



**Planning Commission Staff Report
Item # 1, May 1, 2025
San Joaquin County General Plan and
Housing Element
Annual Progress Reports for 2024
Prepared by: Megan Aguirre**

PROJECT SUMMARY

Applicant Information

Project Applicant: San Joaquin County

Project Site Information

Project Location: Countywide

Project Description

This is a presentation of the San Joaquin County General Plan and Housing Element Annual Progress Reports for calendar year 2024.

Recommendation

1. Accept the General Plan Annual Progress Report for 2024.
2. Forward the General Plan Annual Progress Report for 2024 to the Board of Supervisors with a recommendation to also accept the report.
3. Accept the Housing Element Annual Progress Report for 2024.
4. Forward the Housing Element Annual Progress Report for 2024 to the Board of Supervisors with a recommendation to also accept the report.

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NOTIFICATION & RESPONSES

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: April 21, 2025.

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ANALYSIS

Background

In 2016, the Board of Supervisors approved the County's 2035 General Plan, which includes a number of goals that are to be implemented through policies and programs administered by the various County departments. Pursuant to California's Planning and Zoning Law, the County shall prepare an annual review of the County's General Plan to the Board of Supervisors, the State Department of Housing and Community Development (HCD), and the Governor's Office of Planning and Research (OPR) by April 1st of each year.¹ The annual review, or Annual Progress Report (APR), will report on the status of each specific implementation program in the General Plan and take into account the availability of new implementation tools, changes in funding sources, and feedback from Plan monitoring activities, as applicable.

The General Plan is comprised of several elements, one of which is the Housing Element. State law also requires that an APR be prepared for the Housing Element for submittal to the Board of Supervisors, HCD, and OPR by April 1st of each year. The report contains data that creates a snapshot of housing unit production across various affordability levels, a listing of development applications received, and provides an update on housing program implementation. The purpose of the APR is to provide a status of the progress made towards implementing the Housing Element's programs for meeting the County's share of the Regional Housing Needs Allocation (RHNA).

As such, County staff has prepared both a General Plan Annual Progress Report and a Housing Element Annual Progress Report for 2024.

2035 General Plan

The 2035 General Plan is divided into two volumes. Volume 1 – General Plan Policy Document, is comprised of four parts (Part 1. Introduction, Part 2. Overview of San Joaquin County, Part 3. Goals and Policies, and Part 4. Administration and Implementation), while Volume 2, the 2035 General Plan Background Report, contains detailed descriptions of a wide range of topics to provide decision-makers, the public, and local agencies with context for making policy decisions.

General Plan Annual Progress Report (GP APR)

The General Plan is required to address several topics, referred to as "elements", to the extent that each is locally relevant. These elements include land use, circulation, housing, open space, conservation, safety, noise, environmental justice, and air quality². Based on these elements, the General Plan contains Countywide goals, policies, and programs in Part 3, with the procedures for carrying them out identified in Part 4.

As noted above, the State requires a GP APR to summarize the status of each policy and program contained in Part 4. The GP APR also may identify where additional implementation/progress is needed or discuss new State requirements that need to be included in the next General Plan update. The overall format of the GP APR is left up to the jurisdiction, and in this case, staff has utilized the tables already contained in Part 4 to provide status updates for each policy or program. Additionally, the State has a short list of required and optional information to be provided. The GP APR is contained in Attachment A.

Housing Element

In 2015, the Board of Supervisors adopted the 5th cycle (2015-2023) Housing Element, and in 2016, the County received certification by HCD. As one of the mandated elements of the County's General Plan, the Housing Element includes information related to the County's existing housing needs; an analysis of the County's population and employment trends; household characteristics; an inventory of land suitable for residential development; and goals, policies, and programs intended to meet the identified housing needs and State-mandated requirements. While the Housing Element is part of the General Plan, it is on a different

¹ Government Code Sections 65300 and 65400.

² Government Code Section 65302 and 65302.1.

timeline for updates than the General Plan, and thus, is adopted separately from the General Plan. The Community Development Department is currently working with a consultant on the 6th cycle Housing Element update that covers the planning period from December 2023 through December 2031, which has been approved by HCD to be adopted by the County. The 6th cycle Housing Element will be presented to the Planning Commission at a future date. In the meantime, HCD advised County staff to prepare 2024 HE APR based on the 5th cycle Housing Element.

