



**Planning Commission Staff Report  
Item # 3, November 6, 2025  
Text Amendment No. PA-2500265  
Prepared by: Megan Aguirre**

**PROJECT SUMMARY**

**Applicant Information**

**Project Applicant:** San Joaquin County Community Development Department

**Project Site Information**

**Project Location:** Countywide  
**Supervisorial District:** All

**Environmental Review Information**

**CEQA Determination:** Notice of Exemption (Attachment A, Environmental Review)

**Project Description**

This project is a Text Amendment for minor updates to the General Plan and Development Title. Topics addressed include the following:

*General Plan (Goals LU-7 and IS-7)*

- Agricultural mitigation for County projects
- Requirements and alternatives for stormwater drainage in Urban Communities and Industrial Areas Outside of Communities

*Development Title (Series 200, 400, 500, 600, 700, 800, and 900)*

- Clarification of use types and definitions
- Permitting requirements for Communications Facility – Building-Related
- Security lighting and cameras as structures allowed above standard height limits
- Parking requirements for residences
- Surfacing requirements for truck uses
- Limitations on Home Occupations and Cottage Food Operations
- Water, wastewater, and storm drainage infrastructure requirements
- Exemption to agricultural mitigation requirements for County projects on County-owned land
- Various other typos, errors, omissions, and inconsistencies, including references to incorrect sections or application types

**Recommendation**

1. Forward to the Board of Supervisors with a recommendation to adopt the Findings for General Plan Text Amendment (Attachment C),
2. Forward to the Board of Supervisors with a recommendation to adopt the Findings for Development Title Text Amendment (Attachment C), and
3. Forward to the Board of Supervisors with a recommendation to approve General Plan and Development Title Text Amendment No. PA-2500265 relating to various sections of the General Plan and Development Title (Attachment B).

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## NOTIFICATION & RESPONSES

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### Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: October 17, 2025

Number of Public Hearing notices: 50

Date of Public Hearing notice mailing: October 17, 2025.

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# ANALYSIS

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## Background

On December 13, 2016, the Board of Supervisors adopted the 2035 General Plan, which was a comprehensive update to the San Joaquin County General Plan providing guidance for the physical development of the County. Because California Planning and Zoning Law requires that the adopted zoning ordinance be consistent with the General Plan, the Board of Supervisors also adopted a comprehensive update to the Development Title (Title 9 or 2022 Development Title) on November 29, 2022, along with some minor corrections and updates to the 2035 General Plan. The updated Development Title became effective on December 29, 2022.

Since approval of the 2022 Development Title, staff has identified a number of items throughout the document that needed to be addressed to meet the intent of departmental policies and practices and provide better clarification and direction on implementation. The Board of Supervisors has approved several Development Title Text Amendments proposed by staff to correct errors and provide clarification on a variety of subjects. This project is the fourth Text Amendment proposed by staff for general clean-ups to the Development Title and includes several General Plan changes for consistency with the Development Title updates.

## Text Amendments

The proposed Text Amendments include correcting various typographical errors, formatting issues, omitted information, and incorrect references or application types, as well as the changes summarized below.

### 2035 General Plan

Updates were made to text and tables within Goals LU-7 and IS-7:

- **LU-7.10 Agricultural Mitigation Program:** This was updated to allow County projects on County-owned land to be exempt from the agricultural mitigation requirements.
- **IS-7.3 Alternative Stormwater Drainage Systems:** Specific requirements were added for projects that propose alternatives to the County's standard requirements for stormwater drainage.
- **Table IS-3 Stormwater Drainage Supply:** Updates were made for projects located in Urban Communities and Industrial Areas Outside of Communities to allow alternative stormwater drainage systems subject to new Goal IS-7.3.

### 2022 Development Title

Changes are proposed to text and tables, as summarized below:

- **Series 200:** The use type name for "Waste Facility – Sanitary Landfill" was updated to "Waste Facility – Landfill" in Tables 9-200.020-1, 9-201.020-1, 9-202.020-1, 9-203.020-1, and 9-204.020-1 to clarify that this is the use type for all landfills.
- **Series 400:** This series covers additional use and development regulations. Updates were made to address typos, incorrect references, and the level of required application for various uses. The following has also been clarified:
  - Security lighting and cameras are permitted without height, size, or locational limitations as long as shielding requirements are met for lighting.
  - Required residential parking spaces may be located in the front yard setback.
  - All waste facilities have the same parking requirements.
  - The standard surfacing requirement for truck parking projects is asphalt concrete or Portland cement concrete.
  - Public service requirements for commercial cannabis were corrected to address an error created when the 2022 Development Title was approved.

- Mobile food vendor equipment (trucks, carts, etc.) is not permitted on-site for Home Occupations and must be stored off-site.
- **Series 500:** Minor updates are proposed to clarify the following:
  - Preliminary submittals of Final Maps to the County Surveyor do not require signatures.
  - Lot Line Adjustment applications cannot be appealed.
- **Series 600:** Updates are proposed to allow more flexibility for providing water, wastewater, and stormwater drainage systems for development since current standards effectively make some existing parcels undevelopable. These changes are summarized below:
  - **Water & Wastewater:** Proposed changes would allow projects on existing lots in Urban Communities to utilize on-site systems if there is no public system within a specified distance, requirements of the General Plan and Development Title are met, and the request is approved by the Environmental Health Department.
  - **Stormwater Drainage:** The proposed changes for stormwater drainage would apply to existing lots in Urban and Rural Communities, as well as areas outside of communities, and are also reflected in the proposed General Plan changes. Changes include:
    - **Urban & Rural Communities:** Updates are proposed that result in consistent requirements for development projects on existing lots in both types of communities.
    - **Areas Outside of Communities:** Consistent with the proposed General Plan changes, alternative drainage may be considered in conjunction with a Master Drainage/Special Purpose Plan if the facility can demonstrate that it meets a list of specific requirements.
- **Series 700:** Proposed changes include correcting reference errors and updating “sanitary landfill” to “landfill” for consistency with changes elsewhere in the Development Title. Updates are also proposed to clarify the following:
  - Agricultural mitigation requirements do not apply to County projects on County-owned land, consistent with the update to the General Plan.
  - Natural bank buffers are required for development projects regardless if a Riparian Habitat Mitigation Plan is required.
- **Series 800:** A typo has been corrected.
- **Series 900:** Unnecessary definitions were removed and updates are proposed to the following use types:
  - **Light Fleet-Based Services:** Bus service is included in this use type.
  - **Waste Facility – Sanitary Landfill:** This use type will be updated to “Waste-Facility – Landfill” to include all landfills, sanitary or otherwise, to clarify that this is the correct use type for existing landfill projects.

