



**Planning Commission Staff Report
Item # 2, February 6, 2025
Text Amendment No. PA-2400533
Prepared by: Megan Aguirre**

PROJECT SUMMARY

Applicant Information

Project Applicant: San Joaquin County Community Development Department

Project Site Information

Project Location: Countywide
Supervisory District: All

Environmental Review Information

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

Project Description

This project is a Development Title Text Amendment to update tables and text within Series 200, 400, 600, 700, and 900 regarding:

- Permitting requirements for the following uses:
 - Agricultural Building
 - Agricultural Equipment Storage
 - Commercial Filming
 - Crop Production
 - Major Impact Services
 - Personal Services - Massage Establishment and Health and Fitness Facility
 - Retail Sales and Services - Mobile Food Vendors, On-Premises
 - Storage Structure or Work Trailer
 - Truck Parking
 - Truck Services – Parking and Sales
 - Warehouse, Storage, and Distribution - Personal
- Setbacks and setback exceptions
- Fence and accessory building heights
- Permitting requirements for private rights-of-way in Antiquated Subdivisions
- Tree requirements in Residential Zones
- Various other typos, errors, omissions, and inconsistencies

Recommendation

1. Forward to the Board of Supervisors with a recommendation to adopt the Findings for Development Title Text Amendment (Attachment C, Findings), and
2. Forward to the Board of Supervisors with a recommendation to approve Development Title Text Amendment No. PA-2400533 (Attachment B, Draft Ordinance).

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NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: January 27, 2025

Number of Public Hearing notices: 53

Date of Public Hearing notice mailing: January 23, 2025.

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ANALYSIS

Background

On November 29, 2022, the Board of Supervisors adopted a comprehensive update to the Development Title (Title 9), which became effective on December 29, 2022. Since that time, staff has identified a number of items throughout the document that affect the ability to implement the 2022 Development Title and the intent of departmental policies and practices. In 2023, the Board of Supervisors approved two rounds of text amendments to correct errors and provide clarification on several subjects. Additionally, in 2024, the Board of Supervisors approved two specific Text Amendments regarding the creation of Design Guidelines in commercial and industrial zones and the reorganization of the Sign chapter. The current project is a third general text amendment to cover a variety of updates.

Text Amendments

The Development Title Text Amendments include correcting various typographical errors, formatting issues, and omitted information, as well as the changes summarized below by Series.

Series 200: Base Zones

Changes were made to the permitting requirements for several primary, accessory, and temporary use types within the various tables for each zoning type, as noted below:

- **Primary Use Types:** The changes below impact Tables 9-200.020-1, 9-201.020-1, 9-202.020-1, 9-203.020-1, & 9-204.020-1.
 - **Crop Production:** The level of review required was reduced from Special Purpose Plan to Permitted in the Airport Multi-Use zone, consistent with the prior 1992 Development Title and all other zones.
 - **Major Impact Services:** This use type was recently added back to the Development Title under Section 9-901.050 Non-Residential Use Types but was inadvertently left out of the use tables. The current text amendment would add Major Impact Services to the use tables and, where permitted, identify the level of review consistent with the 1992 Development Title.
 - **Personal Services:** This use type and the related subcategories are new in the 2022 Development Title and are currently allowed in a limited number of zones. Based on a review of the purpose of the various commercial zones and uses permitted under the 1992 Development Title, staff is recommending that the subcategories of Massage Establishment and Health and Fitness Facility be permitted in additional commercial zones.
 - **Retail Sales and Services – Mobile Food Vendor, On-Premises:** Updates were made to the use tables for consistency with the proposed changes to the development regulations contained in Section 9-409.300 Mobile Food Vendor, as discussed under Series 400, below. Mobile Food Vendors, On-Premises, is also proposed to be listed as a subtype of Eating and Drinking Establishment rather than a subtype of Retail Sales and Services.
 - **Truck Services**
 - **Parking:** Staff recommends updates to the Additional Regulations notes in the table to fix an existing citation and to reference proposed Section 9-203.020(e)(11), which would reinstitute the special use regulations for truck parking in the AL (Limited Agriculture) zone from the 1992 Development Title.
 - **Sales:** Updates are proposed to the use table for Commercial Zones to remove an incorrect citation and clarify that this use may be permitted in the C-FS zone subject to a Conditional Use Permit and special use regulations contained in proposed Section 9-201.020(e)(6). This is consistent with the 1992 Development Title.

- **Warehouse, Storage, and Distribution – Personal:** This use type was previously “Personal Storage” in the 1992 Development Title and was an allowed use subject to a Site Approval in the C-X (Crossroads Commercial) zone. The current Development Title does not permit this use in the C-X zone. Staff recommends updating the C-X zone table to allow this use subject to an Administrative Use Permit, which is equivalent to the former Site Approval application.
- **Accessory Use Types:** The changes below impact Tables 9-200.020-2, 9-9-201.020-2, 9-202.020-2, 9-203.020-2, & 9-204.020-2.
 - **Agricultural Equipment Storage/Agricultural Building** – Updates are proposed to make sure both use types are permitted in the tables for all zones.
 - **Truck Parking:** This use type was incorrectly added as an accessory use in the industrial zones, when it should only be a primary use, and is recommended for removal to correct this error.
- **Temporary Use Types:** The changes below impact Tables 9-200.020-3, 9-201.020-3, 9-202.020-3, 9-203.020-3, & 9-204.020-3.
 - **Commercial Filming** - The level of review required was reduced from Temporary Use Permit to Permitted for Commercial Filming in all zones, similar to the prior 1992 Development Title.
- **Setbacks:** In addition to the changes within the use type tables, clarification was added regarding measuring setbacks in the residential zones for reverse corner lots (Table 9-200.030-1) and measuring setbacks in the commercial and industrial zones (Tables 9-201.030 and 9-202.030) when the road right-of-way is less than 50 feet in width, consistent with current practice and the prior 1992 Development Title.
- **Truck Parking in the AL Zone:** Special use regulations for truck parking in the AL (Limited Agriculture) zone were added as Section 9-203.020(e)(11). These special use regulations were included in the 1992 Development Title when truck parking was added as a permitted use in the AL zone to maintain consistency with the intent of the zone and limit potential impacts. The special use regulations limit the use to hauling agricultural products for the property owner or a third party with the limitations that the parcel must contain a minimum of 5 acres and be located no more than ½ mile from an existing frontage road and 1 mile from an interchange with State Route 99. Additionally, only routine maintenance of the trucks may be performed on site.