As part of the County’s Housing Element, the County is required to accommodate a share of the RHNA, as designated by HCD and managed by the San Joaquin Council of Governments (SJCOCG). The RHNA process allocates the State’s future housing needs to each county and city. HCD identifies housing needs for each region of the State in response to projected population and household growth, and mandates that each Council of Governments (COG) distribute the RHNA to each jurisdiction within the COG’s region. The following table represents the County’s share of the RHNA in all income categories for the Housing Element time horizon from 2015 through 2023.

TABLE 7-52 REGIONAL HOUSING NEEDS ALLOCATION Unincorporated San Joaquin County January 1, 2014 to December 31, 2023						
	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA	1,257	1,239	1,727	1,724	4,220	10,167
Percent of Total	12%	12%	17%	17%	42%	100%

Each income category is defined as a percentage of the Area Median Income (AMI) as established by HCD. The income categories are then used to calculate housing affordability for rental and owner-occupied housing. Each income category is defined as follows:

- **Acutely Low Income** households have a combined income at or lower than 0-15 percent of AMI
- **Extremely Low Income** households have a combined income between 15-30 percent of AMI.
- **Very Low Income** households have a combined income between 30 and 50 percent of AMI.
- **Low Income** households have a combined income between 50 and 80 percent of AMI.
- **Moderate Income** households have a combined income between 80 and 120 percent of AMI.
- **Above Moderate Income** households have a combined income between 120 and 150 percent of AMI.

The State Income Limits for 2024 published by HCD are as follows:

	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
San Joaquin County	Acutely Low	10,900	12,450	14,000	15,550	16,800	18,050	19,300	20,550
	Extremely Low	20,250	23,150	26,050	31,200	36,580	41,960	47,340	52,720
	Very Low	33,750	38,600	43,400	48,200	52,100	55,950	59,800	63,650
	Low	54,000	61,700	69,400	77,100	83,300	89,450	95,600	101,800
	Median	72,650	83,050	93,400	103,800	112,100	120,400	128,700	137,000
	Moderate	87,200	99,650	112,100	124,550	134,500	144,500	154,450	164,400

Housing Element Annual Progress Report (HE APR)

Unlike the GP APR, which is less prescribed, HCD requires the HE APR to be completed on forms provided by HCD. The forms require the following information:

- A list and number of housing development applications submitted in the reporting year.
- A list and number of housing units that have been entitled, issued building permits, or completed.
- Progress in meeting the County’s share of the RHNA.

- A list of sites identified or rezoned to accommodate any shortfall in housing need.
- Status of the Housing Element program implementation.

Staff prepared the 2024 HE APR, and submitted it to HCD and OPR on April 1, 2025, to meet the submission deadline. The APR contains very large tables that are not suitable for printing and are best viewed electronically. Therefore, while Table B depicting the RHNA progress is included as Attachment B, the entire report can also be viewed on the Community Development Department's webpage at:

<https://www.sjgov.org/commdev/cgi-bin/cdyn.exe/file/Planning/Other/2024%20Housing%20Element%20Annual%20Progress%20Report.pdf>

Attachment B includes Table B, which shows the new residential development in unincorporated San Joaquin County by affordability level since 2015. The number of units per year have fluctuated, with the lower numbers of new development from 2015 to 2017 reflecting a slow recovery coming out of the Great Recession that started in 2008 to 2009. The numbers for 2018 and 2019 show an increase based on the recovering economy, but because of the COVID-19 pandemic, residential units for 2020 dropped dramatically and were not as high as expected. The number of units in 2021 showed a steady increase in activity again similar to 2018 and 2019, while 2022 and 2023 reflected somewhat lower numbers more similar to 2015 to 2017. In 2024, there was an increase in the number of units again.

Even with higher numbers for several of the planning years, it may be difficult to achieve the unattainably high RHNA numbers designated for San Joaquin County. The unincorporated San Joaquin County is primarily rural and agricultural. To preserve and maintain agricultural lands and open space, the policies of the General Plan direct any urban development to the cities, city fringe areas, or urban communities that have full public services (sewer, water, and storm drainage) that can sustain that level of growth. Because of this, there is very limited development in the unincorporated County, outside of Mountain House, which was incorporated into a city as of July 1, 2024. Although Mountain House units will continue to be counted as part of the County's RHNA until a reallocation of units is agreed upon by the County and Mountain House and approved by COG, this is anticipated to occur by the end of the year. Thus, reaching the allocated RHNA numbers may be difficult to achieve.