### **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. The Community Development Department has determined that the proposed General Plan/Development Title Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Accordingly, the Text Amendment is exempt from CEQA.

## **RECOMMENDATION**

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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),
2. Forward to the Board of Supervisors with a recommendation to adopt the Findings for Development Title Text Amendment (Attachment C), and
3. Forward to the Board of Supervisors with a recommendation to approve General Plan and Development Title Text Amendment No. PA-2500265 relating to various sections of the General Plan and Development Title (Attachment B).

**Attachments:**

Attachment A – Environmental Review

Attachment B – Draft Ordinance

Attachment C – Findings

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# Community Development Department

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## **Attachment A** **Environmental Review**

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**NOTICE OF EXEMPTION**

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

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

County Clerk, County of San Joaquin

**Project Title:** Text Amendment No. PA-2500265

**Project Location - Specific:** The project site is Countywide. (Supervisorial District: All)

**Project Location – County:** San Joaquin County

**Project Description:** A General Plan and Development Title Text Amendment for minor updates to the General Plan and Development Title. Proposed updates to the General Plan include creating an exception to the agricultural mitigation requirements for County projects on County-owned land and adding clarification and flexibility to infrastructure requirements for stormwater drainage. Proposed updates to the Development Title include changes to Series 200, 400, 500, 600, 700, 800, and 900 to amend allowed uses, development regulations, infrastructure standards, definitions/terms, references, and various other changes to address typos and inconsistencies or provide clarification.

**Project Proponent(s):** San Joaquin County

**Name of Public Agency Approving Project:** San Joaquin County Board of Supervisors

**Name of Person or Agency Carrying Out Project:** Megan Aguirre, Principal Planner  
San Joaquin County Community Development Department

**Exemption Status:**  
General Exemptions. (Section 15061[b](3))

**Exemption Reason:**  
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. The Community Development Department has determined that the proposed Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Accordingly, the Text Amendment is exempt from CEQA.

**Lead Agency Contact Person:**  
Megan Aguirre Phone: (209) 468-3144 FAX: (209) 468-3163 Email: meaguirre@sjgov.org

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name: Gerry 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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# Community Development Department

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## **Attachment B** **Draft Ordinance**

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

ORDINANCE NO.

**AN ORDINANCE AMENDING TITLE 9 OF THE ORDINANCE CODE OF THE COUNTY OF  
SAN JOAQUIN RELATING TO VARIOUS SECTIONS OF THE GENERAL PLAN AND  
DEVELOPMENT TITLE**

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

**Section 1.** LU-7.10 Agricultural Mitigation Program, page 3.1-63, Goal LU-7, Land Use, Chapter 3.1 Community Development Element, Part 3: Goals and Policies, Policy Document, San Joaquin County 2035 General Plan is hereby amended to read as follows:

**LU-7.10 Agricultural Mitigation Program**

The County shall continue to require agricultural mitigation for projects that convert agricultural lands to urban uses. This requirement does not apply to County projects on County-owned land. (RDR)

**Section 2.** IS-7.3 Alternative Stormwater Drainage Systems, page 3.2-41, Infrastructure and Services, Chapter 3.2 Public Facilities and Services Element, Part 3: Goals and Policies, Policy Document, San Joaquin County 2035 General Plan is hereby amended to read as follows:

**IS-7.3 Alternative Stormwater Drainage Systems**

The County may support an alternative drainage system in conjunction with a Master Drainage/Special Purpose Plan in Urban Communities and Industrial Areas Outside of Communities if such plan can demonstrate that the drainage facilities can:

- manage multiple large storms,
- cause no drainage impacts to neighboring properties,
- meet stormwater quality standards,
- include aesthetic features, and
- manage vector control.

**Section 3.** Table IS-3 Stormwater Drainage Supply, page 3.2-41, Infrastructure and Services, Chapter 3.2 Public Facilities and Services Element, Part 3: Goals and Policies, Policy Document, San Joaquin County 2035 General Plan is hereby amended to read as follows:

| <b>TABLE IS-3<br/>STORMWATER DRAINAGE SUPPLY</b>   |  |
|--|--|
| <b>General Plan Area</b>                           | <b>Minimum Standards</b>   |
| Urban Communities                                  | Public drainage system, with terminal drainage. <del>An alternative drainage system may be considered in conjunction with—unless</del> a Master Drainage/Special Purpose Plan <u>subject to IS-7.3.</u> <del>permits retention ponds.</del> On-site drainage may be permitted in <u>the</u> Rural Residential and Warehouse Industrial designations if parcels are two acres or greater in size. |
| 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 with terminal drainage serving at least each side of the freeway.   |
| Industrial Areas Outside of Communities            | Public drainage system serving the entire planned area <u>with terminal drainage. An alternative drainage system may be considered for industrial designations in conjunction with a Master Drainage/Special Purpose Plan subject to IS-7.3.</u> On-site drainage may be permitted in the Truck Terminals and Warehouse Industrial designations.   |
| Commercial Recreation Areas Outside of Communities | Public drainage system serving the entire planned area. On-site drainage may be permitted if parcels are two acres or greater in size.   |
| Agricultural Areas                                 | On-site drainage.  |

**Section 4.** Table 9-200.020-1: Uses in Residential Zones, Series 200, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

| TABLE 9-200.020-1: USES IN RESIDENTIAL ZONES  |                              |      |     |     |      |     |                        |
|---|------------------------------|------|-----|-----|------|-----|------------------------|
| P = Permitted Use (Building Permit may be required); T=Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP Special Purpose Plan required; L# = Numbered limitation at end of table. "-" = Not permitted |                              |      |     |     |      |     |                        |
| Use Types   | R-R                          | R-VL | R-L | R-M | R-MH | R-H | Additional Regulations |
| <b>Non-Residential</b>  |                              |      |     |     |      |     |                        |
| Waste Facility  | See subclassifications below |      |     |     |      |     |                        |
| <i>Agricultural</i>   | -                            | -    | -   | -   | -    | -   |                        |
| <i>Hauling and Transfer</i>   | -                            | -    | -   | -   | -    | -   |                        |
| <i>Sanitary Landfill</i>  | -                            | -    | -   | -   | -    | -   |                        |