Series 400: Additional Use and Development Regulations

Text amendments within this series primarily include minor changes and clarifications, as described below:

- **Height:**
 - **Accessory Buildings:** The height for accessory buildings in the rear one-third of a lot will be increased from 14 feet, which appeared to be an arbitrary number, to the standard accessory building height of 18 feet consistent with the 1992 Development Title (Section 9-400.010[d][1][A]).
 - **Fencing:** Clarification was added to the special fencing requirements for levee area (Section 9-400.010[d][1][A]) and the text for special fencing of commercial, industrial, and other zones was updated to match previous changes to Table 9-400.040-B: Height Limits for Fences (Section 9-400.040[b][5]).
- **Setback Exceptions:** Back-up generators were specifically identified as permitted to have a reduced setback in Table 9-400.020 Allowed Building Projections into Yards.
- **Tree Requirements:** Staff recommends reducing the tree requirement for residential development in residential zones from 1 per 1,000 square feet of lot area to 1 per 5,000 square feet of lot area and allowing the Zoning Administrator to grant a reduction for projects in any residential zone.

- **Mobile Food Trucks/Vendors:** Staff recommends that Section 9-409.300 Mobile Food Truck be updated so that all references to “Mobile Food Truck” are replaced with “Mobile Food Vendor” for consistency with the remainder of the Development Title. Additionally, this section will be updated to clarify that a Zoning Compliance Review is required to permit a single Mobile Food Vendor without seating or restrooms. An Administrative Use Permit would be required for all other Mobile Food Vendors. Locational criteria are also proposed to require buffers for compatibility with surrounding parcels and uses. If the proposed changes are approved, new Mobile Food Vendors will not be allowed within 200 feet of a permitted residential use, a Residential Zone, or an area shown on the General Plan for residential use; 400 feet of another Mobile Food Vendor, unless permitted by an approved Administrative Use Permit for the parking of multiple Mobile Food Vendors on the same site; or 400 feet of a permitted Eating and Drinking Establishment – Restaurant, Full Service or Restaurant, Limited Service. A reference to the parking requirements in Table 9-406.040 Estimated Parking Demand by Use Type will also be added.
- **Parking:** Table 9-406.040 Estimated Parking Demand by Use Type was updated to clarify that the minimum parking requirement for Mobile Food Vendors will be two per vendor.

Series 600: Infrastructure Standards and Service Financing

Limited changes are proposed to this series pertaining to access requirements.

- **Private Rights-of-Way in Antiquated Subdivisions:** The changes include requiring an Administrative Use Permit for access to antiquated subdivision lots consistent with past practices and the 1992 Development Title. The proposed language also allows the Zoning Administrator to reduce this requirement to a Zoning Compliance Review when the access is for four or fewer parcels and meets other specific criteria that would limit potential adverse impacts to neighboring property owners.

Series 700: Supplemental Development Regulations

A text amendment is proposed to this series for consistency with recent changes made to the General Plan.

- **Williamson Act Minimum Parcel Sizes:** In 2024, the Board of Supervisors approved a General Plan amendment to reduce the minimum parcel sizes for properties under Williamson Act Contract to 20 acres for prime farmland and 40 acres for all other designations. As a result, staff proposes to update the Development Title requirements for consistency with this update and the prior 1992 Development Title.

Series 900: General Terms

This series includes text amendments to update several terms.

- **Definitions:** The changes below impact Section 9-900.020 Definitions.
 - **Agricultural Building:** This definition will be updated to clarify that it includes the storage of equipment or machinery for property maintenance.
 - **Agricultural Equipment Storage:** Revisions are proposed to clarify that “Agricultural Equipment Storage” is for outdoor storage (not storage within a building) and that it may also apply to the storage of equipment and machinery for property maintenance.
 - **Development Project:** This term was inadvertently omitted when the Development Title was updated in 2022 and will be added back into the Development Title.
 - **Homesite Parcel:** This definition was revised to remove an incorrect requirement that homesite parcels must be ten acres in size under a Williamson Act contract.

- **Non-Residential Use Types:** The change below impacts Section 9-901.050 Non-Residential Use Types.
 - o **Residential Care Facility – Large:** An update is proposed to fix an error in this and clarify that these facilities serve seven or more people, differentiating it from “Residential Care Facility – Small” facilities, which serve six or fewer people.

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 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

It is recommended that the Planning Commission:

1. Forward to the Board of Supervisors with a recommendation to adopt the Findings for Development Title Text Amendment (Attachment C, Findings), and
2. Forward to the Board of Supervisors with a recommendation to approve Development Title Text Amendment No. PA-2400533 (Attachment B, Draft Ordinance).

Attachments:

Attachment A – Environmental Review

Attachment B – Draft Ordinance

Attachment C – Findings

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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-2400533

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

Project Location – County: San Joaquin County

Project Description: A Development Title Text Amendment to update tables and text within Series 200, 400, 600, 700, and 900 pertaining to update tables and text within Series 200, 400, 600, 700, and 900 regarding permitting requirements for several use types, setbacks and setback exceptions, fence and accessory building heights, requirements for private rights-of-way in antiquated subdivisions, parking requirements, development regulations for Mobile Food Trucks/Vendors, truck parking in the AL (Limited Agriculture) zone, and tree requirements in residential zones, as well as various other typos, errors, omissions, and inconsistencies.