Efforts Toward Achieving the RHNA

The San Joaquin County Community Development Department has been making a concerted effort to achieve the RHNA numbers including utilizing grant opportunities to streamline, incentivize, and facilitate residential development. The following are two of the more recent examples:

- **Local Early Action Planning (LEAP) Grant (\$500,000):** This is a one-time grant provided to jurisdictions to update their planning documents and implement process improvements to facilitate the acceleration of housing production. Projects utilizing these grant funds include the following:
 - **Fire Flow Study**
 - To evaluate the County's special districts lacking adequate fire flow to support new home construction, and identify which districts would be good candidates for improvements that allow the districts to provide the required fire flow.
 - **CSA 12 Water Line Extension in Thornton**
 - To plan for and design an extension of the district's water main to allow for subdivision and development of additional residentially-zoned properties within the district.
- **REAP 2.0 (Up to \$1,105,464):** This grant supports transformative planning and implementation activities to accelerate infill and affordable developments, Vehicle Miles Traveled (VMT) reductions, and affirmatively furthering fair housing. Although the San Joaquin Council of Governments, who manages the County's allocation, initially estimated a grant amount of \$1,105,464 for the County, the State has reduced the grant allocations by 50% (\$552,732). The remaining funds may be reinstated at a future date. The specific project that County staff is utilizing these funds for is noted below:
 - **Affordable Housing Rebuild Program**
 - This is a pilot project focusing on the rehabilitation or removal and replacement of uninhabitable residential structures through a streamlined process.

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RECOMMENDATION

It is recommended that the Planning Commission:

1. Accept the General Plan Report for 2024.
2. Forward the General Plan Report for 2024 to the Board of Supervisors with a recommendation to also accept the report.
3. Accept the Housing Element Annual Progress Report for 2024.
4. Forward the Housing Element Annual Progress Report for 2024 to the Board of Supervisors with a recommendation to also accept the report.

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SAN JOAQUIN
— COUNTY —
Greatness grows here.

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment A
2024 San Joaquin County General Plan
Annual Progress Report

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2023 ANNUAL PROGRESS REPORT FOR THE 2035 SAN JOAQUIN COUNTY GENERAL PLAN

Part 4: ADMINISTRATION AND IMPLEMENTATION

Specific implementation programs from San Joaquin County's 2035 General Plan are listed in the following tables. An implementation program is an action, procedure, program, or technique that carries out general plan policy. Following each implementation program is a description of which policy(ies) the program implements, which County department(s) is responsible for implementation, which department(s) will support the responsible department(s), and the status of the program. If the responsible department has changed since the 2035 General Plan was approved in 2016, this is generally noted in the program status.

The implementation program tables are organized as follows:

- Table 4-1: Land Use
- Table 4-2: Communities
- Table 4-3: Economic Development
- Table 4-4: Transportation and Mobility
- Table 4-5: Infrastructure and Services
- Table 4-6: Public Health and Safety
- Table 4-7: Natural and Cultural Resources

NOTE: The abbreviations following each policy and program refer to the type of tools or actions the County can use to carry out the policies. These eight types of tools and actions are listed below and explained in detail in the 2035 San Joaquin County General Plan, Part 4, Administration and Implementation.

- Regulation and Development Review (RDR)
- Plans, Strategies, and Programs (PSP)
- Financing and Budgeting (FB)
- Planning Studies and Reports (PSR)
- County Services and Operations (SO)
- Inter-governmental Coordination (IGC)
- Joint Partnerships with the Private Sector (JP)
- Public Information (PI)

Part 4: ADMINISTRATION AND IMPLEMENTATION

LU Community Development Element	
Table 4-1: Land Use	
<p>Program LU-A: Development Title Consistency. The County shall update the Development Title to ensure consistency with the General Plan Land Use Diagram and the policies in the General Plan. (RDR)</p>	
Implements Which Policy(ies)	LU-1.3; LU-1.9; LU-2.15; LU-2.17
Responsible Department(s)	Community Development
Supporting Department(s)	
<p>STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update and the Community Development Department continues to process additional updates, as needed.</p>	
<p>Program LU-B: County General Plan Consistency. The County shall prepare written comments to the Local Agency Formation Commission (LAFCO) regarding the consistency with the General Plan of any proposed changes in the sphere of influence or other urban boundaries for governmental entities that provide water or sewer services. (RDR/IGC)</p>	
Implements Which Policy(ies)	LU-1.10; LU-7.13
Responsible Department(s)	Community Development
Supporting Department(s)	
<p>STATUS: The Community Development Department prepares comments upon request.</p>	
<p>Program LU-C: General Plan Review. The County shall annually review the General Plan, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The review will entail a report to the Planning Commission and Board of Supervisors that includes, if necessary, recommendations for amendments to the General Plan. (PSP/PSR)</p>	
Implements Which Policy(ies)	LU-1.2; LU-1.3
Responsible Department(s)	Community Development
Supporting Department(s)	Public Works, Environmental Health
<p>STATUS: This is an ongoing, annual project.</p>	

