

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

ORDINANCE NO. 4650

**AN ORDINANCE AMENDING THE SAN JOAQUIN COUNTY ZONING MAP RELATIVE TO
ZONE RECLASSIFICATION APPLICATION NO. PA-2300144 IN MOUNTAIN HOUSE**

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

Section 1. The San Joaquin County Zoning Map is hereby by amended by approval of Zone Reclassification Application No. PA-2300144 with the Findings for Zone Reclassification provided by Attachment “A”, and with said Zone Reclassification provided by Exhibit “A”, attached hereto and made part of this Ordinance.

Section 2. This Ordinance shall take effect and be in full 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 21st of May 2024 to wit:

AYES: **Canepa, Patti, Ding, Rickman, Villapudua**

NOES: **None**

ABSENT: **None**

ABSTAIN: **None**

Miguel A. Villapudua

MIGUEL A. VILLAPUDUA
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**

Attachment A

FINDINGS FOR ZONING RECLASSIFICATION

1. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan, any applicable Master Plan, Specific Plan, and Special Purpose Plan, and any other applicable plan adopted by the County.

This finding can be made because the use types are supportive of the Master Plan and Specific Plan III provisions regarding the development.

2. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.

This finding can be made because adequate utilities, roadway improvements and other necessary facilities will be provided and there is sufficient area on the properties for the proposed development.

3. The site is physically suitable for the type of development and for the intensity of development.

This finding can be made because the property involved is of adequate size and shape to accommodate the proposed development, building coverage, setbacks, and parking areas meet the requirements of the Development Title.

4. Issuance of the permit will not be significantly detrimental to the public health, safety, or welfare, or be injurious to the property or improvements of adjacent properties.

This finding can be made because the Addendum prepared for the project found no potentially significant environmental impacts.

5. The use is compatible with adjoining land uses.

This finding can be made because the proposed use will not interfere with nor alter the current land uses on adjacent properties.