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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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 DEVELOPMENT TITLE

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

Section 1. Table 9-200.020-1: Uses in Residential Zones, Section 9-200.020 - Land Use Regulations, Chapter 9-200 - Residential Zones, Series 200 - Base Zones, 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
Non-Residential							
Eating and Drinking Establishment	See subclassifications below						
<u>Mobile Food Vendor, On-Premises</u>	-	-	-	-	-	-	
<u>Major Impact Services</u>	-	-	-	-	-	-	
Retail Sales and Services	See subclassifications below						
Mobile Food Vendor, On-Premises	-	-	-	-	-	-	

Section 2. Table 9-200.020-2: Accessory Uses and Structures in Residential Zones, Section 9-200.020 - Land Use Regulations, Chapter 9-200 - Residential Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-200.020-2 - ACCESSORY USES AND STRUCTURES 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							
Accessory Use or Structure	R-R	R-VL	R-L	R-M	R-MH	R-H	Additional Regulations (Section)
Agricultural Building	P	P	P	P	P	P	Only as accessory to crop production
Agricultural Equipment Storage	-P	-P	-P	-P	-P	-P	

Section 3. Table 9-200.020-3: Temporary Uses & Structures in Residential Zones, Section 9-200.020 - Land Use Regulations, Chapter 9-200 - Residential Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-200.020-3: TEMPORARY USES & STRUCTURES 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							
Temporary Use or Structure	R-R	R-VL	R-L	R-M	R-MH	R-H	Regulations (Section)
Commercial Filming	TP	TP	TP	TP	TP	TP	

Section 4. Table 9-200.030-1: Development Standards - Residential Zones, Section 9-200.030 - Development Standards, Chapter 9-200 - Residential Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-200.030-1: DEVELOPMENT STANDARDS—RESIDENTIAL ZONES

District	R-R	R-VL	R-L	R-M	R-MH	R-H	#
Lot and Density Standards							
Maximum Density (units/net area)	1.25	2.5	7.5	12.5	18.75	50	
Minimum Lot Size (sq. ft.)	1 acre	17,500	5,000	5,000	3,000	3,000	
Minimum Lot Width (ft.) ⁵	150	100	50	50	40	40	①
Corner Lots	150	100	60	60	50	50	②
Minimum Lot Depth (ft.)	65	65	65	65	60	60	③
Building Form and Location							
Maximum Height (ft.)							
Dwellings	40	40	40	40	40	40	④
Accessory Dwelling Unit	40	40	40	40	40	40	
Buildings Accessory to Dwellings	22 ²	22 ²	22 ²	22 ²	22 ²	22 ²	⑤
Other Buildings not Accessory to a Dwelling	40	40	40	40	40	40	
Minimum Setbacks (ft.)							
Front & Street Side—Regular; Right-of-Way less than 50'	30; 55 ³	30; 55 ³	20; 45 ³	20; 45 ³	15; 40 ³	15; 40 ³	⑥, ⑦
Interior Side - Main Structure; Accessory Structures	15; 15	15; 10	5; 5	5; 5	5; 5	5; 5	⑧
Rear - Main Structure; Accessory Structures; Reverse Corner Lots	30; 15; 15	30; 15; 15	10; 5; 5	10; 5; 5	10; 5; 5	10; 5; 5	⑨, ⑩
Notes: ¹ See Section 9-400.030, Exceptions to Height Limits. ² If an accessory building includes habitable space on the second floor, the maximum height may be increased up to 40 feet. Additions to existing accessory building with nonconforming setbacks that include an Accessory Dwelling Unit must meet the minimum Accessory Dwelling Unit setbacks. For Accessory Dwelling Unit standards, see Section 9-409.020. ³ Increased setback measured from the centerline of the right-of-way of the road. ⁴ Minimum lot widths for yards shall be measured at the minimum front setback.							

Section 5. Table 9-201.020-1: Uses in Commercial Zones, Section 9-201.020 - Land Use Regulations, Chapter 9-201 - Commercial Zones, Series 200 - Base Zones, 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
Non-Residential										
Eating and Drinking Establishment	See subclassifications below									
Mobile Food Vendor, On-Premises	Z/A	Z/A	Z/A	Z/A	Z/A	Z/A	Z/A	Z/A	Z/A	9-409.300 Mobile Food Vendors, On-Premises
Major Impact Services	-	-	-	-	-	-	-	-	-	
Personal Services	See subclassifications below									9-409.350, Personal Services
General	Z	Z	Z	Z	Z	A	Z	SPP	A	
Massage Establishment	A	A	-Z	-Z	-Z	-	-	-SPP	-	
Health and Fitness Facility	A	A	-A	A	-A	-	-	-SPP	-	
Retail Sales and Services	See subclassifications below									
Alcoholic Beverage Sales, Off-Premises	C	C	C	-	C	C	C	-	C	9-409.150, Convenience Stores
Building Materials and Supplies	-	L41	Z	Z	Z	Z	L1	-	-	9-409.300, Mobile Food Truck
Business Services	-	L41	Z	Z	Z	Z	L1	-	-	9-409.340, Outdoor Sales
Convenience Store	-	Z	Z	-	Z	A	A	-	Z	
Market	Z	Z	Z	-	Z	Z	Z	-	A	
General	-	-	Z	Z	Z	-	C	-	-	
Mobile Food Vendor, On-Premises	A	L3	L3	L3	L3	L3	L3	-	L3	
Truck Services	See subclassifications below									
Parking	-	-	-	-	A	A	-	-	-	9-201.020(e)(6) Truck Sales in the C-FS Zone.
Repairs	-	-	-	-	A	A	A	A	-	
Sales and Rentals	-	-	-	-	A	L3C	A	A		
Stop	-	-	-	-	-	C	-	-	-	
Washing	-	-	-	-	A	A	-	-	-	
Warehouse, Storage, and Distribution	See subclassifications below									
Personal	-	A	A	-	A	-	A	-	-A	
Notes:										
L1 Only small-scale uses with up to 3,000 square feet of space allowed with approval of an Administrative Use Permit. A larger facility may be allowed with a Conditional Use Permit.										
L2. Only allowed on arterial streets, occupying 1,000 square feet or less.										
L3 An Administrative Use Permit is required if outdoor seating is provided; otherwise, no land use permit is required.										
L43 An Administrative Use Permit is required instead when applied for as part of a Cannabis Business Park already approved with a Special Purpose Plan.										