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Part 4: ADMINISTRATION AND IMPLEMENTATION

LU Community Development Element Table 4-1: Land Use	
Program LU-D: GIS Database. The County shall develop and maintain a GIS database that identifies, by parcel, land use, infrastructure, and environmental information. (PSR)	
Implements Which Policy(ies)	LU-1.2; LU-1.3
Responsible Department(s)	Community Development
Supporting Department(s)	
STATUS: The Community Development Department's GIS (Geographic Information Systems) Division maintains Parcel Viewer for relevant parcel information, including zoning and General Plan designations, infrastructure related districts (where applicable), and environmental information.	

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Part 4: ADMINISTRATION AND IMPLEMENTATION

C Community Development Element Table 4-2: Communities	
<p>Program C-A: Standards for Facilities and Services in Rural Communities. The County shall adopt standards for facilities and services in rural communities that protect basic public health and safety and the environment, but are financially supportable at rural densities and do not encourage urban development. (RDR)</p>	
Implements Which Policy(jes)	C-3.4; C-3.5
Responsible Department(s)	Community Development, Environmental Health
Supporting Department(s)	
<p>STATUS: In April 2016, as required by State law and regulated by the State Water Resources Control Board, the Environmental Health Department developed the Onsite Wastewater Treatment Systems Local Agency Management Program (LAMP) to manage to protect public health and water quality. The LAMP prescribes proper mitigation measures that provide effective sewage treatment and achieve the purpose of the LAMP in protecting water quality and maintaining the highest level of ground and surface water protection, while also allowing current use and development of properties within all areas in San Joaquin County.</p>	
<p>Program C-B: Circulation Improvements for Lockeford, The County shall continue to explore the feasibility of a State Route 12/88 bypass around Lockeford. As an interim solution to congestion as planned development occurs, the County shall evaluate and consider operational improvements along the highway and circulation improvements within Lockeford. If a bypass is built, the County shall a re-evaluation the planned land uses plan within Lockeford. (RDR)</p>	
Implements Which Policy(jes)	C-3.4; C-3.5
Responsible Department(s)	Public Works, Community Development
Supporting Department(s)	
<p>STATUS: The Department of Public Works is currently partnering with the California Department of Transportation on the State Route 88 Pavement Anchor Project to develop multimodal improvements that include extending sidewalks and adding Class II bike lanes in various areas of Lockeford to improve mobility for pedestrians and bicyclists.</p>	

2023 ANNUAL PROGRESS REPORT FOR THE 2035 SAN JOAQUIN COUNTY GENERAL PLAN
Part 4: ADMINISTRATION AND IMPLEMENTATION

ED Community Development Element Table 4-3: Economic Development	
ED-A: Economic Development Strategy. The County shall prepare and submit an annual report to the Board of Supervisors that evaluates implementation of the Comprehensive Economic Development Strategy, and shall review and update, as necessary, the Strategy every five years. (PSP)	
Implements Which Policy(ies)	All ED Policies
Responsible Department(s)	Employment & Economic Development
Supporting Department(s)	County Administrator's Office
STATUS: On August 13, 2019, the Employment and Economic Development Department presented the 2019-2024 Comprehensive Economic Development Strategy to the Board.	
ED-B: Monitor Jobs/Housing Ratio. The County shall work with the cities in the County to monitor the ratio of employment opportunities to housing, and report annually to the Board of Supervisors on the jobs/housing balance. (PSR)	
Implements Which Policy(ies)	ED-1.4
Responsible Department(s)	Community Development
Supporting Department(s)	Employment & Economic Development
STATUS: The County annually reports on the jobs/housing balance for the unincorporated community of Mountain House, which has been undergoing a significant amount of development. Additionally, the County, Cities within the County, local and regional agencies, businesses, and several public-private sector organizations developed the 2019-2024 Comprehensive Economic Development Strategy (CEDS) which includes information about existing and potential areas for industrial and commercial development, as well as available affordable housing opportunities.	

