

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOAQUIN,  
STATE OF CALIFORNIA

ORDINANCE NO. 4617



An Ordinance to Repeal and Replace Title 9 of the Ordinance Code of the County of San Joaquin Pursuant to Development Title Text Amendment No. PA-2100001, to Amend the San Joaquin County Zoning Map Pursuant to Zone Reclassification Application No. PA-2100003, and to Amend Various Sections of the 2035 General Plan of the County of San Joaquin Pursuant to General Plan Text Amendment No. PA-2100004.

The Board of Supervisors of the County of San Joaquin ordains as follows:

**Section 1.** Title 9 of the San Joaquin County Ordinance Code is hereby repealed and replaced pursuant to Development Title Text Amendment No. PA-2100001 with the version dated November 17, 2022, attached hereto as Exhibit A and made part of this Ordinance;

**Section 2.** The San Joaquin County Zoning Map is hereby amended pursuant to Zone Reclassification Application No. PA-2100003 with the Zoning Map Amendments attached hereto as Exhibit B and made part of this Ordinance;

**Section 3.** Chapter 3.1 Community Development Element Land Use Designation/Label table, page 3.1-19, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

LAND USE DIAGRAM AND STANDARDS OVERVIEW			
Land Use Designation/Label	Standards		
	Lot Size (Acres)	Density Range (DU/A)	FAR Range
<b>Residential Designations</b>			
<b>Rural Residential (R/R)</b> (See page 3.1-28)	1.0– 5.0	0.2 – 1.0	N/A
 <b>Very Low Density Residential (R/VL)</b> (See page 3.1-29)	0.5 – 1.0	1.1 – 2.0	N/A
 <b>Low Density Residential (R/L)</b> (See page 3.1-30)	N/A	2.1 – <del>6.0</del> <u>8.0</u>	N/A

**Section 4.** Chapter 3.1 Community Development Element, Low Density Residential (R/L) land use classification, page 3.1-30, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

## LOW DENSITY RESIDENTIAL (R/L)

---

...

### Development Standards

Development within this designation is subject to the following standards:

Minimum Density: 2.1 Dwelling Unit/Acre

Maximum Density: ~~8.0~~ 6.0 Dwelling Units/Acre except where an urban lot split and/or a two-unit development is approved pursuant to the Government Code

Maximum FAR: N/A

Minimum FAR: N/A

Minimum Lot Size: 5,000 square feet unless an urban lot split or a small lot subdivision is approved under standards and procedures established in the Development Title

**Section 5.** Chapter 3.1 Community Development Element, LU-4.4 Second Unit Dwellings, page 3.1-35, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

#### **LU-4.4      ~~Second Unit Dwellings~~ Accessory Dwelling Units**

The County shall permit ~~second-unit dwellings~~ Accessory Dwelling Units as provided in the San Joaquin County Development Title and State law, even if such a dwelling results in a density greater than the standard density specified for the residential land use designations. ~~Second Unit Dwellings~~ Accessory Dwelling Units shall meet well and septic requirements per the State Water Resources Control Board Onsite Wastewater Treatment Systems Policy and shall demonstrate ~~the second-unit~~ the accessory dwelling unit can be adequately served by existing infrastructure or situated on a site that can accommodate multiple, separate septic systems.

**Section 6.** Chapter 3.1 Community Development Element, Neighborhood Commercial (C/N) land use designation, page 3.1-38, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

## NEIGHBORHOOD COMMERCIAL (C/N)

---

This designation provides for small, local retail and service businesses that offer goods and merchandise to residents in surrounding neighborhoods of 3,000 to 5,000 people. The Neighborhood Commercial Designation generally applies to areas within and adjacent to residential neighborhoods in Urban Communities. Developments should be located on a County-defined Collector or higher classification roadway and include pedestrian and bicycle

facilities. Typical building types include one- to two-story commercial structures. ~~Development is limited to 5,000 square feet of leasable space. Development sites should be less than five acres.~~

**Section 7.** Chapter 3.1 Community Development Element, Community Commercial (C/C) land use designation, page 3.1-39, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

### **COMMUNITY COMMERCIAL (C/C)**

---

This designation provides for a full range of retail and service uses serving urban areas and regional markets and limited office uses. The Community Commercial Designation is only allowed in central business districts, main street areas, or extensive commercial areas within Urban Communities and City Fringe Areas. Developments should be located on a County-defined Minor Arterial or higher classification roadway and include pedestrian and bicycle facilities. Typical building types include one- to three-story commercial structures. ~~Development is limited to 10,000 square feet of leasable space.~~

**Section 8.** Chapter 3.1 Community Development Element, Rural Service Commercial (C/RS) land use designation, page 3.1-43, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

### **RURAL SERVICE COMMERCIAL (C/RS)**

---

This designation provides for a mix of retail and service uses that are typically needed by residents in rural areas and surrounding agricultural operations/employees. The Rural Service Commercial designation is only allowed in Rural Communities. Developments in Rural Service Commercial designated areas may include a mix of uses, recognizing that separation of uses is not practical in a rural setting. Developments should be located on a County-defined Collector or higher classification roadway and may include pedestrian and bicycle facilities. Typical building types include one- to two-story commercial structures.