Section 6. Section 9-201.020, Chapter 9-201 – Commercial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(6) Truck Services in the C-FS Zone. Truck Services – Sales may be permitted in the C-FS zone subject to the following standards:

- (1) Project sites must be located near legally established truck fuel sales and significant ancillary truck services.
- (2) Trucks are limited to commercial trucks five tons or larger.
- (3) A maximum of ten commercial trucks shall be in inventory and/or displayed at any given time.

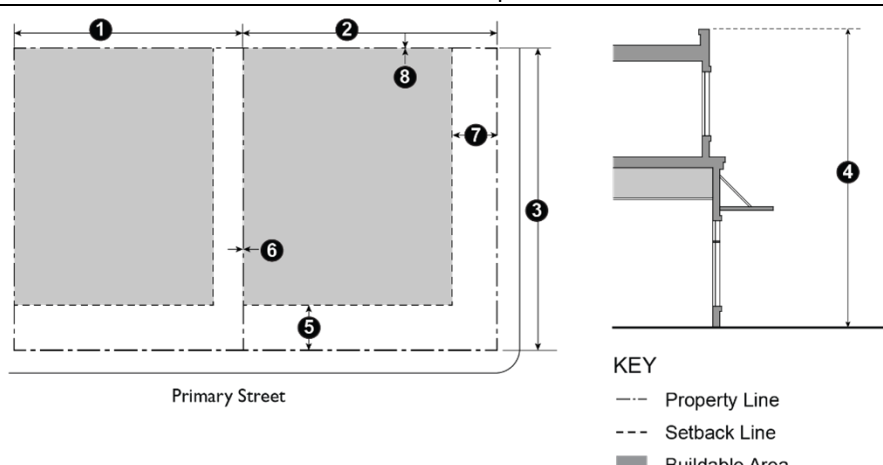
Section 7. Table 9-201.020-2: Accessory Uses & Structures in Commercial Zones, Section 9-201.020 - Land Use Regulations, Chapter 9-201 - Commercial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-201.020-2: ACCESSORY USES & STRUCTURES 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									
Accessory Use or Structure	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X	Additional Regulations
Agricultural Building	-P	-P	-P	-P	-P	-P	-P	-P	
Agricultural Equipment Storage	-P	-P	-P	-P	-P	-P	-P	-P	

Section 8. Table 9-201.020-3, Section 9-201.020 - Land Use Regulations, Chapter 9-201 - Commercial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-201.020-3: TEMPORARY USES & STRUCTURES 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									
Temporary Use or Structure	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X	Additional Regulations
Commercial Filming	TP	TP	TP	TP	TP	TP	TP	TP	

Section 9. Table 9-201.030: Development Standards - Commercial Zones, Section 9-201.030 - Development Standards, Chapter 9-201 - Commercial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-201.030: DEVELOPMENT STANDARDS—COMMERCIAL ZONES ¹										
P = Permitted Use; 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. "-" = No permitted										
 <p>The diagram shows a property layout with setbacks (1, 2, 3, 4, 5, 6, 7, 8) and a key defining Property Line, Setback Line, and Buildable Area. The setbacks are numbered 1 through 8, indicating specific measurement points for front, side, and rear setbacks. The key defines the Property Line (dashed line), Setback Line (dashed line), and Buildable Area (shaded area).</p>										
District	C-L	C-N	C-C	C-O	C-G	C-FS	C-RS	C-R	C-X	#
Lot and Density Standards										
Minimum Setbacks (ft.)										
Front – Regular; Right-of-Way less than 50'	20 45 ³	20 45 ³	20 ² 45 ³	15 40 ³	20 45 ³	20 45 ³	30 55 ³	30 55 ³	30 55 ³	⑤
Interior Side	None	None	None ²	None	None	None	None	None	None	⑥
Street Side – Regular; Right-of-Way less than 50'	20 45 ³	20 45 ³	20 ² 45 ³	10 35 ³	20 45 ³	20 45 ³	30 55 ³	30 55 ³	30 55 ³	⑦
Rear	None	None	None ²	None	None	None	None	None	None	⑧
Notes: 1 See Sections 9-400.050, Exceptions to Height Limits. 2 Setbacks for yards within the C-C Zone in the unincorporated urban community of Woodbridge shall be as specified in the Woodbridge Design Guidelines. 3 Increased setback measured from the centerline of the right-of-way of the road.										

Section 10. Table 9-202.020-1: Uses in Industrial Zones, Section 9-202.020 - Land Use Regulations, Chapter 9-202 - Industrial Zones, Series 200 - Base Zones, 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
Non-Residential						
Eating and Drinking Establishment	See subclassifications below					
Bar	-	-	-	-	-	9-409.200 Entertainment
Mobile Food Vendor, On-Premises	-	Z/A	Z/A	-	-	9-409.300 Mobile Food Vendor
Restaurant, Full Service	-	-	-	-	-	9-409.330 Outdoor Dining and Seating
Restaurant, Limited Service	-	A	Z	-	-	
Major Impact Services	-	-	-	-	-	
Retail Sales and Services	See subclassifications below					
Alcoholic Beverage Sales, Off-Premises	-	-	-	-	-	9-409.150, Convenience Stores, L2
Building Materials & Supplies	A	-	A	A	-	9-409.300, Mobile Food Truck
Business Services	A	A	A	A	-	9-409.340, Outdoor Sales
Convenience Store	-	A	Z	Z	-	
Market	-	-	-	-	-	
General	-	-	-	-	-	
Mobile Food Vendor, On-Premises	-	-	Z	-	-	

