Joaquin County Environmental Health Department and the Department of Public Works. The system shall provide adequate domestic and fire water supply in conformance to the requirements of the County Fire Warden and the local Fire District. Service shall be provided by Cal Water (Development Title Section 9-602.010)
- 15) The project shall be served by a public sewer collection and treatment system constructed in conformance with the requirements of Environmental Health and Public Works. Service shall be provided by the City of Stockton (Development Title Section 9-604.010)
- 16) The County has reviewed the will-serve letter obtained from the City of Stockton for sanitary sewer service for this development application. The letter states that capacity within the system is not reserved at this time, and the letter expires in two years. Therefore, it is the applicant's responsibility to ensure that a current will-serve letter is on file prior to approval of the Final Map by the County Surveyor. The applicant or the subsequent owner of the property will be responsible to ensure that there is capacity in the system at the time of issuance of building permits.
- 17) Street lighting shall be provided for the subdivision and the frontage of Main Street, Horner Avenue, and Del Mar Avenue at the intersections of Main Street and Del Mar Avenue, Del Mar Avenue and La Spezia Way, Horner Avenue and Del Mar Avenue, and Liguria Way and Del Mar Avenue. (Development Title Section 9-608.120)
- 18) Annexation of the development into CSA 41 for storm drainage and street lightning shall be completed prior to approval of the improvement plans. The applicant shall pay all required fees to process the annexation. (Development Title Section 9-600.040)
- 19) The property shall transfer to a zone within CSA 41 prior to approval of the Improvement Plans to provide for the operation, maintenance, and improvement of street lighting facilities and storm drainage. A new assessment for the zone shall be approved by the property owners prior to approval of the Improvement Plans. The assessment for the new zone shall be based on the cost for maintenance, operation, system improvements, and any replacement program of facilities within CSA 41. The applicant shall pay for the cost to process the transfer and assessment for the new zone. In addition, the applicant shall pay for the maintenance and operation of the system from the time the facilities are accepted by the District until the transferred area is placed on the assessment role of the District. (Development Title Section 9-600)
- 20) The subdivider shall agree to pay user fees for the utility services from the time improvements are accepted by the County until the lots are placed on the County tax rolls, or up to an 18-month period, as the case may be. (Subdivision Map Act 66493)

PA-2400530 (MISC)

- 21) Access rights shall be dedicated and restricted for lots 31, 46, 47, 75, 76, and 78 through 83 along the frontage of Main Street on the Final Map. (Development Title Section 9-608.060)
- 22) An Offer of Dedication of ground water rights on the Final Map is required.
- 23) This development is subject to reapportionment under the San Joaquin Area Flood Control Agency Assessment District No. 96-1 (Flood Protection Project). An application requesting the reapportionment of the unpaid portion of the assessment, along with payment of the reapportionment fee, shall be provided prior to approval of the Final Map.
- 24) The applicant/developer shall a fair share for the installation of a traffic signal at the intersection of Main Street and State Route 99 northbound off-ramp prior to approval of the Final Map. The fair share amounts to \$29,500.00.
- 25) The applicant/developer shall pay a fair share for the widening of Del Mar Avenue at the intersection of Main Street prior to approval of the Final Map. The fair share amounts to \$9,593.00.
- 26) The applicant/developer shall dedicate adequate right-of-way to provide for one left-turn and one right-turn lane on Del Mar Avenue and shall be shown on the Final Map.
- 27) As required by the City of Stockton, the owners, developers, and/or successors-in-interest shall participate in the East Main Sewer System# 6 Area of Benefit.
- 28) The applicant/developer shall submit a Notice of Intent to comply with the State's construction general permit to the State Water Resources Control Board, develop a project Storm Water Prevention Pollution Plan, and design permanent water quality measures in accordance with the County's Storm Water Quality Control Criteria Plan prior to any construction.

NOTE: Any construction activity that results in the disturbance of at least one acre of soil shall require a State NPDES construction permit.