#### **Development Standards**

Development within this designation is subject to the following standards:

Minimum Density: N/A

Maximum Density: N/A

Minimum FAR: 0.20

Maximum FAR: 0.60

Minimum Lot Size: ~~N/A~~ 1 acre

**Section 9.** Chapter 3.1 Community Development Element, Mixed-Use (M/X) land use designation, page 3.1-44, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

### **MIXED-USE (M/X)**

---

This designation provides for the development of activity centers that contain a mix of compatible and integrated commercial, office, residential, civic, and/or recreational uses. The Mixed-Use designation is only allowed in Urban Communities and City Fringe Areas and should be of a size sufficient to promote the economic success of future developments. Developments should be located on a County-defined Minor Arterial or higher classification roadway and may include pedestrian and bicycle facilities. Typical building types include one- to four ~~three~~-story horizontal or vertical mixed-use structures. The maximum building height is 60 feet.

...

#### **Development Standards**

Development within this designation is subject to the following standards:

Minimum Density: 10.0 Dwelling units/Acre

Maximum Density: 40.0 Dwelling units/Acre

Minimum FAR: 0.20

Maximum FAR: 2.0 ~~1.00~~

**Section 10.** Chapter 3.1 Community Development Element Commercial Recreation (C/R) land use designation, page 3.1-45, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

### **COMMERCIAL RECREATION (C/R)**

---

...

#### **Development Standards**

Development within this designation is subject to the following standards:

Minimum Density: 0.00

Maximum Density: 0.01

Minimum FAR: N/A

Maximum FAR: 0.50

Minimum Size: ~~400~~ 2 Acres

**Section 11.** Chapter 3.1 Community Development Element, Goal LU-5.3 Commercial Lot Coverage, page 3.1-46, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

### **LU-5.3 Commercial Lot Coverage**

The County shall limit the lot coverage of new development in the Neighborhood Commercial, Community Commercial, General Commercial, Office Commercial, Freeway Service, and Rural Service Commercial designations by using an intensity standard in the Development Title. ~~to 60 percent of the total development area. Developments in the Commercial Recreation designation shall be limited to 50 percent of the total development area.~~

**Section 12.** Chapter 3.1 Community Development Element, Goal LU-5.7 Commercial Lot Coverage, page 3.1-47, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

### **LU-5.7 Crossroads Commercial Uses In Agricultural Areas**

The County shall allow crossroads commercial uses, with appropriate commercial zoning, in areas designated Limited Agriculture and General Agriculture, provided such uses are:

- located at an intersection on a Minor Arterial or roadway of higher classification; and
- located at least two miles from the nearest area serving a crossroads commercial function or a planned neighborhood or community commercial area; and
- ~~limited to one corner of an intersection; and~~
- able to function safely with a septic system and individual water well. (RDP/PSP)

**Section 13.** Chapter 3.1 Community Development Element, Truck Terminals (I/T) land use designation, page 3.1-53, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

### **TRUCK TERMINALS (I/T)**

---

This designation provides for locations for the transfer of goods from large freight trucks and trains to smaller local distribution trucks or to consolidate small loads to large freight trucks and trains for delivery to distant locations, and for the storage and transfer of uncontainerized materials. The Truck Terminals designation is limited to areas within one mile of a freeway interchange on frontage roads that are outside Urban and Rural Communities and outside the path of planned urban development. This designation may not be applied adjacent to existing or planned residential, commercial (other than Freeway Service), or Resource Conservation

designated areas. Developments must be located on a County-defined Minor Arterial or higher classification roadway, or frontage road. ~~Typical building types include industrial structures limited to 100 feet in height.~~

...

**Section 14.** Chapter 3.1 Community Development Element, Warehouse Industrial (I/W), page 3.1-53.1, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

## **WAREHOUSE INDUSTRIAL (I/W)**

---

This designation provides for wholesale distribution, warehouses, and service establishments catering to those uses that produce minimal industrial waste and have limited water demand. The Warehouse Industrial designation is typically applied to locations within or adjacent to utility special districts, or within two miles of Urban Communities. Developments must be located on and with direct access to a County-defined Major Collector or higher classification roadway, or along a highway frontage road.