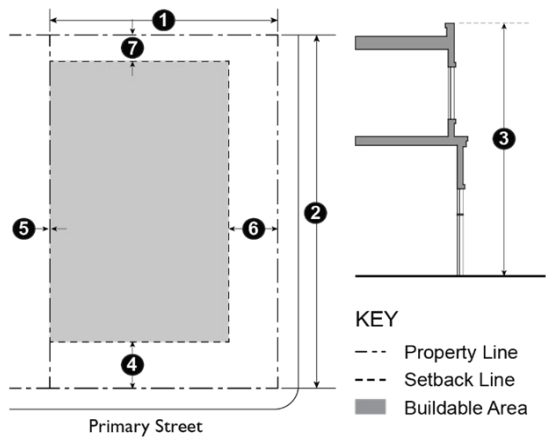
Section 11. Table 9-202.020-2, Section 9-202.020 - Land Use Regulations, Chapter 9-202 - Industrial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-202.020-2: ACCESSORY USES & STRUCTURES 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						
Accessory Use or Structure	Industrial Zones					Additional Regulations
	I-W	I-P	I-L	I-G	I-T	
Agricultural Building	-P	-P	-P	-P	-P	
Agricultural Equipment Storage	-P	-P	-P	-P	-P	
Truck Parking	A	-	A	A	A	

Section 12. Table 9-202.020-3: Temporary Uses & Structures in Industrial Zones, Section 9-202.020 - Land Use Regulations, Chapter 9-202 - Industrial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-202.020-3: TEMPORARY USES & STRUCTURES 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						
Temporary Use or Structure	Industrial Zones					Additional Regulations
	I-W	I-P	I-L	I-G	I-T	
Commercial Filming	TP	TP	TP	TP	TP	

Section 13. Table 9-202.030: Development Standards & Industrial Zones, Section 9-202.030 - Development Standards, Chapter 9-202 - Industrial Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-202.030: DEVELOPMENT STANDARDS & INDUSTRIAL ZONES ¹						
						
District	I-W	I-P	I-L	I-G	I-T	#
Lot and Density Standards						
Minimum Lot Size (sq. ft.)	2 acres	10,000	10,000	10,000	2 acres	
Minimum Lot Width (ft.)	150	100	100	100	150	①
Corner Lots	185	125	125	125	185	
Minimum Lot Depth (ft.)	300	100	100	100	300	
Maximum Floor Area Ratio	0.6	0.6	0.6	0.6	0.6	②
Building Form and Location						
Maximum Height (ft.) ¹						
All Buildings	100	75	100	100	75	③
Minimum Setbacks (ft.)						
Front – Regular; Right-of-Way less than 50'	30 55 ²	30 55 ²	30 55 ²	30 55 ²	30 55 ²	④
Interior Side	None	None	None	None	10	⑤
Street Side	20	20	20	20	20	⑥
Rear	None	None	None	None	10	⑦
Notes:						
¹ See Sections 9-400.050, Exceptions to Height Limits.						
² Increased setback measured from the centerline of the right-of-way of the road.						

Section 14. Section 9-203.010, Chapter 9-203 - Agricultural Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-203.010 PURPOSE

The specific purposes of the Agricultural zones are to:

- (a) Designate adequate land, consistent with the General Plan, for animal raising, crop production, and related agricultural services supporting the agricultural economy in the County;
- (b) Maintain and strengthen the County's economic and fiscal resources and provide employment and housing opportunities for residents of the County;
- (c) Establish appropriate development standards and buffering requirements to protect adjacent uses and ensure land use compatibility; and
- (d) Minimize the impacts of agricultural development on adjacent residents, while also ensuring the Right-to-Farm.

The following Agricultural zones implement the General Plan classification for agricultural land use:

AG Zone. The General Agriculture (AG) Zone is established to preserve agricultural lands for the continuation of commercial agricultural enterprises. This zone implements the General Agriculture land use designation of the General Plan.

AI Zone. The Agricultural Industry (AI) Zone is established to provide limited dry uses that complement both agricultural and industrial businesses on parcels not considered ideal locations for farming due to size, location, irregular shape, or classification of farmland. This zone implements the Agriculture-Industrial land use designation of the General Plan.

AL Zone. The Limited Agriculture (AL) Zone is intended to recognize and preserve areas for small-scale agricultural operations and dwellings. This zone implements the Limited Agriculture land use designation of the General Plan.

AU Zone. The Agriculture-Urban Reserve (AU) Zone is intended to retain in agriculture those areas planned for future urban development in order to facilitate compact, orderly urban development and appropriate timing and economical provision of services and utilities. This zone implements the Agriculture-Urban Reserve land use designation of the General Plan.

A number included after an agricultural zoning designation annotates the minimum lot size in ~~thousands of square feet~~acres. For example, AU-20 means a 20-acre minimum lot size in that AU zone.

Section 15. Table 9-203.020-1: Uses in Agricultural Zones, Section 9-203.020 - Land Use Regulations, Chapter 9-203 - Agricultural Zones, Series 200 - Base Zones, 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
Non-Residential					
Eating and Drinking Establishment	See subclassifications below				
<u>Mobile Food Vendor, On-Premises</u>	-	-	-	-	
<u>Major Impact Services</u>	C	-	-	-	
Retail Sales and Services	See subclassifications below				
<u>Mobile Food Vendor, On-Premises</u>	-	-	-	-	
Truck Services	See subclassifications below				
Parking	-	Z/A	A	-	9-203.020(b)(2), Owner-Operator Truck Parking as an Accessory Use; 9-203.020(d)(11), Truck Parking Services in the AI Zone; 9-203.020(e)(11) Truck Parking in the AL Zone

Section 16. Section 9-203.020(e)(11) Truck Parking in the AL Zone, Section 9-203.020 - Land Use Regulations, Chapter 9-203 - Agricultural Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- (11) Truck Parking in the AL Zone.** The Truck Services, Parking Use Type may be conditionally permitted in the AL zone with an approved Administrative Use Permit subject to the following conditions:
- (A) The trucks are limited in use to hauling agricultural products for the owner and/or third party(s);
 - (B) Service of trucks and trailers at the site is limited to routine maintenance;
 - (C) The site is located no more than one-half (½) mile from an existing frontage road and no more than (1) mile from a highway interchange at State Route 99; and
 - (D) The parcel size shall be a minimum of five (5) acres.

