

POLICY DOCUMENT PART 3

Goals and Policies

3.1 COMMUNITY DEVELOPMENT ELEMENT

The Community Development Element of the San Joaquin County General Plan contains provisions that relate to the physical development of the County. The Plan uses Urban and Rural communities to accommodate new County growth while encouraging a majority of growth to occur within incorporated cities. The Community Development Element is a long-range framework for public and private investment that will result in an agriculturally-rich and economically-viable County. This Element contains goals and policies for the following topics:

- **Land Use.** The Land Use section provides a framework for ensuring the logical organization of residential, commercial, industrial, and open space to meet the needs of the community. The County will limit the conversion of agricultural and natural resource lands to urban uses.
- **Communities.** The County's communities will continue to grow and develop while natural resource lands (agriculture and open space) will be preserved. Projected population growth will require a range of housing choices, neighborhood support services, and employment-producing uses that are centrally located in communities.
- **Housing.** The purpose of the Housing Element is to identify the County's housing needs, state the counties goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the County will implement to achieve the stated goals and objectives.
- **Economic Development.** The County's economy will expand and diversify. Agriculture will remain the mainstay of the County's economy, while agriculturally-related industries and non-agricultural industries will play an increasingly larger role in the local economy. Many of the planning principles and policies in the General Plan protect existing agricultural lands and industries while providing support for advancement and diversification of agriculturally-related enterprises.

GUIDING PRINCIPLES

Efficient Growth and Development

- Maintain clear boundaries (e.g., agricultural and open space separators and wildlife corridors) among cities and unincorporated communities.
- Focus new, higher-density growth within incorporated cities and adjacent areas outside of cities with full urban services.
- Promote infill and redevelopment, including economic development, within unincorporated communities.
- Ensure unincorporated communities are planned with a balanced mix of residential, commercial, and employment uses.
- Ensure development is compatible with farming operations and minimizes conflicts.
- Designate commercial and industrial areas suitable for the development of new industries.
- Ensure development is compatible with planned airport improvements.

Community Character and Lifestyle

- Preserve and enhance the rural, small town character and agricultural heritage of the unincorporated communities.
- Promote the development of healthy communities that include access to quality health care services. Ensure opportunities for existing and future generations to live, work, and succeed.

Agricultural Productivity and Heritage

- Plan agricultural land uses that support large-scale commodity farming, value-added agriculture, and specialized farming practices.
- Preserve agricultural land and rich prime soils for productive farming and rangelands.
- Promote agritourism on vineyards and farms to attract visitors and create value-added industries.
- Promote agricultural practices that support the ability of farmers to be productive, viable, and profitable.

Economic Growth and Sustainability

- Ensure agriculture and ag-related industries remain the County's strongest economic sector.
- Promote the Port and Stockton Airport as major economic growth centers.
- Support education and job training institutions and programs that are available to all residents.
- Encourage creation of jobs that provide a living wage and upward mobility, and retain an educated, skilled workforce.