### **Allowed Uses**

This designation provides for light industrial and warehouse uses:

- Freight and truck terminals and limited industry
- Indoor and outdoor storage facilities for containers and unpackaged materials, including chemical, mineral and explosives storage, and vehicle storage
- Truck refueling, repair, and maintenance facilities
- Warehouse supporting business offices, retail, and service uses, including construction services
- Compatible commercial, public, quasi-public, and special uses

### **Development Standards**

Development within this designation is subject to the following standards:

- Minimum Density: N/A
- Maximum Density: N/A
- Maximum FAR: 0.6
- Minimum Lot Size: 2 acres

**Section 15.** Chapter 3.1 Community Development Element, Goal LU-6.6 Industrial Lot Coverage, page 3.1-54, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

#### **LU-6.6 Industrial Lot Coverage**

The County shall limit the lot coverage of developments in the Limited Industrial (I/L) and General Industrial (I/G) by using an intensity standard in the Development Title. ~~designations to 60 percent of the total development area, except in areas zoned Warehouse Industrial where they shall be limited to no more than 40 percent of the total development area.~~ The County shall discourage the creation of flag lots for industrial uses.

**Section 16.** Chapter 3.1 Community Development Element, Goal LU-6.11 Truck Terminal Location, page 3.1-55, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

#### **LU-6.11 Truck Terminal Locations**

The County shall limit truck terminal locations ~~limited~~ to areas within one mile of a freeway interchange on frontage roads that are outside Urban and Rural Communities and outside the path of planned urban development and located on a County-defined Minor Arterial or higher classification roadway, or frontage road. (RDR/PSP)

**Section 17.** Chapter 3.1 Community Development Element, Goal LU-7.8 Farm-Related Housing, page 3.1-60, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

#### **LU-7.8 Farm-Related Housing**

The County shall support the development of farm-related housing which facilitates efficient agricultural operations in agricultural areas. The County shall allow the development of farm employee housing and farm labor camps in all areas designated General Agriculture (A/G), Agriculture Industrial (A/I), Limited Agriculture (A/L), and Agriculture-Urban Reserve (A/UR) where there is a demonstrated need for such housing.

**Section 18.** Chapter 3.1 Community Development Element, Goal LU-7.16 Williamson Act Contracts Parcel Size, page 3.1-61, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

#### LU-7.16 Williamson Act Contracts Parcel Size

The County shall limit parcels eligible for Williamson Act contracts to those ~~20~~ 40 or more acres in size in the case of prime land or ~~40~~ 80 or more acres in the case of nonprime land.

**Section 19.** Chapter 3.2 Public Facilities and Services Element, Goal C-3.2 Development in Rural Communities, page 3.1-77, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

#### C-3.2 Development In Rural Communities

The County shall limit development in Rural Communities to those that have adequate public services to accommodate additional population and commercial services that provide for immediate needs of the community's residents or the surrounding agricultural community. Development may also include low intensity industrial development that does not require public services (RDR/PSP)

**Section 20.** Chapter 3.2 Public Facilities and Services Element, Table IS-1 Water System, page 3.2-37, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

TABLE IS-1 WATER SYSTEM	
General Plan Area	Minimum Requirements
Urban Communities	Public water system. For areas designated Rural Residential <u>or Warehouse Industrial</u> , private individual wells may be permitted if parcels are two acres or greater, no public water system exists, and there are no groundwater quality issues.
Rural Communities	Public water system. If parcels are two acres or greater and no public water system exists, private individual wells may be permitted if there are no groundwater quality issues.
Freeway Service Areas Outside of Communities	Public water system serving at least each side of the freeway.
Industrial Areas Outside of Communities	Public water system serving the entire planned areas. Individual wells may be permitted in the Truck Terminals <u>and Warehouse Industrial</u> designations.
Commercial Recreational Areas	Public water system serving the entire planned area.
Agricultural Areas	Individual water wells if there are no groundwater quality issues.





**Section 21.** Chapter 3.2 Public Facilities and Services Element, Table IS-2 Wastewater Treatment, page 3.2-39, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

TABLE IS-2 WASTEWATER TREATMENT	
General Plan Area	Minimum Standards
Urban Communities	Public sewer system. Onsite wastewater treatment system may be permitted in Rural Residential areas, Commercial areas adjacent to Rural Residential areas, and in <u>the Warehouse Industrial designation zones</u> , if General Plan policies and Development Title regulations are met.
Rural Communities	Onsite wastewater treatment system.
Freeway Service Areas Outside of Communities	Public sewer system for at least each side of the freeway.
Industrial Areas Outside of Communities	Public sewer system serving entire planned area. Individual commercial systems may be permitted in the Truck Terminals <del>designation</del> and in the Warehouse Industrial <del>designations zones</del> , if General Plan policies and Development Title regulations are met.
Commercial Recreational Areas Outside of Communities	Public sewer system serving entire planned Commercial Recreation area.
Agricultural Areas	Individual or commercial onsite wastewater treatment system