6. All applicable provisions of the Mountain House Development Agreement have been met.

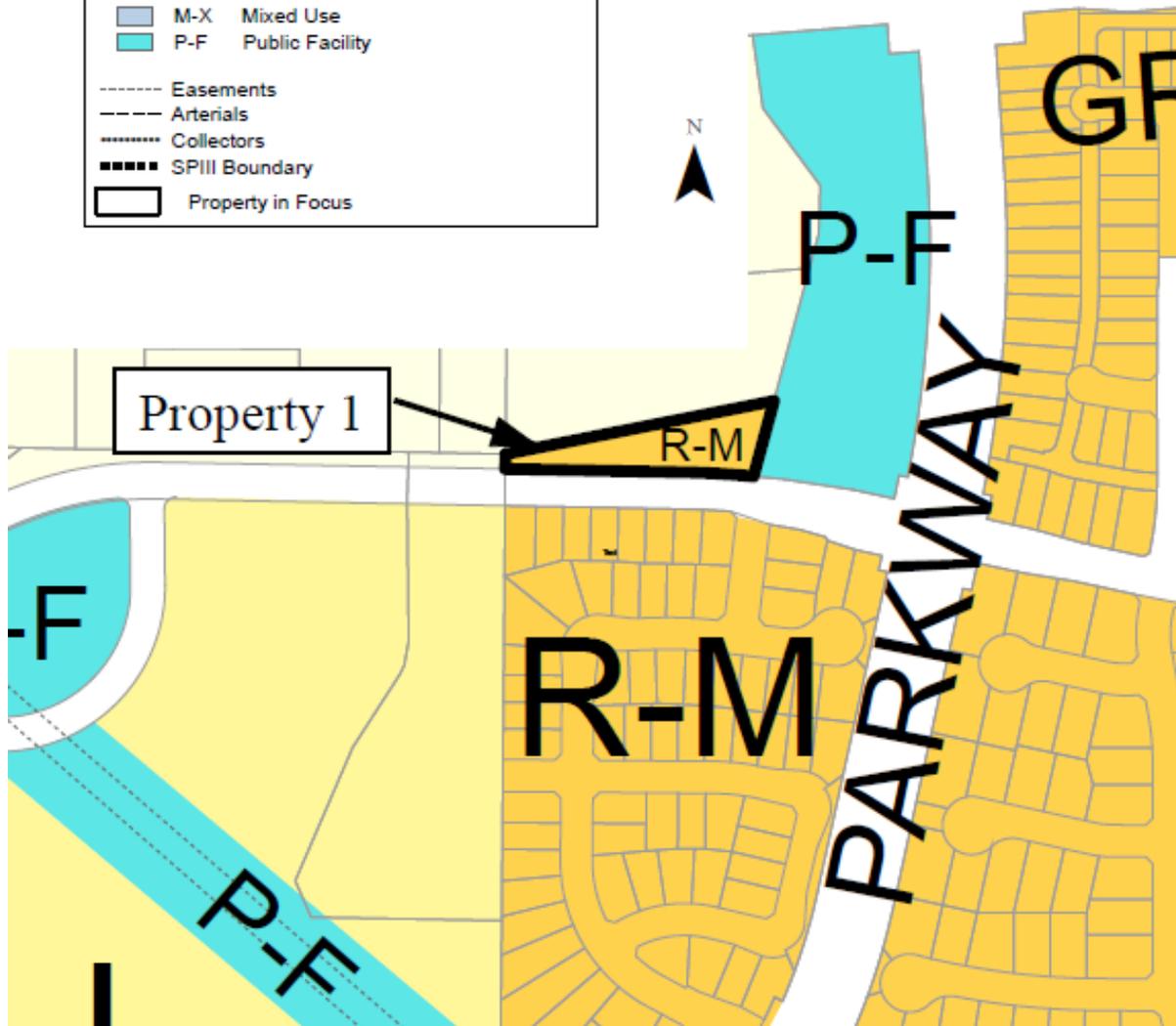
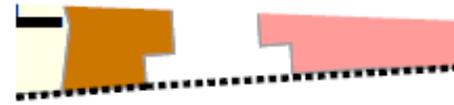
This determination can be made because: 1) the provisions of the Trimark Communities Development Agreement (*i.e., the Development Agreement by and between County of San Joaquin and Trimark Communities, Relative to the Development of Certain Property within the Mountain House Community*) that are applicable to the subject properties are not affected by the proposed project; 2) the Trimark Communities Development Agreement incorporates provisions of the existing, principal Mountain House Development Agreement (*Amended and Restated Master Plan Development Agreement by and between County of San Joaquin and Trimark*

***Communities Relative to the Development of Certain Property within the Mountain House Community)* and no modification or supplementation of those antecedent provisions was determined to be necessary; and 3) the Trimark Communities Development Agreement vests certain provisions / sections of the General Plan, Master Plan, the Mountain House Development Title, and Specific Plan III, and the proposed project does not change or alter those provisions / sections.**

Exhibit A

Legend	
	R-VL Very-Low Density Residential
	R-L Low-Density Residential
	R-M Medium Density Residential
	R-MH Medium High Density Residential
	R-H High Density Residential
	C-O Office Commercial
	C-N Neighborhood Commercial
	I-P Industrial Park
	M-X Mixed Use
	P-F Public Facility
	Easements
	Arterials
	Collectors
	SPill Boundary
	Property in Focus