**Section 5.** Table 9-201.020-1: Uses in Commercial Zones, Series 200, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

| TABLE 9-201.020-1: USES IN COMMERCIAL ZONES   |                              |     |     |     |     |      |      |     |     |                                       |
|---|------------------------------|-----|-----|-----|-----|------|------|-----|-----|---------------------------------------|
| P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table. "-" = Not permitted |                              |     |     |     |     |      |      |     |     |                                       |
| Use Types   | C-L                          | C-N | C-C | C-O | C-G | C-FS | C-RS | C-R | C-X | Additional Regulations                |
| <b>Residential</b>  |                              |     |     |     |     |      |      |     |     |                                       |
| <b>Non-Residential</b>  |                              |     |     |     |     |      |      |     |     |                                       |
| Waste Facility  | See subclassifications below |     |     |     |     |      |      |     |     | 9-409.260, Hazardous Waste Facilities |
| <i>Agricultural</i>   | -                            | -   | -   | -   | -   | -    | -    | -   | -   |                                       |
| <i>Hauling and Transfer</i>   | -                            | -   | -   | -   | -   | -    | -    | -   | -   |                                       |
| <i>Sanitary Landfill</i>  | -                            | -   | -   | -   | -   | -    | -    | -   | -   |                                       |

**Section 6.** Table 9-202.020-1: Uses in Industrial Zones, Series 200, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

| TABLE 9-202.020-1: USES IN INDUSTRIAL ZONES   |                              |     |     |     |                                       |                        |
|---|------------------------------|-----|-----|-----|---------------------------------------|------------------------|
| P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table. "-" = Not permitted |                              |     |     |     |                                       |                        |
| Use Types   | I-W                          | I-P | I-L | I-G | I-T                                   | Additional Regulations |
| <b>Non-Residential</b>  |                              |     |     |     |                                       |                        |
| Waste Facility  | See subclassifications below |     |     |     | 9-409.260, Hazardous Waste Facilities |                        |
| <i>Agricultural</i>   | -                            | -   | A   | A   | -                                     |                        |
| <i>Hauling and Transfer</i>   | -                            | -   | -   | C   | -                                     |                        |
| <i>Sanitary Landfill</i>  | -                            | -   | -   | -   | -                                     |                        |

**Section 7.** Table 9-203.020-1: Uses in Agricultural Zones, Series 200, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

| TABLE 9-203.020-1: USES IN AGRICULTURAL ZONES   |                              |               |               |               |   |
|---|------------------------------|---------------|---------------|---------------|---|
| P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table. "-" = Not permitted |                              |               |               |               |   |
| Use Types   | AG                           | AI            | AL            | AU            | Additional Regulations  |
| <b>Non-Residential</b>  |                              |               |               |               |   |
| Communication Facility  | See Subclassifications below |               |               |               | Chapter 9-411, Wireless Telecommunications Facility           |
| <i>Tower</i>  | A                            | A             | A             | A             |   |
| <i>Building-Related</i>   | <del>ZA</del>                | <del>ZA</del> | <del>ZA</del> | <del>ZA</del> |   |
| <i>Co-Location</i>  | P                            | P             | P             | P             |   |
| Waste Facility  | See subclassifications below |               |               |               | 9-409.260, Hazardous Waste Facilities                         |
| <i>Agricultural</i>   | C                            | C             | C             | -             | Only allowed for the recycling of agricultural waste products |
| <i>Hauling and Transfer</i>   | -                            | -             | -             | -             |   |
| <i>Sanitary Landfill</i>  | C                            | -             | -             | -             |   |

**Section 8.** Table 9-204.020-1: Uses in Airport, Mixed Use, and Public Facilities Zones, Series 200, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

| TABLE 9-204.020-1: USES IN AIRPORT, MIXED USE, AND PUBLIC FACILITIES ZONES  |                              |     |      |                                       |
|---|------------------------------|-----|------|---------------------------------------|
| P = Permitted Use (Building Permit may be required); T = Temporary Use Permit required; Z = Zoning Compliance Review required; A = Administrative Use Permit by Zoning Administrator; C = Conditional Use Permit by Planning Commission; SPP = Special Purpose Plan required; L# = Numbered limitation at end of table. "-" = Not permitted |                              |     |      |                                       |
| Use Types   | P-F                          | M-X | AP-X | Additional Regulations                |
| <b>Non-Residential</b>  |                              |     |      |                                       |
| Waste Facility  | See subclassifications below |     |      | 9-409.260, Hazardous Waste Facilities |
| <i>Agricultural</i>   | -                            | -   | -    |                                       |
| <i>Hauling and Transfer</i>   | -                            | -   | -    |                                       |
| <i>Sanitary Landfill</i>  | C                            | -   | SPP  |                                       |

**Section 9.** Table 9-400.030: Allowed Projections Above Height Limits, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

| TABLE 9-400.030: ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS  |   |  |
|---|---|--|
| Structures Allowed Above the Height Limit   | Maximum Vertical Projection Above the Height Limit              | Size and Locational Limitations  |
| Skylights   | 3 feet  | None   |
| Solar panels  | Subject to the provisions of § 9-400.100                        |  |
| Other energy production facilities located on a rooftop such as a small wind turbine  | 5 feet  | None   |
| Chimneys<br><br>Decorative features such as cupolas, pediments, obelisks, and monuments<br><br>Rooftop open space feature for residents' and tenants' use, such as sun decks, sunshade and windscreen devices, open trellises, and landscaping, excluding detached residential structures | 20% of base zone height limit                                   | Limited to a total 25% of roof area, including all structures unless an Administrative Use Permit allows for more rooftop open space for residents' uses   |
| Elevator and stair towers (for multi-unit and non-residential buildings only)   | 12 feet   | Limited to 20% of roof area  |
| Mechanical equipment penthouses   | 12 feet   | Limited to 20% of roof area  |
| Flagpoles   | Subject of provisions of Chapter 9-406, Signs.                  |  |
| Fire escapes, catwalks, and open railings required by law   | No restriction  | None   |
| Architectural elements, such as spires, bell towers, and domes  | 20% of base zone height limit                                   | None   |
| Parapets, excluding detached residential structures   | 4 feet  | None   |
| Distribution and transmission towers, lines, and poles; freestanding wind turbines<br><br>Water tanks<br><br>Airway beacons   | 12 feet as an accessory structure;<br><br>None as a primary use | Limited to 20% of the area of the lot, or 20% of the roof area of all on-site structures, whichever is less; No limit if primary use permitted in the zone |
| Telecommunications facilities, antennas, and microwave equipment<br><br>Radio towers  | Subjects to provisions of Chapter 9-411                         |  |