2023 ANNUAL PROGRESS REPORT FOR THE 2035 SAN JOAQUIN COUNTY GENERAL PLAN
Part 4: ADMINISTRATION AND IMPLEMENTATION

ED Community Development Element Table 4-3: Economic Development	
<p>ED-C: Inventory Available Space. Work with the San Joaquin Partnership, cities within the County, chambers of commerce, and real estate representatives to annually inventory existing commercial and industrial space, as well as vacant and underutilized commercial and industrial sites. The County shall report annually to the Board of Supervisors on the availability of commercial and industrial space for new development and new businesses. (PSR)</p>	
Implements Which Policy(ies)	ED-3.1
Responsible Department(s)	Employment & Economic Development
Supporting Department(s)	Community Development, County Administrator's Office
<p>STATUS: The 2019-2024 Comprehensive Economic Development Strategy (CEDS) developed by the County, Cities within the County, local and regional agencies, businesses, and several public-private sector organizations provides a general overview of commercial and industrial developments, and the economic development conditions, including assets, challenges, and opportunities. Additionally, on October 24, 2023, the Community Development Department presented an Industrial Market Analysis to the Board of Supervisors that analyzed the long-term balance of supply and demand for industrial land within the County and considered land zoned for industrial development within both the incorporated and unincorporated areas.</p>	
<p>ED-D: Information on Permitting Procedures. The County shall prepare and distribute information that effectively outlines permitting and licensing procedures to facilitate the process for starting a new business in the County. (PI)</p>	
Implements Which Policy(ies)	ED-1.3
Responsible Department(s)	Employment & Economic Development
Supporting Department(s)	Community Development; Public Works
<p>STATUS: Procedures are updated on an ongoing basis. Business licensing information can currently be found on the websites for the Community Development Department and the Treasurer-Tax Collector. Additionally, the County is working on a software update that will streamline and modernize the Business License application process. This update is anticipated to be fully function for fiscal year 2024-2025.</p>	

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Part 4: ADMINISTRATION AND IMPLEMENTATION

ED Community Development Element Table 4-3: Economic Development	
ED-E: New and Existing Business Support. The County shall identify and develop financial incentives to attract new investment and support existing businesses, particularly small locally-owned businesses. This should include pursuing funding for entrepreneurial entities, including private and venture capital funding. (PSP/FB)	
Implements Which Policy(ies)	ED-1.2
Responsible Department(s)	Community Development, County Administrator's Office
Supporting Department(s)	Public Works
STATUS: The San Joaquin County Economic Development Association (EDA) in cooperation with the Employment and Economic Development Department, Chambers of Commerce and local governments, provides a "one-stop" business resource to assist business developments with tools such as business training building and site availability, employee recruitment and training, and referrals to a business assistance program. Additionally, the EDA provides business loan package preparation for acquisition of owner occupied land and facilities, machinery and equipment, leasehold improvements, inventory and work capital. Information about the EDA is available on the Employment and Economic Development Department website.	
ED-F: Innovative Technology Businesses. The County shall work with San Joaquin Partnership and other economic development organizations to conduct a study to identify innovative technology businesses (e.g., green technology, alternative energy, and research and development) that San Joaquin County has a competitive advantage in attracting. Based on findings from the study, the County shall develop and implement a strategy to attract firms in innovative industries to the County. (PSR)	
Implements Which Policy(ies)	ED-1.5; ED-2.4
Responsible Department(s)	Employment & Economic Development
Supporting Department(s)	County Administrator's Office
STATUS: The County is partners with iHub San Joaquin, whose mission is to develop new partnerships, stimulate economic development, create new jobs, and nurture entrepreneurship and enterprises dedicated to innovative and emerging technologies. iHub San Joaquin is specifically interested in re-invigorating the region's economy as a center for sustainable technologies in health care, agri-business, and sustainable construction technology.	