Proposed Zoning

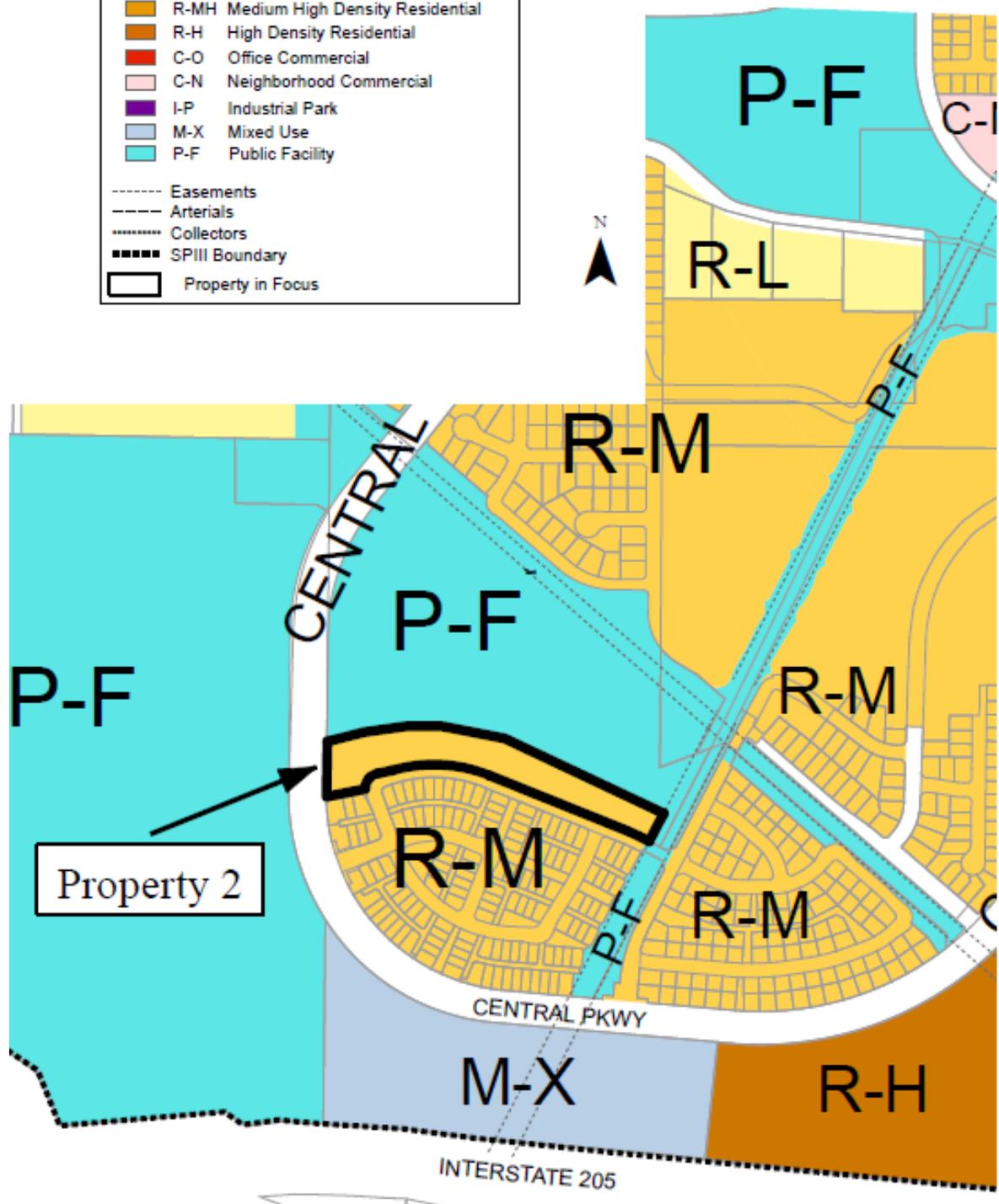


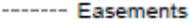
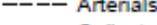
Legend

	R-VL	Very-Low Density Residential
	R-L	Low-Density Residential
	R-M	Medium Density Residential
	R-MH	Medium High Density Residential
	R-H	High Density Residential
	C-O	Office Commercial
	C-N	Neighborhood Commercial
	I-P	Industrial Park
	M-X	Mixed Use
	P-F	Public Facility