TABLE 9-400.030: ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS

| Structures Allowed Above the Height Limit | Maximum Vertical Projection Above the Height Limit      | Size and Locational Limitations |
|---|---|---------------------------------|
| Athletic field lighting                   | Up to a maximum of 80 feet in total height              | None                            |
| <u>Security lighting and cameras</u>      | <u>No restriction if shielding requirements are met</u> | <u>None</u>                     |

**Section 10.** Section 9-405.050(a)(2), Chapter 9-406, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- (2) If the nonconforming use is conducted wholly or partially within a conforming structure, the structure devoted to the nonconforming use may be enlarged, extended, or remodeled up to 5025 percent of the existing floor area subject to a Zoning Compliance Review. Additions exceeding 5025 percent of the existing floor area may be approved, subject to an Zoning Compliance Review~~Administrative Use Permit~~; and

**Section 11.** Section 9-406.030 (k), Chapter 9-406, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- (k) **Front Yard Parking.** Parking spaces necessary to meet off-street parking requirements shall ~~not~~ be permitted within the required front yard setback of a residential unit, ~~except as allowed by an Administrative Use Permit.~~

**Section 12.** Table 9-406.040, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

| TABLE 9-406.040: ESTIMATED PARKING DEMAND BY USE TYPE        |                  |                                    |
|--|------------------|------------------------------------|
| Use Type   | Number of Spaces | Per                                |
| <b>Transportation, Communications, and Utility Use Types</b> |                  |                                    |
| Sanitary Landfill  | 1                | <del>1,000 gross square feet</del> |
| Waste Facility   | 1                | 1,000 gross square feet            |

**Section 13.** Section 9-406.080(e), Chapter 9-406, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- (e) **~~Required~~ Required Setbacks and Screening.**

- (1) A minimum 10-foot-wide setback shall be maintained along all interior lot lines. If a residence is located on an adjacent parcel within 100 feet of a truck parking site, the setback distance shall be increased to 20 feet.
- (2) A minimum six- to eight-foot-tall fence for screening shall be installed along a property line where truck or trailer parking is located. Screening may consist of a masonry wall or any solid fencing approved by the Zoning Administrator.

**Section 14.** Section 9-406.060(i) Design Standards, Chapter 9-406, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(i) **Surfacing.** Except as provided below, all permanent parking lots, including internal circulation and loading areas, in all zones shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete to provide a durable, dust free surface. Ingress and egress areas that connect to a paved road or highway shall also be surfaced and permanently maintained with asphalt concrete or Portland cement concrete or with pervious pavements, sand-set pavers, and supported turf systems. A combination of surfaces may be used; for example, two track driveways of concrete strips with pervious areas between the strips and on the edges. Bumper guards and/or wheel stops shall be provided when necessary to protect adjacent structures or properties.

(1) **Exemptions.** The following uses have specific provisions for surfacing requirements in the sections cited:

(A) Truck parking pursuant to Section ~~9-203.020(b)(2)~~ 9-203.020(e)(10); and

(B) Produce stands and Agricultural Stores pursuant to Section 9-409.360.

**Section 15.** Section 9-406.080(g) Design Standards, Chapter 9-406, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(g) **Design Standards.** Design of required spaces, driveways and maneuvering areas shall be as follows:

(1) Spaces shall be a minimum 25 feet in length and 15 feet in width and shall have minimum height clearance of 14 feet.

(2) Spaces shall be provided and maintained on the same lot as the commercial or industrial use they serve.

(3) Spaces shall not interfere with vehicular circulation or parking or with pedestrian circulation.

(4) On-site driveways and maneuvering areas may be used in lieu of one of the off-street loading spaces required by this Section as long as maneuvering areas for delivery vehicles are provided.

(5) All maneuvering areas shall be surfaced with asphalt concrete or Portland cement concrete to provide a durable, dust free surface. ~~with all weather material as defined and approved by the San Joaquin County Fire Chief's Association. Storage areas for trucks and trailers may be surfaced with gravel or higher classification of surfacing.~~

~~(6) The first 20 feet of any driveway and major circulation drive lanes shall be surfaced with pavement or Portland cement concrete to ensure public roadways will be free from debris.~~