SR:GM



S J C O G, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTL) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Jessica Leal, San Joaquin County, Community Development Department

From: Laurel Boyd, SJCOG, Inc.

Phone: (209) 235-0574

Email: boyd@sjcog.org

Date: March 18, 2025

Local Jurisdiction Project Title: PA-2400530 (MISC)

Assessor Parcel Number(s): 159-440-31

Local Jurisdiction Project Number: PA-2400530 (MISC)

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Agricultural Habitat Land

Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Ms. Leal:

SJCOG, Inc. has reviewed the application referral for PA-2400530 (MISC). This project consists of a Revision of Approved Action application to modify Condition of Approval No. 2.i. regarding the location of utilities to read as follows: "All utilities shall be underground, except on Del Mar Avenue to supply power to existing parcels that are not a part of this subdivision or power transmission facilities of 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utilities' companies. (Development Title Section 9-609.020)." The project site is on the northeast corner of South Del Mar Avenue and East Main Street, Stockton (APN/Address: 159-440-31 / 1088 S. Del Mar Avenue, Stockton).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

At this time, the applicant is requesting a Revision of Approved Action with no ground disturbance. Any future ground disturbing activities (e.g. roads, curb, gutter, electrical, water, etc.) or any physical structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP before ANY ground disturbance occurs and should be resubmitted to this agency. Current or future owners of this-or subdivided properties should be made aware of the conditions that are placed by the SJMSCP on future development on the created parcels.

This Project is subject to the SJMSCP. This can be up to a 30-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey **prior to any ground disturbance**
- SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:

- a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Public Works Department,
Other:

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
- Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2400530 (MISC)

Landowner: LGI Homes California, LLC

Applicant: Jonathan Liesch

Assessor Parcel #s: 159-440-31

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Jessica Leal

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.



SAN JOAQUIN
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Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

April 7, 2025

To: San Joaquin County Community Development Department
Attention: Jessica Leal

From: Sastina Thammavongsa; (209) 616-3068 *ST*
Environmental Health Specialist

RE: **PA-2400530 (MISC), Revised Referral, SU-2500448**
1088 S. Del Mar Avenue, Stockton APN: 159-440-31

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

- 1) The applicant shall provide written confirmation from the water providers that improvements have been constructed or financial arrangements have been made for any improvements required by the agency and that the agency has or will have the capacity to serve the proposed development. Said written confirmation shall be submitted prior to the issuance of a building permit (San Joaquin County Development Title, Section 9-602.010).

1868 E. Hazelton Avenue | Stockton, California 95205 | T 209 468-3420 | F 209 464-0138 | www.sjcehd.com



Pacific Gas and Electric Company
PGEPlanReview@pge.com
Land Management
300 Lakeside Drive
Oakland, CA 94612

April 23, 2025

Re: Gas and Electric Transmission and Distribution

Dear Jessica Leal,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2400530. Our review indicates the proposed work and/or improvements do not appear to directly interfere with any of PG&E's existing facilities or land rights.

Please note, this is our preliminary review and PG&E may provide additional comments in the future as the project progresses or if additional information is provided. If there are subsequent modifications made to the design, we ask that the plans be resubmitted for review to the email address listed below.

If PG&E gas and/or electric service are needed, please submit an application through PG&E's Your Project Portal: [Sign In \(yourprojects-pge.com\)](https://yourprojects.pge.com).

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of two (2) working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding this response, please contact me at (877) 259-8314 or pgeplanreview@pge.com

Sincerely,

PG&E Plan Review Team
Land Management



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Community Development Department

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Attachment D **Environmental** **Document**



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF EXEMPTION

TO: ☒ Office of Planning & Research
P. O. Box 3044, Room 212
Sacramento, CA 95812-3044

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205

☒ County Clerk, County of San Joaquin

Project Title: Revision of Approved Action No. PA-2400530

Project Location - Specific: The project site is located on the northeast corner of South Del Mar Avenue and East Main Street, Stockton. (APN/Address: 159-430-10 to -15, 159-440-28 to -31, 159-440-53 to -59 / 1088 S Del Mar Avenue, Stockton) (Supervisory District: 1)

Project Location - City: Stockton

Project Location - County: San Joaquin County

Project Description: Revision of Approved Action application A Revisions of Approved Actions request to modify Condition of Approval No. 2.i. regarding the location of utilities to read as follows: "All utilities shall be underground, except on Del Mar Avenue to supply power to existing parcels that are not a part of this subdivision or power transmission facilities of 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section 9-609.020)."