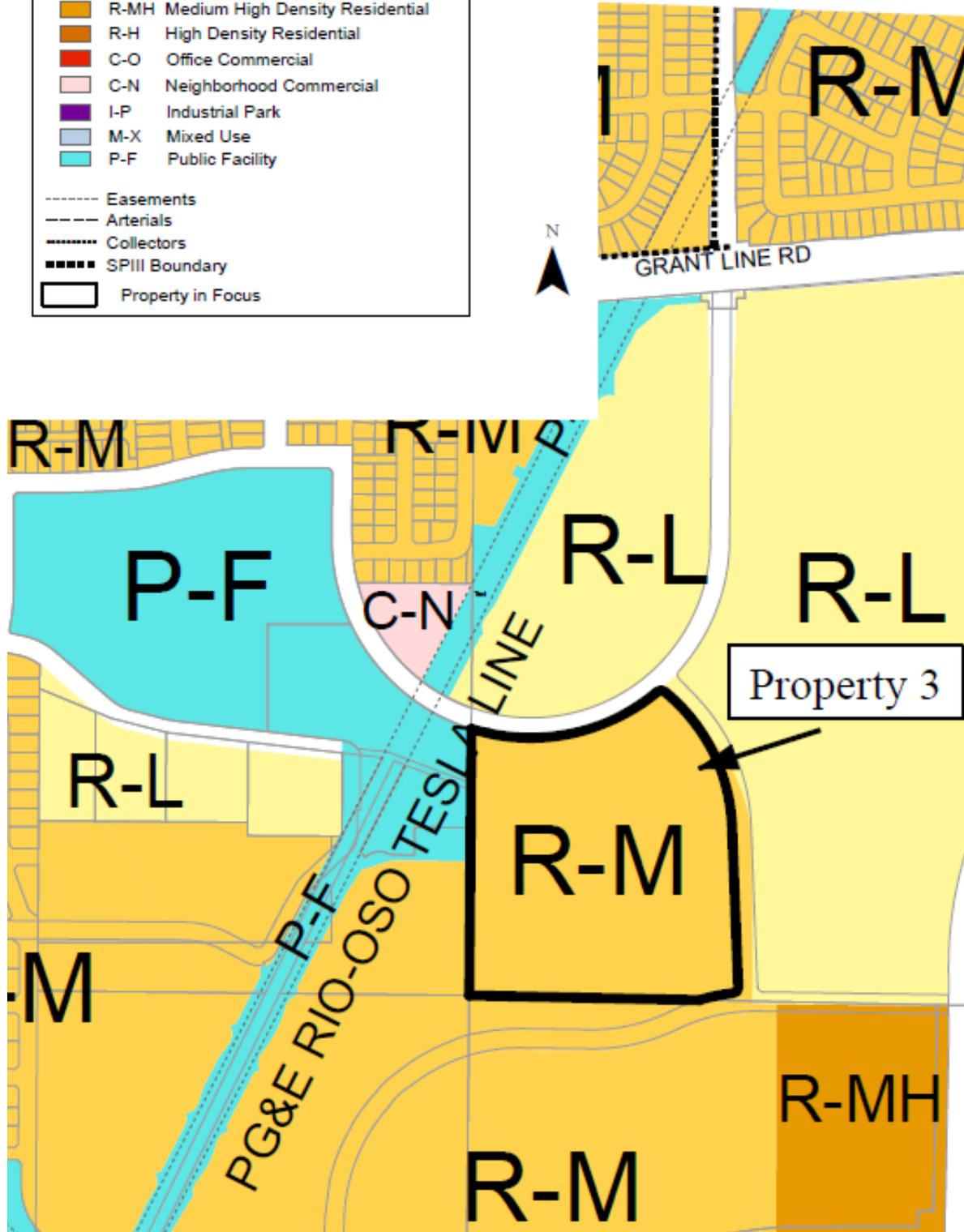
	Easements
	Arterials
	Collectors
	SPIII Boundary
	Property in Focus

Proposed Zoning



Legend	
	R-VL Very-Low Density Residential
	R-L Low-Density Residential
	R-M Medium Density Residential
	R-MH Medium High Density Residential
	R-H High Density Residential
	C-O Office Commercial
	C-N Neighborhood Commercial
	I-P Industrial Park
	M-X Mixed Use
	P-F Public Facility
	Easements
	Arterials
	Collectors
	SPIII Boundary
	Property in Focus