**Section 16.** Table 9-408.070(c), Chapter 9-408, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

| <b>TABLE 9-408.070(c): MAXIMUM PERMITTED SIGN AREA AND NUMBER BY CLASSIFICATION</b>                                     |   |  |   |                       |                         |
|---|---|--|---|-----------------------|-------------------------|
| <b>Sign Classification</b>  | <b>Attached Signs</b>   |  | <b>Freestanding Signs</b>                           |                       |                         |
|   | <b>Maximum Sign Area</b>  | <b>Number Permitted</b>                      | <b>Maximum Sign Area</b>                            | <b>Maximum Height</b> | <b>Number Permitted</b> |
| <b>Group A</b>  | See 9-408.070(e) <del>(e)</del> 9-408.080(d) Special Sign Regulations for Residential Zones |  |   |                       |                         |
| <b>Group B</b>  | 40 square feet  | 1  | 60 square feet                                      | 8 feet                | 1                       |
| <b>Group C</b>  | 80 square feet combined <sup>1</sup>  | Multiple not to exceed combined maximum size | 60 square feet (pole)/<br>80 square feet (monument) | 45 feet               | 1/lot frontage          |
| <b>Group D</b>  | 60 square feet combined <sup>1</sup>  | Multiple not to exceed combined maximum size | 50 square feet (pole)/<br>60 square feet (monument) | 25 feet               | 1/lot frontage          |
| <b>Group E</b>  | 10% wall coverage combined <sup>1</sup>   | Multiple not to exceed combined maximum size | 60 square feet (pole)/<br>80 square feet (monument) | 45 feet               | 1/lot frontage          |
| <b>Group F</b>  | 10% wall coverage combined <sup>1</sup>   | Multiple not to exceed combined maximum size | 60 square feet (pole)/<br>80 square feet (monument) | 45 feet               | 1/lot frontage          |
| <b>Group G</b>  | 25 square feet  | 1  | 25 square feet (pole)/<br>30 square feet (monument) | 45 feet               | 1/lot frontage          |
| <b>Group H</b>  | 50 square feet  | 1  | 50 square feet (pole)/<br>60 square feet (monument) | 45 feet               | 1/lot frontage          |
| <b>Group I</b>  | 50 square feet <sup>1</sup>   | 1  | 50 square feet (pole)/<br>60 square feet (monument) | 45 feet               | 1/lot frontage          |
| Additional sign area may be allowed for development with multiple tenants. See Section 9-480.080(c)(1) for regulations. |   |  |   |                       |                         |

**Section 17.** Section 9-409.140(b)(4), Chapter 9-409, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(4) **Public Services.** ~~All eCommercial cannabis cultivation facilities located in the I-G, I-L, or I-P zones shall be served by a public wastewater disposal system, public water system, public stormwater drainage system and provide sanitary disposal of process water, except that cannabis cultivation may be permitted in an approved Cannabis Business Park in a PD Zone to use an on-site wastewater disposal system, on-site water system, and private stormwater drainage system and sanitary disposal of process water with an approved Special Purpose Plan for a Cannabis Business Park Conditional Use Permit, when these service arrangements are shown to be protective of public health and safety and the environment.~~

**Section 18.** Section 9-409.160(f), Chapter 9-409, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- (f) **Plan of Operation.** Cottage Food Operations must have a plan of operation, including but not limited to, food production and safety, hours of operation, litter control, and noise attenuation, which must be submitted with the application for an ~~Administrative Use Permit~~ business license.

**Section 19.** Section 9-409.160(g), Chapter 9-409, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- (g) **Building and Fire Safety Regulations.** Evidence of compliance with all Building and Fire Safety regulations and with California Health and Safety Code requirements and any other measures necessary and appropriate to ensure compatibility of the proposed use with the surrounding area is required as part of the ~~Administrative Use Permit~~ business license application.

**Section 20.** Section 9-409.270 (l), Chapter 9-409, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- (l) **Use of Commercial Vehicles.** The home occupation may involve the use of a commercial vehicle, not to exceed 11,000 pounds gross vehicle weight rating, as defined in the California Vehicle Code. The following types of vehicles shall be stored off-site and are expressly prohibited on the site of a home occupation:

- (1) Limousines or taxicabs;
- (2) Dump trucks;
- (3) Tow trucks;
- (4) Pick-up trucks with the bed converted into a hauling compartment designed to hold materials and equipment that exceed the height of the existing sides of the truck; construction vehicles (e.g., front-end loaders, backhoes);
- (5) Tractors and trailers (e.g., construction trailers, chipper trailers, and semi-trailers); ~~and~~
- (6) Construction equipment (e.g., cement mixers, chippers); ~~and~~
- (7) Mobile Food Vendor equipment (i.e. truck, cart, or similar).

**Section 21.** Section 9-409.270 (m), Chapter 9-409, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- (m) **Advertising.** There shall be no public advertising which calls attention to the fact that the home is being used for business purposes. Telephone listings shall not contain the address of the home occupation business.

**Section 22.** Section 9-410.100 (f), Chapter 9-410, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- (f) **Outdoor Amplified Sound.** Outdoor amplified sound may be conditionally permitted with an approved land ~~Temporary Use P~~ ermit at Marketing Events,

Large-scale Accessory Winery Events, Wine Release Events and Industry Events subject to the following standards:

**Section 23.** Section 9-505.020 Preliminary Submittal for County Approval, Chapter 9-505, Series 500, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

#### **9-505.020 – Preliminary Submittal for County Approval**

Prior to the expiration of the Tentative Map or the Vesting Tentative Map of an approved major subdivision application, the subdivider shall submit two prints of the Final Map to the County Surveyor for checking. ~~The preliminary prints shall bear both the acknowledged signatures of all parties having record title interest in the lands being subdivided and the engineer or surveyor responsible for the survey. The prints shall bear either original signatures or signatures reproduced from the signed original Final Map.~~ The prints shall be accompanied by all of the following data, reports, and documents in a form approved by the County Surveyor and, where applicable, the County Counsel; these plans and reports, and the supporting calculations, may be submitted separately from the maps.

**Section 24.** Section 9-511.030 Initial Review and Approval Standards, Chapter 9-511, Series 500, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

#### **9-511.030 – Initial Review and Approval Standards**

(a) **Referral for Comment.** Upon determining that an application is complete, the Community Development Department shall refer the application for comments to other public agencies as deemed necessary.

~~(b) **Denial or Approval.** The denial or approval of the application by the Zoning Administrator shall take place no more than 60 days after the application was deemed complete.~~

~~(c)~~ (b) **Standards for Review.** The Zoning Administrator shall approve the lot line adjustment if it meets the following standards at the time the filed application is deemed complete.

(1) The lot line adjustment will result in the transfer of property between at least two, but no more than four, existing adjoining legal parcels. Parcels are adjoining only if each of the parcels proposed for adjustment abuts at least one of the other parcels involved;

(2) The lot line adjustment will not create a greater number of parcels than originally existed.