The Property is zoned R-L (Low Density Residential) and the General Plan designation is R/L (Low Density Residential).

Project Proponent(s): LGI Homes California LLC / Jonathan Liesch

Name of Public Agency Approving Project: San Joaquin County Planning Commission

Name of Person or Agency Carrying Out Project: Jessica Leal, Assistant Planner
San Joaquin County Community Development Department

Exemption Status:
General Exemptions. (Section 15061 (b)(3)) & Categorical Exemption. (Section 15302 (c))

Exemption Reason:
This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." There is no possibility that this project may have a significant effect on the environment and, therefore, the project is not subject to CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15302 (c), which applies to replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

- (a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent;
- (b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity.
- (c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity.

*Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.*

(d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

Lead Agency Contact Person:

Jessica Leal Phone: (209) 468-3140 Fax: (209) 468-3163 Email: jleal@sigov.org

Signature: _____ Date: _____

Name: Gerardo Altamirano Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

*Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.*



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Attachment E **Findings**

FINDINGS

1. There are changes in circumstances that make any or all of the conditions of the Tentative Map, Tentative Parcel Map, or the Vesting Tentative Map no longer appropriate or necessary.
 - **Major Subdivision No. PA-0500469 includes the replacement of several above-ground utility poles along Del Mar Avenue when connecting the new residential lots to existing utility service. The applicant, LGI Homes California, LLC, intended to underground the existing above-ground utility poles in conformance with Condition of Approval No. 2.i. However, the existing residents/property owners impacted by this change voiced opposition to undergrounding the utilities that serve them. Therefore, the applicant is requesting that an exception be made to allow the replacement utility service for the existing residences on Del Mar Avenue to remain above-ground. Thus, the original Condition of Approval requiring all utilities associated with the Major Subdivision to be placed underground is no longer appropriate and should be revised to address the replacement of the existing utility service along Del Mar Avenue.**
2. The revised conditions of the Tentative Map, Tentative Parcel Map, or the Vesting Tentative Map conform to the provisions of Chapter 9-503.
 - **The revised condition conforms to the provisions of Chapter 9-503 of the Development Title, which requires that the Tentative Map conform to the standards of the Development Title and is referred to the Department of Public Works for review and recommendations. The applicant is proposing a revision to Department of Public Works' Condition of Approval No. 2.i. regarding the location of utilities. The current condition requires all utility service to be underground except for transmission lines providing 35kv or greater service. This would require existing above-ground service to developed residential lots to be replaced with underground service upon connection to the subdivision. This places an undue burden on property owners who would be required to provide new easements potentially altering the current use of their properties. On March 13, 2025, the Community Development Department referred the proposed change to the Department of Public Works, and on March 24, 2025, the Department of Public Works responded with a letter incorporating the revised condition after reviewing it for conformance with Development Title Section 9-609.020 Utility Distribution Facilities. Development Title Section 9-609.020 states that utility distribution facilities shall comply with the following requirement:**
 - **Location of Overhead Utilities.** Overhead utility lines, when permitted in a development, shall be in a public right-of-way or public utility easement. The Director of Public Works shall approve the precise location of poles supporting such overhead lines.

The Department of Public Works is requiring that the replacement utility service be located within existing public utility easements. Therefore, the revised Condition of Approval 2.i. of the Tentative Map for Major Subdivision No. PA-0500469 conforms to Development Title Section 9-609.020 and, therefore, also to the provisions of Chapter 9-503.