Part 4: ADMINISTRATION AND IMPLEMENTATION

ED Community Development Element Table 4-3: Economic Development	
<p>ED-G: Customer Service. The County shall conduct annual customer service rating surveys to elicit feedback from businesses in the County on County services. The County shall report to the Board of Supervisors on findings from the study and adjust its customer service policies and procedures, as necessary, to provide the best possible service. (PSP/PSR)</p>	
Implements Which Policy(ies)	ED-1.3
Responsible Department(s)	Employment & Economic Development
Supporting Department(s)	Community Development; Public Works
<p>STATUS: This is an ongoing process. There is a customer survey on the Community Development Department website to collect community input. Additionally, the 2021 Community Strategic Priorities Survey surveyed County residents on a number of topics, including opinions about the County’s handling of funds and services, as well as what should be strategic priorities for the County.</p>	
<p>ED-H: Wine and Hospitality Overlay Zone. The County shall support the expansion of the wine and hospitality industries by developing and maintaining appropriate regulations that identify areas of the County appropriate for expanding the wine and hospitality industries. (RDR)</p>	
Implements Which Policy(ies)	ED-4.7; ED-5.2
Responsible Department(s)	Community Development
Supporting Department(s)	N/A
<p>STATUS: This is an ongoing process. The Development Title contains regulations for uses that fall within the wine and hospitality industries, including information about the zones where these uses may be permitted. Additionally, Chapter 9-410 contains specific regulations for wineries and related uses. Development Title regulations are updated periodically, as needed.</p>	

2023 ANNUAL PROGRESS REPORT FOR THE 2035 SAN JOAQUIN COUNTY GENERAL PLAN
Part 4: ADMINISTRATION AND IMPLEMENTATION

Transportation and Mobility (TM)

TM		Public Facilities and Services Element Table 4-4: Transportation and Mobility
Program TM-A: Traffic Mitigation Fee. The County shall review and update, as necessary, its traffic impact mitigation and road improvement fees per AB 1600. (RDR/FB)		
Implements Which Policy(ies)	TM-1.15; TM-1.18; TM-2.6	
Responsible Department(s)	Public Works	
Supporting Department(s)		
STATUS: The Department of Public Works annually presents the Board of Supervisors with a review of the Traffic Impact Fee and any updates. An annual update was completed in November of 2022, while the most recent annual review was completed in October of 2023. Additionally, the County participates in the Regional Traffic Impact Fee program facilitated by the San Joaquin Council of Governments for regional road improvements. SJCOG is currently working on a comprehensive 5-year update, with the latest annual fee update approved in May of 2023.		
Program TM-D: Update Roadway Standards. The County shall continue to review and update the Roadway Standards within the Development Title as necessary to reflect the policies of the General Plan. (RDR)		
Implements Which Policy(ies)	TM-3.1	
Responsible Department(s)	Public Works	
Supporting Department(s)	Community Development	
STATUS: This is an ongoing process. In 2022, an updated Development Title was approved, which contains roadway standards in Chapter 9-608 Roadways. Additional updates are completed, as needed.		
Program TM-E: Traffic Studies. The County shall update, as necessary, standards, criteria for defining significant impacts, and procedures for traffic studies to determine needed road improvements. (RDR)		
Implements Which Policy(ies)	TM-3.2; TM-3.7; TM-3.9; TM-3.11	
Responsible Department(s)	Public Works	
Supporting Department(s)		
STATUS: This is an ongoing process. In 2022, an updated Development Title was approved, which contains traffic study requirements in 9-608.050 Traffic Analyses. Additional updates are completed, as needed.		

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TM		Public Facilities and Services Element Table 4-4: Transportation and Mobility
<p>Program TM-F Driveway Standards. The County shall update, as necessary, access standards for driveways and other encroachments on County roads. On State highways these standards shall be coordinated with Caltrans. (RDR)</p>		
Implements Which Policy(ies)	TM-3.3	
Responsible Department(s)	Public Works	
Supporting Department(s)		
<p>STATUS: This is an ongoing process. In 2022, an updated Development Title was approved, which contains driveway requirements in 9-607.040 Driveways. Additional updates are completed, as needed.</p>		
<p>Program TM-G: Bicycle Master Plan. The County shall review and update the Bicycle Master Plan every five years to ensure its applicability to the current state of the bicycle network, bicycle facilities, and bicycle ridership numbers. (PSP)</p>		
Implements Which Policy(ies)	TM-4.1; TM-4.7; TM-4.8; TM-4.9	
Responsible Department(s)	Public Works	
Supporting Department(s)		
<p>STATUS: On December 15, 2020, the Board of Supervisors approved the latest Bicycle Master Plan update presented by the Department of Public Works.</p>		

2023 ANNUAL PROGRESS REPORT FOR THE 2035 SAN JOAQUIN COUNTY GENERAL PLAN
Part 4: ADMINISTRATION AND IMPLEMENTATION

Infrastructure and Services (IS)