(3) The lot line adjustment should not increase the number of parcels that do not meet the minimum parcel size for their zone. Parcels that equal or exceed the minimum parcel size established by the applicable zone shall not be reduced by the lot line adjustment to below the minimum parcel size unless an equal number

of parcels involved in the lot line adjustment that are (a) located within the same zone and (b) are smaller than such minimum parcel size prior to the lot line adjustment will be increased by the lot line adjustment to exceed the minimum parcel size;

- (4) No public utility easement shown on a Final Map or Parcel Map will be adversely affected by the lot line adjustment;
- (5) All parcels shall conform to the zone minimum of the parcel area before and after adjustment or at least not increase the number of existing, non-conforming parcels, unless compliance with such requirements is waived by variance in conjunction with the approval of the lot line adjustment. Nonconforming parcels shall not be transferred from one zone classification to another zone classification.
- (6) If the parcel(s) or a portion of the parcel(s) to be adjusted are under a Williamson Act Contract or Farmland Security Zone Contract, the property owner shall apply to rescind the current contracts and enter into new contracts prior to recording the Notice of Lot Line Adjustment. Lot line adjustments involving parcels that are all wholly under the same Williamson Act Contract or Farmland Security Zone Contract are exempt from this requirement.
  - (A) The Notice of Lot Line Adjustment shall not be recorded until the Williamson Act Contract or Farmland Security Contract has been deemed complete for processing. Filing fees are required for this application. This requirement is pursuant to Government Code Section 51257.

**Section 25.** Section 9-602.030 Water Systems in Urban Communities, Chapter 9-606, Series 600, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

#### **9-602.030 - WATER SYSTEMS IN URBAN COMMUNITIES**

Within urban communities identified in the General Plan, required public water systems shall be provided by an existing public agency or district or, where there is no public agency or district providing water in the community, by a new agency or district. For Rural Residential uses within urban communities, individual private wells may be permitted, subject to the approval of the Environmental Health Department, provided the lots are two acres or larger; no public water system exists; and groundwater is of a sufficient quantity and quality, as determined by the Environmental Health Department.

- (a) **Subdivisions With Parcels Less Than Two Acres.** Subdivisions with parcels less than two acres shall be served by a public water system.
- (b) **Subdivisions With Parcels Two Acres or Larger.** Subdivisions with parcels two acres or larger shall be served by a public water system, except for Rural Residential subdivisions if there is no public water system within 700 feet, the Rural Residential subdivision may be approved with an on-site well system, subject to the approval of the Environmental Health Department.

(c) **Development Projects on Existing Parcels.** Development projects on existing parcels shall be served by a public water system. If there is no public water system within 700 feet, Exceptions for parcels over two acres in size may be granted, subject to the general requirements of the General Plan and Development Title and the approval of the Environmental Health Department. No reduction in size shall be allowed for parcels served by public drainage or sewer systems.

**Section 26.** Section 9-604.020 Wastewater Disposal in Urban Communities, Chapter 9-606, Series 600, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

#### **9-604.020 - WASTEWATER DISPOSAL IN URBAN COMMUNITIES**

Within urban communities identified in the General Plan, required public wastewater disposal systems shall be provided by an existing public agency or district or, where there is no public agency providing wastewater disposal services in the community, by a new agency or district.

(a) **Development Projects.** Development projects within urban communities shall be served by a public wastewater disposal system, except within the following General Plan map designations on-site wastewater treatment and disposal may be used subject to the provisions of Section 9-601.020: Rural Residential (R-R), Commercial (C-N, C-C, C-O, and C-G) adjacent to Rural Residential (R-R), and Warehouse Industrial (I-W) zones.

(b) **Development Projects on Existing Vacant Parcels.** Development projects on existing vacant parcels shall be served by a public wastewater disposal system. If there is no wastewater disposal system within 200 feet, Exceptions for parcels over two acres in size and parcels less than two acres in size, where the waste discharge will be limited to domestic waste only, may be granted subject to the general requirements of Section 9-604.010 the General Plan and Development Title and the approval of the Environmental Health Department.

**Section 27.** Section 9-606.020 Drainage in Urban Communities, Chapter 9-606, Series 600, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

#### **9-606.020 - DRAINAGE IN URBAN COMMUNITIES**

Within an urban community, development projects shall be served by an existing public agency or district providing drainage services as follows:

(a) **Subdivisions.** Subdivision drainage facilities shall discharge into a terminal drain, except that an agency retention basin may be an acceptable alternative where permitted by a Master Plan, a Special Purpose Plan, or Specific Plan, or a private on-site retention basin may be allowed in Rural Residential zones if parcels are two acres or greater and:

- (1) There are no terminal drainage facilities on-site or within 200 feet; and
- (2) The site conditions of soil permeability and groundwater level allow a retention basin design to meet the County's Improvement Standards.
- (3) Subdividers shall provide a deposit to finance their proportionate share of the estimated cost of the storm drainage system.

(b) **Development Projects on Existing Lots.** Development projects on existing lots shall discharge into a public terminal drain if one is within 200 feet of the nearest property line. ~~If the existing parcel is not within 200 feet of such drain, a~~ private on-site retention basin may be an ~~allowed~~ acceptable alternative for non-residential parcels or residential parcels that are two acres or greater, in size where:

- (1) There are no terminal drainage facilities within 200 feet,
- (2) the site conditions of soil permeability and ground water level allow a retention basin to meet the County's Improvement Standards, and
- (3) the tributary watershed area to the retention basin is less than 20 acres.

**Section 28.** Section 9-606.030 Drainage in Rural Communities, Chapter 9-606, Series 600, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

**9-606.030 - DRAINAGE IN RURAL COMMUNITIES**

Subdivisions and development projects on existing vacant parcels in rural communities shall be served by a public drainage system or a private on-site retention basin as follows:

(a) **Subdivisions with Parcels Less than Two Acres.** For subdivisions with any lots less than two acres in size, the subdivision shall be served by public drainage facilities that discharge into a terminal drain, except that a public agency retention basin may be allowed where there are no terminal drainage facilities within 1,000 feet.

(b) **Subdivisions with Parcels Two Acres and Larger.** For subdivisions with all lots two acres or larger in size, the subdivision shall be served by an agency retention basin. Private on-site retention basins may be allowed where there are no terminal drainage facilities within 200 feet, and the site conditions of soil permeability and groundwater level allow a private retention basin design to meet the County's Improvement Standards.