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Attachment F **Revised Conditions of** **Approval**

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REVISED CONDITIONS OF APPROVAL

PA-2400530 (RAA) for PA-0500469
JONATHAN LIESCH

Revisions of Approved Actions application No. PA-2400530 for a previously approved Major Subdivision application No. PA-0500469 was approved by the San Joaquin County Planning Commission on May 15, 2025. The effective date of approval for the Revisions of Approved Actions is May 25, 2025.

Major Subdivision application No. PA-0500469 was approved by the San Joaquin County Planning Commission on April 5, 2007. The effective date of approval was April 15, 2007. Prior to the expiration April 14, 2023, the Final Map was recorded on June 20, 2022.

Unless otherwise specified, all Conditions of Approval and Ordinance requirements shall be complied with prior to approval of the Final Map. Those Conditions followed by a Section Number have been identified as Ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other Ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Staff Contact: [209] 468-3121)

- a. **TENTATIVE MAP:** The Final Map shall substantially conform with the approved revised tentative map dated October 18, 2006.
- b. **RIGHT TO FARM:** Pursuant to San Joaquin County Code Section 6-9004(b), the following note shall be placed on the Final Map and recorded as a separate instrument:
 - (1) All persons purchasing parcels within the boundaries of this approved map should be prepared to accept the inconveniences or discomforts associated with agricultural operations or activities, such as noise, odors, insects, dust or fumes. San Joaquin County has determined that such inconveniences or discomforts shall not be considered to be a nuisance.
- c. **LOT SIZE AND WIDTH:** The following lot size and width regulations shall apply to this map:
 - (1) All parcels shall have a minimum lot width of fifty (50) feet, measured a distance of 20 feet back from the front lot line. (Development Title Section 9-310.4)
 - (2) All corner parcels shall have a minimum lot width of sixty (60) feet, measured a distance of 20 feet back from the front lot line. (Development Title Section 9-310.4)
 - (3) All parcels shall have a minimum lot area of five thousand (5,000) square feet. (Development Title Section 9-310.3)
- d. **ROAD NAMES:** All subdivision road names shall be submitted to the Community Development Department for approval by the Director. Contact the Community Development Department at (209) 468-2193 for road name standards. (Development Title Section 9-1150.18)
- e. **NOISE MITIGATION:** A six-foot-high sound wall shall be constructed along Main Street for parcels 31, 46, 47, 75, 76, and 78-83 (Environmental Noise Assessment). The wall shall be shown on the subdivision improvement plans (Development Title Section 9-1150.10). The sound wall shall align with the sound wall for Lot 69 of Eastbrook Estates.
- f. **DEMOLITION PERMIT:** A demolition permit shall be obtained prior to final map approval for all existing structures that do not meet the minimum setback requirements for the R-L zone.
- g. **LANDSCAPING:** Landscaping shall be provided and comply with the following:
 - (1) Street trees are required, including along Main Street, as specified in Section 9-1020.4 of the Development Title.