Proposed Zoning



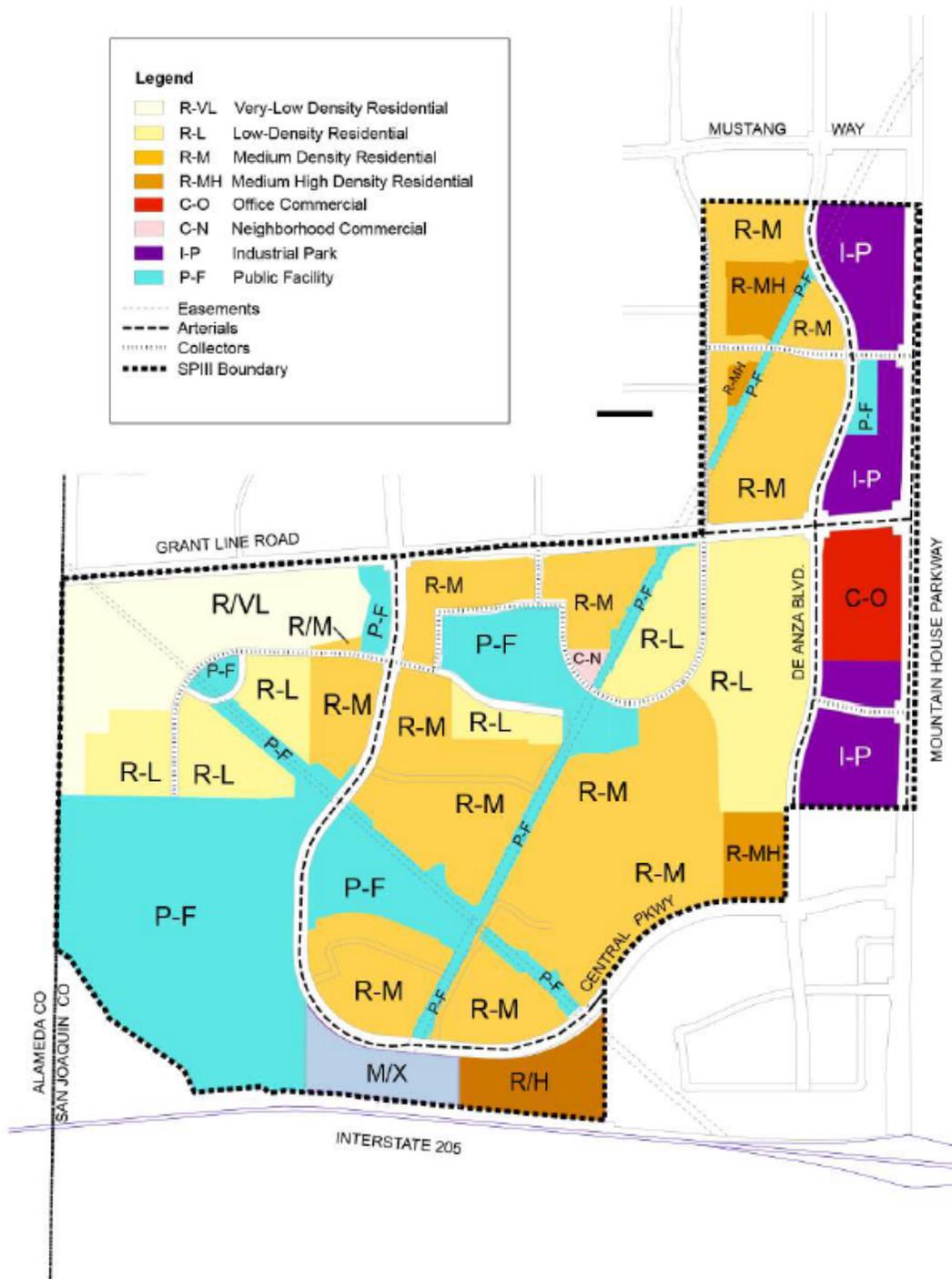


FIGURE 3-4: SPECIFIC PLAN III MAP ZONING DIAGRAM