Section 17. Table 9-203.020-2: Accessory Uses & Structures in Agricultural Zones, Section 9-203.020 - Land Use Regulations, Chapter 9-203 - Agricultural Zones, Series 200 - Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-203.020-2: ACCESSORY USES & STRUCTURES 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					
	AG	AI	AL	AU	Additional Regulations
<u>Agricultural Building</u>	P	P	P	P	
Agricultural Equipment Storage	P	P	P	P	Outside storage allowed for equipment uses on-site for soil preparation, tilling, seeding, cultivation, and harvesting—

Section 18. Table 9-203.020-3: Temporary Uses & Structures in Agricultural Zones, Section 9-203.020 - Land Use Regulations, Chapter 9-203 - Agricultural Zones, Series 200 – Base Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-203.020-3: TEMPORARY USES & STRUCTURES 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	
Commercial Filming	T P	T P	T P	T P	Section 9-409.450 (b)(1)

Section 19. Table 9-204.020-1: Uses in Airport, Mixed Use, and Public Facilities Zones, Section 9-204.020 - Land Use Regulations, Chapter 9-204 - Airport, Mized Use, and Public Facilities Zones, Series 200 - Based Zones, 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
Non-Residential				
Crop Production	P	P	SPPP	
Eating and Drinking Establishment	See subclassifications below			
Bar	-	C	SPP	9-409.200, Entertainment
<u>Mobile Food Vendors, On-Premises</u>	-	<u>Z/A</u>	<u>SPP</u>	<u>9-409.300, Mobile Food Vendor</u>
Restaurant, Full Service	-	A	SPP	9-409.330, Outdoor Dining and Seating
Restaurant, Limited Service	-	A	SPP	
<u>Major Impact Services</u>	<u>A</u>	-	<u>SPP</u>	
Retail Sales and Services	See subclassifications below			
Mobile Food Vendor, On-Premises	-	-	-	

Section 20. Table 9-204.020-2: Accessory Uses & Structures in the Airport, Mixed Use, and Public Facilities Zones, Section 9-204.020 - Land Use Regulations, Chapter 9-204 - Airport, Mized Use, and Public Facilities Zones, Series 200 - Based Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-204.020-2: ACCESSORY USES & STRUCTURES IN THE AIRPORT, MIXED USE, & 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				
	P-F	M-X	AP-X	Additional Regulations
Agricultural Building	T P	T P	T P	
Agricultural Equipment Storage	T P	T P	T P	

Section 21. Table 9-204.020-3: Temporary Uses & Structures in Other Zones, Section 9-204.020 - Land Use Regulations, Chapter 9-204 - Airport, Mized Use, and Public Facilities Zones, Series 200 - Based Zones, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-204.020-3: TEMPORARY USES & STRUCTURES IN OTHER 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				
Temporary Use or Structure	P-F	M-X	AP-X	Additional Regulations
Commercial Filming	TP	TP	TP	
Storage Structure or Work Trailer	TP	TP	P	Only if incidental to construction pursuant to a building permit

Section 22. Section 9-400.010(d)(1)(A) Location and Setbacks, Section 9-401 - Accessory Structures, Chapter 9-400 - General Site Regulations, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(d) Location and Setbacks.

- (1) The accessory structure may be located anywhere on a lot except within a required setback with the following exceptions:
 - (A) Single-story accessory buildings that are located in the rear one-third of a lot may be located within three feet of the rear or interior side lot line, provided that the single-story accessory building is:
 - (i) Located at least ten feet from any dwelling on an adjacent lot.
 - (ii) Does not exceed ~~14~~18 feet in height; and
 - (iii) Is not an accessory dwelling unit.

Section 23. Table 9-400.020: Allowed Building Projections into Yards, Section 9-400.030 - Building Projections into Required Yards, Chapter 9-400 - General Site Regulations, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

TABLE 9-400.020: ALLOWED BUILDING PROJECTIONS INTO YARDS				
Projection	Front or Street Side Yard (ft.)	Interior Side Yard (ft.)	Rear Yard (ft.)	Limitations
Fireplaces, air conditioning units, water softening units, <u>back-up generators,</u> and similar <u>equipment</u>	2.5 but no closer than 30 inches to the lot line			

Section 24. Section 9-400.040(b)(3) Special Fencing Requirements, Section 9-400.040 - Fencing and Screening, Chapter 9-400 - General Site Regulations, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(3) **Special Fencing Requirements.**

- (A) **Playing Courts.** The ~~seven-foot~~ fence height limit may be waived for playing courts if the playing court is in a side or rear yard and open type fencing material is used.
- (B) **Swimming Pools.** All pools shall be enclosed per the requirements of the California Building Code and this Title and any additional requirements of the Building Code.
- (C) **Levees.**
 - (i) Any fence next to a levee shall conform to the requirements for Levees in Chapter 9-703, Flood Hazards.
 - (ii) The height of any fence or wall located at the toe of a levee may be increased to eight feet where otherwise restricted to a lower height subject to the review and approval of the Zoning Administrator.

Section 25. Section 9-400.040(b)(5) Special Fencing Requirements for Commercial, Industrial, and Other Non-Residential Zones, Series 400, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

(5) **Special Fencing Requirements for Commercial, Industrial, and Other Non-Residential Zones.**

- (A) **Fencing of Required Yards.** An open fence up to ~~seven~~eight feet in height is permitted in any required yard, provided it is constructed of open material and does not obstruct vehicular site distance.
- (B) **Security Fencing.** Security fencing, not to exceed two feet in height, may be erected on top of required or permitted fencing except for fencing abutting a permitted residential use, a Residential zone, or an area shown on the General Plan for residential use.

Section 26. Section 9-402.050(a)(1) On-Site Trees, Residential Zones, Section 9-402.050 - Required Trees, Chapter 9-402 - Landscaping, Series 400 – Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-402.050 REQUIRED TREES

(a) **On-Site Trees.** To provide cooling and improve air quality, trees must be provided as follows:

- (1) **Residential Zones.** One tree for every ~~1,000~~5,000 square feet of lot area for residential development. The Zoning Administrator may grant a reductions in to this ratio ~~for the R-R zone.~~

Section 27. Table 9-406.040: Estimated Parking Demand by Use Type, Section 9-406.040 - Required Parking Spaces, Chapter 9-406 - Parking and Loading, Series 400 - Additional Use and Development Regulations, 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
Commercial Use Types		
Retail Sales and Services: Mobile Food Vendor, On-Premises	None <u>2</u>	<u>mobile food vendor</u>
Notes:		
¹ TBD ¹ = To be determined by the Zoning Administrator.		
² Outdoor seating which that is less than 25 percent of the parking requirement is exempt.		