2. DEPARTMENT OF PUBLIC WORKS (Staff Contact: Alex Chetley, [209] 468-3000)

- a. All improvements shall be in conformance with the current Improvement Standards and Specifications of the County of San Joaquin. All improvement plans and specifications shall include a grading plan for each individual lot, if applicable. These improvement plans and specifications are subject to plan check and field inspection fees and must be approved by Public Works prior to approval of the Final Map. (Development Title Section 9-1100, Resolution R-92-814)
- b. A grading plan shall be submitted as part of the improvement plans and approved prior to approval of the Final Map. The grading plan shall contain the information listed in the California Building Code, Appendix, Chapter 33, Section 3309, with complete drainage details and elevations of adjacent parcels. Retaining wall details shall be submitted where applicable. Grading in excess of 5,000 cubic yards shall comply with Sections 3309.3 and 3309.4 for "Engineered Grading Requirements."
- c. If improvements referred to herein are not completed prior to approval of the Final Map, the subdivider shall execute an agreement with the County of San Joaquin to ensure the completion of improvements within one year after recording the Final Map. (Development Title Section ~~9-1100.3~~ 9-600.020[j])
- d. A Preliminary Soils Report is required in accordance with County Standards for the purpose of determining the R-Value for the design of the roads. (Development Title Section ~~9-940.2~~ 9-505.020)
- e. Water meters shall be installed on all water services. (Board of Supervisors Order B-91-650)
- f. All traffic signs and markings shall conform to the Manual on Uniform Traffic Control Devices, Caltrans Traffic Manual, and/or San Joaquin County Standards and shall be shown on the improvement plans. (Development Title Section ~~9-1150.2~~ 9-608.010)
- g. Cadence Street, which is stubbed for future extension, will require a temporary turnaround. Provisions shall be made for removal of the temporary turnaround upon demand by the County including securing to ensure its removal. Adjacent property owners shall be given notice of the temporary nature of the turnaround and the provisions for removal in the future. (Development Title Section ~~9-1150.2~~ 9-608.010)
- h. Adjustment to improvements shall be made to provide for two-way traffic and for temporary cul-de-sacs as well as utility systems modification to conform to County Standards where the subdivision is to be recorded in phases.
- i. All utilities shall be underground except on Del Mar Avenue to supply power to existing parcels that are not a part of this subdivision or power transmission facilities of 35 KV or greater. Public utility easements shall be provided along the road frontage of the subdivision and as required by the public utility companies. (Development Title Section ~~9-1155.2~~ 9-609.020)
- j. Liguria Way, La Spezia Way, Imperia Avenue, Savona Avenue, Cadence Street, Sarah Street, Imperia Court, Savona Court, and La Spezia Court shall be dedicated on the Final Map and improved to County Standards for a 50-foot-wide right-of-way local residential street. Street names shall be approved by the Community Development Department prior to approval of the Improvement Plan or Final Map. (Development Title Section ~~9-1150.5~~ 9-501.070, 9-608.010[c], and 9-608.060[a][2])
- k. Dedication to result in a 42-foot-wide right-of-way from the centerline of Del Mar Avenue and Horner Avenue to the property line shall be required on the Final Map and improved on the subdivided side to County Standards for a 50-foot-wide right-of-way local residential street. (Development Title Section ~~9-1150.5~~ 9-608.060[a], 9-608.010[c])
- l. Dedication to result in a 42-foot-wide right-of-way from the centerline of Main Street to the property line shall be required on the Final Map and improved on the subdivided side to County Standards for an 84-foot-wide right-of-way local residential street. (Development Title Section ~~9-1150.5~~ 9-

608.060[a], 9-608.010[c])