(c) **Development Projects on Existing Vacant Lots.** For development projects on existing vacant lots, the development project shall be served by a public drainage system that discharges into a ~~terminal drain~~ public drainage system, except that a private on-site retention basin may be allowed for non-residential parcels or residential parcels that are ~~two~~ two acres or ~~larger~~ greater in size where:

- (1) There are no terminal drainage facilities within 200 feet, and;
- (2) The site conditions of soil permeability and groundwater level allow a retention basin design to meet the County's Improvement Standards.

**Section 29.** Section 9-606.040 Drainage in Areas Outside of Urban Communities, Chapter 9-606, Series 600, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

**9-606.040 - DRAINAGE IN AREAS OUTSIDE OF URBAN COMMUNITIES**

(a) **I-L, I-P, and I-G Industrial Zones.** Development within the Limited Industrial (I-L), Industrial Park (I-P), and General Industrial (I-G) zones outside of urban communities shall be served by a public drainage system planned for the entire industrial area, which discharges into a terminal drain. An alternative drainage system may be considered in conjunction with a Master Drainage/Special Purpose Plan that demonstrates that the drainage facilities:

- (1) Can manage multiple large storms,
- (2) Cause no drainage impacts to neighboring properties,
- (3) Meet stormwater quality standards,
- (4) Include aesthetic features,
- (5) Manage vector control, and
- (6) Are designed to meet County Improvement Standards.

(b) **Warehouse and Truck Terminal Zones.** Development within Warehouse (I-W) and Truck Terminal (I-T) zones may be served by a private on-site retention basin if the following exist:

- (1) There are no terminal drainage facilities within 1,000 feet; and
- (2) The site conditions of soil permeability and groundwater level allow a retention basin design to meet the County's Improvement Standards. Otherwise, projects must meet the requirements of Section 9-606.040(a).

(c) **Freeway Service Commercial Zone.** Development within Freeway Service Commercial (C-FS) zones outside of an urban community shall be served by a public drainage system planned for at least each side of the freeway that discharges into a terminal drain.

(d) **Commercial Recreation Zone.** Development within a Commercial Recreation (C-R) Zone that are outside of urban communities shall be served by a public drainage system planned to serve the entire commercial recreation area.

**Section 30.** Section 9-701.010 Purpose and Intent, Chapter 9-701, Series 700, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

**9-701.010 - PURPOSE AND INTENT**

The purpose of this Chapter is to implement the conservation policies contained in the General Plan related to permanently protecting agricultural land within the County and requiring agricultural mitigation for projects that convert through development agricultural land to urban uses. County projects on County-owned land are exempt from this Chapter. More specifically, this Chapter is intended to accomplish the following:

**Section 31.** Section 9-703.080 Evacuation Plan, Chapter 9-703, Series 700, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

**9-703.080 Flood Variance**

A Flood Variance may be granted in accordance with the provisions of Chapter ~~9-848~~ 9-811 of this Title.

**Section 32.** Section 9-704.020(b)(5) Exemptions, Chapter 9-704, Series 700, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- (4) Grading in accordance with the plan incorporated in an approved Quarry Excavation Permit per Chapter 9-813, Quarry Excavation Permits, an approved Agricultural Excavation Permit per Section 9-809, or an approved Conditional Use Permit for a ~~sanitary~~ landfill per Section 9-804, Use Permits.

**Section 33.** Section 9-707.020 Applicability, Chapter 9-707, Series 700, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

**9-707.020 - APPLICABILITY**

The requirement of this Chapter shall apply to all development projects requiring discretionary approval that may directly or indirectly affect riparian habitat or mineral resources designated for Resource Conservation in the General Plan. ~~Riparian habitat areas adjacent to waterways also are subject to Chapter 9-707, Waterways and Wetlands.~~

**Section 34.** Section 9-707.030 Riparian Habitat, Chapter 9-707, Series 700, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

**9-707.030- RIPARIAN HABITAT**

- (a) **Determinations Needed for Proposed Loss.** An action that, in the opinion of the Zoning Administrator, has the potential to destroy, eliminate, or degrade riparian habitats shall not be permitted, unless the Zoning Administrator determines that:

- (1) the potential loss is in the public interest, or

(2) potential destruction, elimination, or degradation of the riparian habitat would be mitigated through a Riparian Habitat Mitigation Plan, which would be part of the conditions of project approval.

(b) **Riparian Habitat Mitigation Plan.** The Riparian Habitat Mitigation Plan shall include specific actions to protect existing riparian habitat or a plan to replace, preserve, or develop new habitat, or a combination thereof. The Plan shall be prepared by a qualified biologist approved by the Zoning Administrator and shall be subject to the following provisions:

(1) **On-Site Riparian Habitat.** The Plan shall show the location and extent of existing riparian habitat on the site of the proposed project and shall indicate the riparian habitat that may be destroyed, eliminated, or degraded as a result of the project as well as the riparian habitat that is to be retained and protected, with methods for ensuring protection.

~~(2) **Natural Bank Buffer.** Parallel to any natural bank of a waterway, a natural open space for riparian habitat and waterway protection shall be maintained to provide nesting and foraging habitat and the protection of waterway quality. The minimum width of this open space shall be 100 feet, measured from the mean high water level of the natural bank or 50 feet back from the existing riparian habitat, whichever is greater. Water-dependent uses may be permitted in this buffer.~~

(3) **Mitigation Sites.** The Plan shall indicate sites that are to be developed or preserved to serve as mitigation for loss of riparian habitat resulting from the proposed project. To the extent practicable, mitigation sites shall be in San Joaquin County and shall facilitate maintenance or enhancement of riparian corridors.

(4) **Contribution to Existing Off-Site Habitat Site.** In lieu of establishing and maintaining riparian habitat on the site of the proposed development, the applicant may contribute to the acquisition and maintenance of an existing off-site riparian habitat area or contribute to the establishment and maintenance of a new riparian habitat area. The amount of the contribution shall be based on the cost of establishing and maintaining replacement habitat for a five-year period on site.

(5) **Replacement Vegetation.** Vegetation planted to mitigate the loss of riparian habitat shall generally be native vegetation. The size of the area of replacement vegetation shall be at least two times the size of the area that is to be destroyed, eliminated, or degraded.

(6) **Maintenance.** Specific actions to maintain replacement vegetation for five years shall be incorporated into the Plan.

(7) **Conservation Easement.** Assurance of habitat preservation shall be by conservation easements approved by County Counsel.