Section 28. Section 9-409.300 Mobile Food Truck, Chapter 409 - Standards for Specific Uses and Activities, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-409.300 MOBILE FOOD TRUCKVENDOR

Mobile Food TrucksVendors must be located, developed, and operated in compliance with the following standards, where allowed by the 200 Series, Base Zones.

- (a) **Permits Required.** A single Mobile Food Vendor may be permitted with a Zoning Compliance Review if no seating or restroom facilities are provided. For projects with two or more Mobile Food Vendors located on one property or projects that include the provision of seating and restroom facilities, in addition to an Administrative Use Permit is required, the operator of a Mobile Food Truck shall submit proof of compliance with the following requirements to the Zoning Administrator:
- ~~(1) **Business License.** Every operator of a Mobile Food Truck shall obtain a County business license prior to operation.~~
 - ~~(2) **Display of Permits.** All permits and licenses shall be displayed at the place of business at all times.~~
 - ~~(3) **County Health Department.** If food and/or beverages are being sold, a valid permit from the Environmental Health Department is required for the commissary as well as for the Mobile Food Truck.~~
 - ~~(4) **State Certified Vehicle.** The operator of the Mobile Food Truck shall provide proof that the vehicle is State-certified for operation as a mobile food preparation truck, including compliance with plumbing and electrical standards.~~
 - ~~(5) **Vehicle Insurance and Registration.** Proof of current insurance and registration of the vehicle must be present with the Administrative Use Permit application.~~
- (b) **Site Criteria/Operational Characteristics.** The following criteria shall apply to the siting and operational characteristics of Mobile Food TrucksVendors:
- ~~(1) **Where Allowed.** Mobile Food Trucks shall be allowed only in Commercial and Industrial Zones and in the Airport Mixed Use Zone (AP-X).~~
 - ~~(12) **Adequate Parking Required.**~~
 - ~~(A) Parking shall be required as per Table 9-406.040, or as modified by the Zoning Administrator.~~
 - ~~(B) A Mobile Food TruckVendor located on the premises of an already established business shall be allowed to operate their business on that location only if it can be shown that there is adequate parking for both the established business and for customers of the Mobile Food outdoor-vVendor business.~~
 - ~~(23) **Overnight Parking & Washdown Facility.** The off-site location where the Mobile Food TruckVendor equipment (i.e. truck, cart, or similar) is to be stored overnight and washed down must be identified in the land use permit application for an Administrative Use Permit. Mobile Food TrucksVendors shall not be parked or stored in Residential Zones.~~
 - ~~(34) **Site Cleanup.** The operator of the truck shall be responsible for cleaning up the site and adjacent surrounding area of the trash and debris generated by the business during and at the end of each business day. Wash down of the Mobile Food TruckVendor shall be only permitted at an approved facility that will capture the wastewater in an approved sanitary sewer.~~
 - ~~(45) **Locational Limits.** The Mobile Food TruckVendor shall not be located within:~~
 - ~~(A) A 12-foot radius of the outer edge of any entranceway to any building or facility used by the public or where space for pedestrian passage will be reduced to less than six feet;~~
 - ~~(B) 200 feet of a permitted residential use, a Residential Zone, or an area shown on the General Plan for residential use;~~
 - ~~(C) 400 feet of another Mobile Food Vendor, unless permitted by an approved Administrative Use Permit for the parking of multiple Mobile Food Vendors on the same site; or~~
 - ~~(D) 400 feet of a permitted Eating and Drinking Establishment – Restaurant, Full Service or Restaurant, Limited Service.~~

Locational criteria are measured from the nearest property lines.
 - ~~(e) **Permit Time Limits.** An Administrative Use Permit for a Mobile Food Truck shall be granted only for a maximum of two years. It may be renewed.~~

Section 29. Section 9-409.450(b)(1) Commercial Filming, Section 9-409.450 - Temporary Use Permits, Chapter 409 - Standards for Specific Uses and Activities, Series 400 - Additional Use and Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- (b) **Temporary Use Permits—When Required.** The following uses may be permitted pursuant to Chapter 9-804, Use Permits, subject to the following standards.
- ~~(1) **Commercial Filming.** The temporary use of a site for the filming of commercials, movies, videos, provided the Zoning Administrator finds the approval would not result in a frequency of uses likely to create incompatibility between the temporary filming activity and the surrounding neighborhood.~~
- (21) **On-site and Off-site Construction Yards.** On-site and off-site contractors' construction yards, including temporary trailers and storage of equipment and temporary batch plans, may be permitted in conjunction with an approved construction project. The construction yard shall be removed immediately upon completion of the construction project, or the expiration of the companion Building Permit authorizing the construction, whichever occurs first.
- ~~(32)~~ **Real Estate Sales.** On-site real estate sales from a manufactured or mobile unit office for the temporary marketing, sales, or rental of residential, commercial, or industrial development.
- ~~(43)~~ **Seasonal Sales.** The annual sales of holiday related items, such as Christmas trees, pumpkins and similar items, may be permitted in accordance with the following standards:
- (A) **Time Period.** Seasonal sales associated with holidays are allowed up to a month preceding and one week following the holiday. Christmas tree sales are allowed from Thanksgiving Day through December 31st .
- (B) **Goods, Signs and Temporary Structures.** All items for sale, as well as signs and temporary structures, shall be removed within 10 days after the end of sales, and the appearance of the site shall be returned to its original state.
- ~~(54)~~ **Special Events and Sales.** Short term indoor and outdoor special events, outdoor sales, and displays that do not exceed three consecutive days, may be permitted in accordance with the standards found in Section 9-409.430.
- ~~(65)~~ **Temporary Outdoor Sales.** Temporary outdoor sales—including, but not limited to, grand opening events, and other special sales events—may be permitted in accordance with the following standards:
- (A) Temporary outdoor sales shall be part of an existing business on the same site.
- (B) Outdoor display and sales areas must be located on a paved or concrete area on the same lot as the structure(s) containing the business with which the temporary sale is associated.
- (C) Location of the displayed merchandise must not disrupt the normal circulation of the site, nor encroach upon driveways, pedestrian walkways, or required landscaped areas, or obstruct sight distances or otherwise create hazards for vehicle or pedestrian traffic.
- ~~(76)~~ **Temporary Structure.** A temporary classroom, office, or similar portable structure, including a manufactured or mobile unit, may be approved for a maximum of two years as an accessory use or as the first phase of a development project, in a Non-Residential Zone. A one-year extension may be granted.
- ~~(87)~~ **Temporary Work Trailer.**
- (A) A trailer may be used as a temporary work site for employees of a business and for farmworkers:
- (i) During construction of a subdivision or other development project when a valid Building Permit is in force; or
- (ii) During a specific time when additional farmworkers are needed for crop production, such as clearing fields and planting or harvesting; or
- (iii) Upon demonstration by the applicant that the temporary work site is a short-term necessity, while a permanent work site is being obtained.
- (B) A permit for temporary work trailers may be granted for up to 12 months.
- ~~(98)~~ **Similar Temporary Uses.** Similar temporary uses which, in the opinion of the Zoning Administrator, are compatible with the zone and surrounding land uses and are necessary because of unusual or unique circumstances beyond the control of the applicant.