- m. A terminal drainage system shall be provided to meet the requirements of the County and to provide adequate drainage for the subdivision. Hydrologic and hydraulic analyses shall be provided and demonstrate that all property, both downstream and upstream of the discharge, will not be subject to a higher flood level as a result of the proposed drainage. Service shall be provided by CSA-41. (Development Title Section ~~9-4435.2~~ 9-606)
- n. The project shall be served by a public water system conforming to the requirements of Public Works and Environmental Health. The system shall provide adequate domestic and fire water supply in conformance with the requirements of the County Fire Warden and the local fire district. Water service shall be provided by California Water Service. (Development Title Section ~~9-4420.2~~ 9-602.010)
- o. The project shall be served by a public sewer collection and treatment system constructed in conformance with the requirements of Public Works and Environmental Health. Sanitary sewer service shall be provided by the City of Stockton. (Development Title Section ~~9-4405.2~~ 9-604.010)
- p. The County has reviewed the will-serve letter obtained from the City of Stockton for sanitary sewer service for this development application. The letter states that capacity within the system is not reserved at this time, and the letter expires in two years. Therefore, it is the applicant's responsibility to ensure that a current will-serve letter is on file prior to approval of the Final Map by the County Surveyor. Additionally, the applicant or a subsequent owner of the property will be responsible to ensure that there is capacity in the system at the time of issuance of building permits.
- q. Street lighting shall be provided for the subdivision and the frontage of Main Street, Horner Avenue, and Del Mar Avenue and at the intersections of Main Street and Del Mar Avenue, Del Mar Avenue and La Spezia Way, Horner Avenue and Del Mar Avenue, and Liguria Way and Del Mar Avenue. (Development Title Section ~~9-4450.44~~ 9-608.120)
- r. Annexation of the development into CSA-41 for storm drainage and street lighting shall be completed prior to approval of the improvement plans. The applicant shall pay all required fees to process the annexation. (Development Title Section 9-600.040)
- s. The property shall transfer to a zone within CSA-41 prior to approval of the Improvement Plans to provide for the operation, maintenance, and improvement of street lighting facilities and storm drainage. A new assessment for the zone shall be approved by the property owners prior to approval of the Improvement Plans. The assessment for the new zone shall be based on the cost for maintenance, operation, system improvements, and any replacement program of facilities within CSA-41. The applicant shall pay for the cost to process the transfer and assessment for the new zone. In addition, the applicant shall pay for the maintenance and operation of the system from the time the facilities are accepted by the District until the transferred area is placed on the assessment role of the District. (Development Title Section ~~9-4400.5~~ 9-600)
- t. The subdivider shall agree to and shall pay user fees for the utility services from the time improvements are accepted by the County until the lots are placed on the County tax rolls, or up to an 18-month period, as the case may be. (Subdivision Map Act Section 66493)
- u. Access rights shall be dedicated and restricted for Lots 31, 46, 47, 75, 76, and 78 through 83 along the frontage of Main Street on the Final Map. (Development Title Section ~~9-4450.5~~ 9-608.060)
- v. An Offer of Dedication of ground water rights on the Final Map is required.
- w. This development is subject to reapportionment under the San Joaquin Area Flood Control Agency Assessment District No. 96-1 (Flood Protection Restoration Project). An application requesting the reapportionment of the unpaid portion of the assessment, along with payment of the reapportionment fee, shall be provided prior to approval of the Final Map.
- x. The applicant/developer shall pay a fair share for the installation of a traffic signal at the intersection

of Main Street and State Route 99 northbound off-ramp prior to approval of the Final Map. The fair share amounts to \$29,500.00.

- y. The applicant/developer shall pay a fair share for the widening of Del Mar Avenue at the intersection of Main Street to provide for one left-turn lane and one right-turn lane, prior to approval of the Improvement Plans. The fair share amounts to \$9,593.00.
- z. The applicant/developer shall dedicate adequate right-of-way to provide for one left-turn lane and one right-turn lane on Del Mar Avenue and shall be shown on the Final Map.
- aa. As required by the City of Stockton, the owners, developers, and/or successors-in-interest shall participate in the East Main Sewer System #6 Area of Benefit.
- bb. The applicant/developer shall submit a Notice of Intent to comply with the State's construction general permit to the State Water Resources Control Board, develop a project Storm Water Prevention Pollution Plan, and design permanent water quality measures in accordance with the County's Storm Water Quality Control Criteria Plan prior to any construction.

NOTE: Any construction activity that results in the disturbance of at least one acre of soil shall require a State NPDES construction permit.

3. ENVIRONMENTAL HEALTH DEPARTMENT (Staff Contact: Michael Escotto, [209] 468-3443)

- a. Environmental Health requires connection to an approved public water supply system. (Development Title Section 9-1100.3) In addition, a letter from the water supplier will be required which states that they have the capacity to serve the development and that the system meets State standards prior to recording the final map (Development Title Section 9-1100.2).
- b. Written confirmation is required from Public Works that improvements have been constructed or financial arrangements have been made for any improvements for public sewer required by the

agency. In addition, written confirmation from Public Works that the agency has or will have the sewer capacity to serve the development is also required. (Development Title Section 9-1100.3)