(c) **Natural Bank Buffer.** Parallel to any natural bank of a waterway, a natural open space for riparian habitat and waterway protection shall be maintained to provide nesting and foraging habitat and the protection of waterway quality. The minimum width of this open space shall be 100 feet, measured from the mean high-water level of the natural bank or 50 feet back from the existing riparian habitat, whichever is greater. Water-dependent uses may be permitted in this buffer.

**Section 35.** Section 9-804.080 (f), Chapter 9-804, Series 800, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

**(f) Temporary Uses: Up to Five Yearss.** Temporary uses authorized pursuant to this subsection may not exceed an initial approval period of up to five years. Extensions of this approval period may be authorized by the Zoning Administrator in increments of up to five-year periods if the authorized use is consistent with the General Plan and applicable Master Plan, Special Purpose Plan, Specific Plan, or Planned Development zone. More specifically, the following uses may be authorized in a nonresidential zone as temporary uses, subject to securing a Building Permit, if required:

**Section 36.** Section 9-900.010 Key Terms, Chapter 9-900, Series 900, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

~~Land Disposal Facility~~

~~Sanitary Landfill~~

**Section 37.** Section 9-900.020 Definitions, Chapter 9-900, Series 900, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

~~**Land Disposal Facility.** A hazardous waste landfill facility where hazardous waste is disposed on or under the land.~~

~~**Sanitary Landfill.** A disposal site employing an engineered method of disposal of solid wastes that minimizes environmental hazards by spreading, compacting to the smallest volume practical, and applying cover material over all exposed wastes.~~

**Section 38.** Section 9-901.050 Nonresidential Use Types, Chapter 9-901, Series 900, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

**Light Fleet-Based Services.** Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of vehicles. This classification includes parking, dispatching, and offices for taxicab and limousine operations, bus services, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses. This classification does not include towing operations (see Automobile Sales and Service, Towing and Impound) or taxi or delivery services with two or fewer fleet vehicles on-site (see Retail Sales and Services - Business Services).

**Waste Facility.** Collection, disposal, or processing of materials or items. The following are the categories of this use type.

**Agricultural.** The storage, stockpiling, sacking, and sale of waste products and by-products from plant crops and animals, and organic materials, including composting operations, but excludes tallow rendering and similar uses requiring additional processing. Typical uses include establishments selling chicken manure, cattle manure, compost from urban yard refuse, or removed grapevines.

**Hauling and Transfer.** Facilities operated by private companies doing waste hauling and transfer, including storing, sorting and/or processing of solid and liquid waste and recyclable materials.

**Sanitary Landfill.** A disposal site employing an engineered method of disposal of solid wastes that minimizes environmental hazards by spreading, compacting to the smallest volume practical, and applying cover material over all exposed wastes. Typical uses include sanitary landfills and land disposal facilities for hazardous wastes.

**Section 39.** 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 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 \_\_\_ of \_\_\_\_ to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
PAUL CANEPA  
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: \_\_\_\_\_  
Deputy Clerk





**SAN JOAQUIN**  
— COUNTY —  
*Greatness grows here.*

## Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

# Attachment C Findings

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# Findings

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## General Plan & Development Title Text Amendment No. PA-2500265 (TA)

### **Basis for General Plan Text Amendment**

1. The proposed amendment will contribute to the public health, safety, and general welfare or will be of benefit to the public.
  - The General Plan Text Amendments to Goals LU-7 and IS-7 are a benefit to the public because the amendments are proposed to provide better clarification and flexibility for developing projects. The update to Goal LU-7 concerning agricultural mitigation would create an exception to meeting the mitigation requirements for County projects on County-owned land, which are a benefit the public. The changes to Goal LU-7 allow for alternative stormwater drainage systems while ensuring such systems meet minimum standards to maintain public health, safety, and general welfare.
2. The proposed amendment is consistent with the General Plan goals, unless the goals themselves are proposed to be amended.
  - A minor amendment is proposed to Goal LU-7 Agricultural Mitigation Program to allow County projects on County-owned land to be exempt from agricultural mitigation requirements. This change is consistent with the remainder of the General Plan as it does not remove this requirement from applying to other projects in the County that convert agricultural land to non-agricultural uses.
  - New subgoal Goal IS-7.3 contains standards for alternative stormwater drainage facilities, and supplements the existing primary goal, Goal IS-7, which states that the County will manage stormwater from existing and future development using methods that reduce potential flooding, maintain natural water quality, enhance percolation for groundwater recharge, and provide opportunities for reuse.
3. The proposed amendment retains the internal consistency of the General Plan and is consistent with other adopted plans, unless a concurrent amendment to those plans is also proposed and will result in consistency.
  - As noted above, the proposed changes retain the internal consistency of the General Plan. Additionally, related updates are concurrently proposed to the Development Title for consistency between the documents.
4. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.
  - 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. The Community Development Department has determined that the proposed General Plan/Development Title Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Accordingly, the Text Amendment is exempt from CEQA.

### **Basis for Development Title Text Amendment**

1. The proposed amendment is consistent with the General Plan and any applicable Master Plan.
  - This project includes minor updates to both the General Plan and Development Title. Proposed updates to the General Plan include creating an exception to the agricultural mitigation requirements for County projects on County-owned land and adding clarification to infrastructure requirements for stormwater drainage. Proposed updates to the Development Title include

changes to Series 200, 400, 500, 600, 700, 800, and 900 to amend allowed uses, development regulations, infrastructure standards, definitions/terms, references, and various other changes to address typos and inconsistencies or provide clarification. Among the Development Title updates are changes for consistency with the General Plan updates to agricultural mitigation and stormwater drainage requirements. There are no applicable Master Plans.

2. The proposed amendment is necessary for public health, safety, and general welfare or will be of benefit to the public.
  - The Development Title Text Amendments are a benefit to the public because the amendments are proposed to provide better clarification and address typos, errors, omissions and inconsistencies. Proposed changes also include updates to allow more flexibility for development while also ensuring minimum standards are met to maintain public health, safety and general welfare, while also benefitting the public.
3. The proposed amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act.
  - 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. The Community Development Department has determined that the proposed General Plan/Development Title Text Amendment has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Accordingly, the Text Amendment is exempt from CEQA.