



Planning Commission Study Session Summary

As part of the San Joaquin County General Plan Update, the Planning Commission held a study session on May 5, 2011, to discuss the Update process and review the results of the Focus Group meetings and Community Workshop #3 on the Alternatives Report. The General Plan Consultants, Mintier Harnish, made a presentation regarding the overall General Plan Update process followed by a summary of the feedback received on the Alternatives from the Focus Group members and community members. After the presentation, the Planning Commission and the public asked questions and provided comments related to the information presented. These discussions are summarized here.

If you have any questions or comments, please feel free to contact Ray Hoo, Senior Planner at 209-468-3164 or rhoo@sjgov.org.





PLANNING COMMISSION QUESTIONS/COMMENTS:

- The major issues scenario dealing with energy cost increases may underestimate increases in gasoline prices.
- The level of participation in the community workshops doesn't seem to be a good sample size to represent the views of the County. Can more be done to get more participation? Other means to gather input?
- What can the County do to control what the cities do?

PUBLIC COMMENTS:

- Cities don't have to consider the County's General Plan in their decision to grow or not.
- Limiting employment growth only to highway interchanges is shortsighted. Other areas may be better suited for employment development. The County should include policies in the General Plan to be proactive in growing new businesses.
- There is and/or will be demand for rural residential development. This should be considered and included in the General Plan and be allowed to occur.
- Would like to extend the rural community boundary of Collierville.
- The Farm Bureau feels that the General Plan Update process has been good. The Community is being well represented. Organizations have been sending information to their members. Would like to see a preferred alternative that focuses on agriculture and ag-related industries. Need to maintain agriculture and open space. Need to consider the non-renewable resources we have (e.g., prime ag land) and make sure we don't lose these.
- The Tracy/I-205 corridor should be considered for economic development. There is infrastructure available (e.g., Mountain House) that could be used for additional employment growth.
- A land use designation request was submitted for property in the Banta area for industrial/commercial and rural residential/commercial. These should be considered as part of the preferred alternative. Need to consider I-5/Kasson Road interchange for job-based development.

PUBLIC COMMENTS REGARDING FARMINGTON:

- Farmington community likes it the way it is and doesn't want growth. Community members have prepared a petition that includes 97 signatures against the development outlined in Alternative A.
- Building new homes in Farmington will result in agricultural/urban conflicts. New homeowners will shut down nearby farming operations and impact local farmers.
- Farmington has many challenges; the community has gone backward. There aren't any more service groups. School population is dwindling and the school may not be sustainable in the long-term. Farmington needs some growth. Growth would allow the community to thrive. Growth would allow for the next generation to live in the community.
- Water costs are too high for residents. The community is about to lose its school. Fire district is underserved. The community has declined. Need some new growth; it would



do the community well. Most people who commute through the County should have a place to live in its communities.

- Farmington fire district doesn't support the amount of growth shown in Alternative A. Disagrees that community service groups are gone; the IOOF is fine.
- There are pros and cons to both sides of the Farmington growth issue. Concerned with impacts. Impacts to Farmington's existing residents. The loss of agricultural lands. When does growth and development outweigh agriculture? How will services and law enforcement be impacted? More people will strain already limited services.
- Farmington hasn't grown or developed much over the last 40-50 years; the community has stagnated.
- It's only a matter of time until the State begins to regulate and require more stringent standards for septic systems. Growth could allow for residents to be put on sewer system and fix septic problems.