IS Public Facilities and Services Element Table 4-5: Infrastructure and Services	
<p>Program IS-A: Infrastructure Improvements and Funding. The County shall prepare, adopt, and periodically update capital improvement programs for all County-owned and operated facilities and services to ensure consistency with the General Plan in order to maintain an adequate level-of-service. (PSP/FB)</p>	
Implements Which Policy(ies)	IS-1.1; IS-1.3; IS-1.4; IS-1.5
Responsible Department(s)	General Services
Supporting Department(s)	Public Facilities
<p>STATUS: The General Services Department’s Capital Projects Administration Division prepared the Ten-Year Facilities Master Plan (2021-2031) and Five-Year Capital Improvement Plan (2023-2024 to 2027-2028). The Capital Improvement Plan (CIP) provides a spending plan for County-owned facilities, including short-term and long-term infrastructure development of new building and major renovation construction projects, while the Ten-Year Facility Master Plan (FMP) identifies objectives for improving the delivery of services and utilization of real estate assets for 2021-2031 based upon ten-year staffing forecasts and corresponding estimated building space required for facilities and services.</p>	
<p>Program IS-B: Climate Change Impacts Monitoring. The County shall monitor and prepare regular reports on expected impacts on public facilities and services due to the results of climate change. Based on findings from these reports, the County shall make necessary updates to facility and services plans and operations to help the County adapt to the anticipated effects of climate change. (PSR)</p>	
Implements Which Policy(ies)	IS-1.11
Responsible Department(s)	Public Facilities
Supporting Department(s)	Community Development, Public Works, Office of Emergency Services, Sheriff
<p>STATUS: This is an ongoing process with reports provided as needed.</p>	

Part 4: ADMINISTRATION AND IMPLEMENTATION

IS Public Facilities and Services Element Table 4-5: Infrastructure and Services	
<p>Program IS-C: Sustainability Master Plan. The County shall prepare and adopt a Sustainability Master Plan that guides County efforts to incorporate sustainability strategies (e.g., energy efficiency, water conservation, waste reduction/recycling, purchasing preferences) into its facilities, operations, and activities. (PSP/SO)</p>	
Implements Which Policy(ies)	IS-3.2
Responsible Department(s)	County Administrator
Supporting Department(s)	Public Works, Community Development, Public Works, Office of Emergency Services, Sheriff
<p>STATUS: As part of the County Administrative Manual, the County has a Green Purchasing Policy and Procedure to establish purchasing practices that promote sustainability of the environment in accordance with Federal, State and local ordinances, as well as to model environmentally-friendly purchasing of recycled products to encourage other community purchasers to adopt similar goals. Additionally, any remodeling and new construction of County facilities is processed with building permits through the Community Development Department's Building Division that ensure that current energy efficiency and water conservation requirements are being met.</p>	
<p>Program IS-D: Required Water Supply Facilities. The County shall update the Development Title to specify requirements for water supply facilities for new development. (RDR)</p>	
Implements Which Policy(ies)	IS-5.1; IS-5.2
Responsible Department(s)	Community Development
Supporting Department(s)	Public Works, Environmental Health
<p>STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update and the Community Development Department continues to process additional updates in consultation with the Environmental Health Department and Department of Public Works, as needed.</p>	

Part 4: ADMINISTRATION AND IMPLEMENTATION

IS Public Facilities and Services Element Table 4-5: Infrastructure and Services	
<p>Program IS-E: Water Conservation Ordinance. The County shall review and update, as necessary, the Water Conservation Ordinance to incorporate best management practices for conserving water. (RDR)</p>	
Implements Which Policy(ies)	IS-4.8
Responsible Department(s)	Public Works
Supporting Department(s)	
<p>STATUS: This is an ongoing process. The latest Water Conservation Ordinance (No. 4450) was approved by the Board of Supervisors on August 12, 2014.</p>	
<p>Program IS-F: Water Conservation Education. The County shall work with water districts and public agencies in the County to continue implementing a water conservation education program to increase public awareness of efficiently conserving, using, reusing, and managing water resources and incentives to install conservation measures. (IGC/PI)</p>	
Implements Which Policy(ies)	IS-4.8; IS-4.18; IS-4.19; IS-20
Responsible Department(s)	Public Works
Supporting Department(s)	
<p>STATUS: The Department of Public Works maintains information about water conservation efforts and requirements on their website. Additionally, the Office of Emergency Services maintains a website for disaster preparedness with links to water conservation tips from the various cities, as well as several special districts and water districts within San Joaquin County.</p>	
<p>Program IS-G: Wastewater System Standards. The County shall review and update onsite septic system standards consistent with the State Water Resources Control Board Onsite Wastewater Treatment Systems Policy. (RDR)</p>	
Implements Which Policy(ies)	IS-6.1; IS-6.3; IS-6.4
Responsible Department(s)	Environmental Health
Supporting Department(s)	Public Works
<p>STATUS: This is an ongoing process. In April 2016, as required by State law and regulated by the State Water Resources Control Board, the Environmental Health Department developed the Onsite Wastewater Treatment Systems Local Agency Management Program (LAMP) which contains permitting, installation, and inspection requirements for onsite septic systems.</p>	