- c. Environmental Health requires the applicant to open, pump, and backfill the septic tank, seepage pit, or excavation under permit and inspection by Environmental Health. (Development Title Sections 9-1110.3 and 9.1110.4)
- d. Environmental Health requires that any abandoned well be destroyed under permit and inspection by Environmental Health. (Development Title Section 9-1115.5[e])

4. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Staff contact: Laurel Boyd, [209] 235-0600)

- a. The applicant shall participate in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) or provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

5. COUNTY COUNSEL

- a. **HOLD HARMLESS PROVISION:** Pursuant to Section 66474.9 of the Government Code, the subdivider shall defend, indemnify, and hold harmless the local agency or its agents, officers, and employees from any claim, action, or proceeding against the local agency or its agents, officers, or employees to attack, set aside, void, or annul an approval of the local agency, advisory agency, appeal board, or legislative body concerning a subdivision, which action is brought within the time provided for in Section 66499.37 of the Government Code.



**Planning Commission Staff Report
Item #3, May 15, 2025
General Plan Amendment No. PA-2300242
San Joaquin County 2023-2031 Housing Element
Prepared by: Megan Aguirre**

PROJECT SUMMARY

Applicant Information

Project Applicant: San Joaquin County Community Development Department

Project Site Information

Project Location: Countywide

Supervisory District: All

Environmental Review Information

CEQA Determination: Notice of Exemption pursuant to Sections 15061(c)(3) (Attachment A, Environmental Review)

Project Description

This project is a General Plan Text Amendment to update the Housing Element for the 2023-2031 housing cycle (6th cycle) and identify how the County will accommodate housing needs.

Recommendation

1. Forward to the Board of Supervisors with a recommendation to adopt the Findings for General Plan Text Amendment (Attachment C, Findings), and
2. Forward to the Board of Supervisors with a recommendation to approve General Plan Text Amendment No. PA-2300242 for the 2023-2031 Housing Element (Attachment B).

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NOTIFICATION & RESPONSES

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: May 5, 2025

Number of Public Hearing notices: 53

Date of Public Hearing notice mailing: May 2, 2025.

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ANALYSIS

Background

All cities and counties in California are required to adopt a comprehensive, long-term General Plan comprised of nine mandated elements for the physical development of each jurisdiction. The Housing Element is one of these elements and is required to address the existing and projected housing needs of all economic segments of the community pursuant to State Housing Element law¹. The Housing Element identifies the community's housing needs, states the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and defines the policies and programs that the community will implement to achieve the stated goals and objectives.

General Plan Text Amendment

In 2015, the Board of Supervisors approved the San Joaquin County's current Housing Element for the 2015-2023 housing cycle (5th cycle), which was followed by State certification in 2016. Since the State requires the County's Housing Element to be updated every eight years, the Community Development Department (CDD) has been working with a consulting firm, PlaceWorks, to prepare an updated Housing Element for the 2023-2031 housing cycle (6th cycle).

Regional Housing Needs Assessment

An integral part of the Housing Element update process is an assignment of housing needs to each city and county in the state, based on an evaluation of recent housing production and estimated housing needs (including housing based on affordability levels). This process, known as the Regional Housing Needs Assessment (RHNA), is managed by the San Joaquin Council of Governments (SJCOC) at the local level, and SJCOC assigns an overall housing production target for each local jurisdiction. The County's assigned RHNA allocation is 8,808 units for the 2023-2031 housing cycle. The draft Housing Element analyzes the County's ability to meet its RHNA obligations, provides an analysis of housing constraints and opportunities, and identifies potential sites for development of new housing. As identified in the draft Housing Element update, the County has a surplus capacity of 4,395 potential housing sites.

