



Planning Commission Study Session #2 Summary

As part of the San Joaquin County General Plan Update, the Planning Commission held a study session on October 15, 2009. The General Plan Consultants, Mintier Harnish, made a presentation regarding the overall General Plan Update process followed by a summary of public input from the second round of community workshops and the Draft Vision and Guiding Principles. After the presentation, the Planning Commissioners and the public asked questions and provided comments related to the information presented. The Commission decided to continue the discussion till November 5, 2009, when they will provide a recommendation on the Vision & Guiding Principles to the Board of Supervisors.

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





PLANNING COMMISSION QUESTIONS/COMMENTS:

- In reference to the Draft Guiding Principles, modify as follows: ~~Promote sustainable~~ Sustain farming practices to meet ~~produce needs demand~~ without negatively impacting resources, the environment, and the future of agriculture.
- Expand V&GP address quality health care and healthy communities.
- Expand V&GP to emphasize all of the fun things to do in the County beyond what is available in the Delta and the County's waterways. There are many other things the County has to offer, such as sports complexes, entertainment venues, and an overall good quality of life and enjoyment from living here.
- Need to make sure we address getting more businesses and job centers in the County. An Economic Development Czar or something similar could help expand the job base and provide more opportunities that aren't being met by the warehouse sector.
- Need to make sure we address water, the Delta, and saltwater intrusion more explicitly and directly in the General Plan Update.

PUBLIC COMMENTS:

- Expand the V&GP to mention the Peripheral Canal. It is a major issue in the County that most residents feel strongly about.
- Would like to see the County take a more active role in providing buffer zones around non-agricultural uses in farming areas. Farmers are being regulated and restricted because of new incompatible uses moving into agricultural areas.
- Need to address incorrect zoning of properties. There are properties zoned for non-residential uses within residential areas. The process to reconcile these issues is too lengthy and time consuming.
- Land subsidence is an ongoing issue that is being caused by groundwater overdraft. It is causing property damage. Studies throughout Central Valley are showing subsidence as a result of overdraft conditions. Would like to a similar study conducted in the Morada area.
- Would like to see the draft V&GP. Hard to comment on something we haven't seen.
- Need more focus on education and standards for graduation rates (i.e., 75% graduate)
- Would like to see mention of a public 4-year university or college.
- Additional prisons will add strain on social services. Need to discourage welfare and promote working.
- Need to discourage congestion and improve roads. Bus routes need better coverage throughout the County in all directions - north-south and east-west.
- Overdraft is a major issue and continued growth will exacerbate this problem.
- Crime is a problem and we lack enough law enforcement.
- Need traffic calming (e.g., speed bumps) in communities to slow traffic.
- The County should not presume in the General Plan Update that global warming is occurring.