**Section 22.** Chapter 3.2 Public Facilities and Services Element, Table IS-3 Stormwater Drainage Supply, page 3.2-41, of Policy Document Part 3: Goals and Policies of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

TABLE IS-3 STORMWATER DRAINAGE SUPPLY	
General Plan Area	Minimum Standards
Urban Communities	Public drainage system, with terminal drainage unless a Master Drainage/Special Purpose Plan permits retention ponds. On-site drainage may be permitted in Rural Residential <u>and Warehouse Industrial</u> designations if parcels are two acres or more.
Rural Communities	Public drainage system. On-site drainage may be permitted if parcels are two acres or more.
Freeway Service Areas Outside of Communities	Public drainage system serving at least each side of the freeway.
Industrial Areas Outside of Communities	Public drainage system serving the entire planned area. On-site drainage may be permitted in the Truck Terminals <u>and Warehouse Industrial</u> designations.
Commercial Recreation Areas Outside of Communities	Public drainage system serving the entire planned Commercial Recreation area.
Agricultural Areas	On-site drainage.

**Section 23.** Administration and Implementation, page 4-2, Policy Document Part 4: Administration and Implementation of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

## **General Plan Consistency in Implementation**

To ensure that the policies and proposals of the general plan are systematically implemented, State law since the early 1970s has increasingly insisted that the actions and decisions of each local government concerning both its own projects and the private projects it approves are consistent with its adopted general plan. The courts have supported and furthered this trend through their interpretations of State law.

The following is a partial list of County actions that must be consistent with the General Plan:

- Specific Plans
- ~~Redevelopment plans~~
- Capital Projects (including indirectly facility master plans)
- Development Agreements
- Master Plans and Planned Unit Developments
- Subdivision Approvals
- Development Code and Zoning
- Development Projects

### **General Plan/Zoning Consistency**

The table on the following page shall be used to determine the consistency between General Plan land use designations and the zones established in the Development Title. The Zoning Map shall be updated within a reasonable period of time so the zones shown are consistent with the designations on the Land Use Diagram of the General Plan.

**Section 24.** Administration and Implementation, page 4-2.1, Chapter 3.2 Public Facilities and Services Element of the San Joaquin County 2035 General Plan is hereby amended pursuant to General Plan Text Amendment No. PA-2100004 as follows:

### General Plan/Zoning Consistency Matrix

#### GENERAL PLAN DESIGNATION

		R/R	R-VL	R/L	R/M	RLM	RMH	RH	C/N	C/C	C/G	C/O	C/FS	CRS	CR	I/L	I/G	I/T	I/W	A/G	A/I	A/L	A/UR	OS/RC	OS/O	P	MX	AP/X	
		Residential							Commercial							Industrial			Agric.			Open Space	Public .	Mixed Use					
ZONING DESIGNATION	R-R	X																						X		X			
	R-VL		X																					X		X			
	R-L			X		X																		X		X			
	R-M				X	X																		X		X			
	RMH						X																	X		X			
	R-H							X																X		X			
	C-L		X	X	X	X	X	X								X	X							X		X			
	C-N								X															X		X			
	C-C									X														X		X			
	C-G										X													X		X			
	C-O											X												X		X			
	C-RS												X											X		X			
	C-X													X						X		X		X		X			
	C-FS												X											X		X			
	C-R														X									X		X			
	I-W																X			X				X		X			
	I-P																X							X		X			
	I-L																X			X				X		X			
	I-G																	X						X		X			
	I-T																		X								X		
	A-G	X												X							X				X	X	X		
	A-I																					X							
	A-L																						X		X		X		
	A-U	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X				X	X	X	X		
	P-F	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X		X	X	X	X	X		
	PD	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X		X	X		X	X	X	X	X		
M-X																											X		
AP-X																												X	

**Section 25.** This Ordinance shall take effect and be in force thirty (30) days after its adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be published once (1) in the Stockton Record, a newspaper of general circulation published in the County of San Joaquin, State of California, with the names of the members of the Board of Supervisors voting for and against the same.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of San Joaquin, State of California, on this 29<sup>th</sup> of November 2022 to wit:

AYES: **Villapudua, Miller, Patti, Rickman, Winn**

NOES: **None**

ABSENT: **None**

ABSTAIN: **None**

**Charles Winn**

---

CHARLES WINN  
Chairman, Board of Supervisors  
County of San Joaquin  
State of California

ATTEST: RACHÉL DeBORD  
Clerk of the Board of Supervisors  
County of San Joaquin  
State of California



By: **Rachél DeBord**