Housing Development Challenges

Although it is estimated that the County will have surplus capacity of potential housing sites, development of available sites is contingent on outside parties to develop those properties. In many locations, that development is limited by physical constraints, such as lack of infrastructure or capacity for public services (i.e. water, sewer, and storm drainage) or lack of market demand. For example, the Development Title update approved in 2022 allows for multi-unit residential above commercial uses in all commercial zones. However, despite this new allowance there has not been a noticeable increase in construction of multi-unit housing in commercial zones. Most housing currently developed in unincorporated San Joaquin County continues to be single-family residences, Accessory Dwelling Units, and farm employee housing.

Public Input

Prior to completing the draft document, stakeholder consultations were conducted from June through August of 2023. Two public meetings, one virtual and one in person, were also held in August of 2023. After reviewing all feedback, the draft 2023-2031 Housing Element update was completed and posted for a 30-day public review in January of 2024.

Agency Review

Planning Commission

In February of 2024, the draft Housing Element update was presented to the Planning Commission for review and comment. The Planning Commission discussed housing policies, current housing options, and

¹ Government Code Section 65580 et seq.

limitations on the development of housing. A member of the public spoke in favor of manufactured/mobile home parks as a potential affordable housing alternative and the Planning Commission expressed interest in the creation of policies to allow manufactured/mobile home parks in limited agricultural areas with specific locational criteria.

Board of Supervisors

In March of 2024, the draft Housing Element update was also presented to the Board of Supervisors for review and comment, along with a discussion of alternative housing options based on feedback from the Planning Commission. The Board of Supervisors discussed concerns about the affordability of housing and directed staff to explore alternative housing, including manufactured/mobile home parks in agricultural zones. (Manufactured/mobile home parks in agricultural zones were further explored as a separate text amendment, Development Title Text Amendment No. PA-2400268, and later tabled due to concerns from area cities and residents.) The Board of Supervisors also discussed the housing shortage and the lack of available infrastructure in the unincorporated County, as well as opportunities to incentivize private developers, such as reducing fees.

State of California Housing and Community Development

Pursuant to State law², the County is required to submit the draft Housing Element to the State of California's Housing and Community Development (HCD) for a specified review process that includes an initial 90-review period, as well as subsequent 60-day review periods if there are revisions. The draft Housing Element update was initially submitted to HCD in March of 2024 for the initial (90-day) review period. HCD provided comments that were addressed in an updated draft submitted in September of 2024 for a 60-day review period. After this second review, HCD commented again, and a further amended document was submitted in January of 2025 for the final 60-day review period. On February 10, 2025, the County received a conditional compliance letter from HCD.

Future Amendments

In addition to submitting the draft 2023-2031 Housing Element to HCD for formal review, CDD staff and PlaceWorks met with HCD several times over the course of the process to receive input on updating the document. One particular discussion topic was how to address the recent incorporation of Mountain House, which became effective as of July 1, 2024, after the update was well underway. When SJCOG developed the County's RHNA numbers, a significant portion of the anticipated capacity in the unincorporated County was tied to development in Mountain House. The County was directed by HCD to complete the draft 2023-2031 Housing Element update with the original Mountain House assumptions, and then address any necessary amendments, such as reallocation of RHNA through SJCOG and related revisions to the Housing Element, after the adoption of the 2023-2031 Housing Element. These amendments require coordination with the City of Mountain House, which has already been initiated.

Notice of Exemption

California Environmental Quality Act (CEQA) Guidelines Section 15061 (b)(3) states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. CDD has determined that the proposed General Plan Text Amendment for the 2023-2031 Housing Element update is exempt because the project involves policies, programs, and actions to meet the County's RHNA allocation that would not have the potential to cause a significant physical effect on the environment.

² Government Code Section 65585.

RECOMMENDATION

It is recommended that the Planning Commission:

1. Forward to the Board of Supervisors with a recommendation to adopt the Findings for General Plan Text Amendment (Attachment C, Findings), and
2. Forward to the Board of Supervisors with a recommendation to approve General Plan Text Amendment No. PA-2300242 for the 2023-2031 Housing Element (Attachment B, Draft Ordinance).

Attachments:

Attachment A – Environmental Review

Attachment B – Draft Ordinance

Attachment C – Findings

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