Section 30. Section 9-608.170 - Antiquated Subdivision, Chapter 9-608 - Roadways, Series 600 - Infrastructure Standards and Service Financing, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

9-608.170 ANTIQUATED SUBDIVISION

Roads providing access to lots in antiquated subdivisions shall be subject to the following requirements, unless otherwise approved by the Director of Public Works:

- (a) **Permits Required.** An Administrative Use Permit shall be required to confirm access to antiquated subdivision lots in order to establish any roadway or segment thereof. The Zoning Administrator reserves the right to require a Zoning Compliance Review in place of an Administrative Use Permit if the following conditions are met:
 - (1) Access confirmation is proposed for 4 or fewer parcels;
 - (2) An existing, planned roadway will be utilized and is clearly depicted on the corresponding antiquated subdivision map;
 - (3) Access is not provided through any existing parcels not included in the application; and
 - (4) Establishment of the roadway or segment thereof is not anticipated to adversely impact neighboring property owners.
- (b) **Public Roads.** Shall be improved to rural residential road standards, and include an irrevocable offer of dedication to the County.
- (c) **Private Roads.** If access is to be provided by a private right-of-way, individual lots may be developed if:
 - (1) The road is improved, at a minimum, to the requirements of the California Fire Code; and
 - (2) A secondary method of access per the County's Improvement Standards for a rural residential road shall be provided with an irrevocable offer of dedication to the County if the road exceeds one-half mile in length or serves more than 16 lots.

Section 31. Section 9-702.050 Requirements for Williamson Act Contracts, Chapter 9-702 - Agricultural Preserves, Series 700 - Supplemental Development Regulations, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

- (b) **Minimum Parcel Size.**
 - (1) The minimum size parcel of prime agricultural land that qualifies for a contract is ~~40-20~~ acres if the land is classified by the U.S. Department of Agriculture Natural Resource Conservation Service as prime farmland, farmland of statewide or local importance, or unique farmland; and
 - (2) The minimum size parcel of all other agricultural land that qualifies for a contract is ~~80~~40 acres.

Section 32. Section 9-900.020 - Definitions, Chapter 9-900 - Key Terms and Definitions, Series 900 - General Terms, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

Agricultural Building. A building used for storing agricultural equipment, supplies, stock, or tools or housing equipment or machinery used for farming, ~~or animal raising, or maintenance of the parcel.~~

Agricultural Equipment Storage. ~~A building or structure used to store~~ The outdoor storage of agricultural equipment for farming, animal raising, or maintenance of the parcel, tools, and supplies. It may be open or enclosed.

Development Project. "Development project" means any project for which a discretionary permit is required, excluding General Plan Amendments, Development Title Text Amendments, Zone Reclassifications, Williamson Act Contract Cancellations, Master Plans, Specific Plans, Special Purpose Plans, Planned Development, and amendments thereof.

Homesite Parcel. A parcel between two and five acres in size ~~(ten acres for property under Williamson Act contract)~~ that has been split from a parcel designated General Agriculture on the General Plan to serve as a building site for a home.

Section 33. Section 9-901.050 - Non-Residential Use Types, Chapter 9-90 - Use Type Classifications, Series 900 - General Terms, Title 9 of the San Joaquin County Ordinance Code is hereby amended to read as follows:

Residential Care Facility. Facilities licensed by the State of California that provide 24-hour primarily non-medical care permanent living accommodations for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including convalescent facilities, group homes for minors, persons with disabilities, people in recovery from alcohol or drug additions, rehabilitation facilities, and hospice facilities.

Large. A State-licensed Residential Care Facility licensed by the State of California providing care for ~~six or fewer~~ seven or more persons or a hospice that provides residential living quarters for more than six dependent persons.

Section 34. 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 J. 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

Basis for Development Title Text Amendment (PA-2400533)

1. The proposed amendment is consistent with the General Plan and any applicable Master Plan.
 - This project addresses updates to tables and text within Series 200, 400, 600, 700 and 900 regarding permitting requirements for several use types, setbacks and setback exceptions, fence and accessory building heights, requirements for private rights-of-way in antiquated subdivisions, parking requirements, development regulations for Mobile Food Trucks/Vendors, truck parking in the AL (Limited Agriculture) zone, and tree requirements in residential zones, as well as various other typos, errors, omissions, and inconsistencies.
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.
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 Text Amendment to address updates to tables and text, as well as various other typos, errors, omissions, and inconsistencies has no possibility of causing a direct or indirect physical change in the environment, much less a significant effect on the environment. Accordingly, the Development Title Text Amendment is exempt from CEQA.

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