Part 4: ADMINISTRATION AND IMPLEMENTATION

IS	
Public Facilities and Services Element Table 4-5: Infrastructure and Services	
Program IS-H: Required Wastewater Services. The County shall update the Development Title to include specific wastewater treatment requirements for new development. (RDR)	
Implements Which Policy(ies)	IS-6.3
Responsible Department(s)	Community Development
Supporting Department(s)	Public Works, Environmental Health
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update and the Community Development Department continues to process additional updates in consultation with other departments, as needed. This includes any future changes to wastewater treatment requirements identified by the Department of Public Works or the Environmental Health Department.	
Program IS-I: Best Management Practices. The County shall prepare and adopt updated low-impact development (LID) standards and best management practices (BMPs) for new development projects as part of its stormwater management and grading ordinance. These standards and BMPs will ensure compliance with National Pollutant Discharge Elimination System (NPDES) Phase 1 and Phase 2 Municipal Separate Storm Sewer System programs (MS4). It will also encourage alternative storm water management systems, natural drainage systems and LID approaches to managing stormwater that improve water quality. (RDR)	
Implements Which Policy(ies)	IS-7.1
Responsible Department(s)	Public Works
Supporting Department(s)	
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update that included Chapter 9-812 Grading and Drainage Permits which established permit procedures for construction grading and drainage.	

Part 4: ADMINISTRATION AND IMPLEMENTATION

IS Public Facilities and Services Element Table 4-5: Infrastructure and Services	
Program IS-J: Mandatory Collection Ordinance. The County shall develop and adopt an ordinance requiring solid waste collection, including recycling, from all Urban and Rural communities. (RDR)	
Implements Which Policy(ies)	PHS-6.5
Responsible Department(s)	Public Works
Supporting Department(s)	Environmental Health
STATUS: Since 1994, the County has required mandatory solid waste collection in residential areas identified on the Mandatory Collection and Refuse Service Areas map. Additionally, since 2012, the County has required businesses and multi-family dwellings of five or more units to collect recycling.	
Program IS-K: Waste-to-Energy. The County shall prepare a study on the feasibility of developing a waste-to-energy facility, including a methane gas recovery operation. Based on findings from the study, the County shall make recommendations to the Board of Supervisors for follow-up implementation. (PSR)	
Implements Which Policy(ies)	PHS-6.4; PHS-6.5
Responsible Department(s)	Public Works
Supporting Department(s)	Community Development, Environmental Health
STATUS: There is a gas to energy facility located at the County's Foothill Landfill.	
Program IS-L: Waste Management Plan. The County shall review and update as necessary the Waste Management Plan every five years. (PSP)	
Implements Which Policy(ies)	IS-7.4
Responsible Department(s)	Public Works
Supporting Department(s)	
STATUS: This is an ongoing process.	

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IS		Public Facilities and Services Element Table 4-5: Infrastructure and Services
Program IS-M: Undergrounding of Utilities. The County shall update the Development Title to include provisions regarding the underground placement of gas and electricity transmission and distribution facilities and telecommunications facilities. (RDR)		
Implements Which Policy(ies)	LU-3.1; LU-3.10	
Responsible Department(s)	Community Development	
Supporting Department(s)	Public Works	
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update that included Chapter 9-411 Wireless Telecommunication Facilities and Chapter 9-609 Underground and Overhead Utilities. Chapter 9-411 establishes reasonable regulations, to the extent permitted under California and federal law, for the installation, operation, collocation, modification, maintenance and removal of wireless communication facilities, while Chapter 9-609 specifies requirements and standards for underground utilities.		
Program IS-N: Library Facilities Master Plan. The County shall review and update as necessary the Stockton-San Joaquin County Library Facilities Master Plan every five years. (PSP)		
Implements Which Policy(ies)	LU-9.1	
Responsible Department(s)	Stockton-San Joaquin County Public Library	
Supporting Department(s)		
STATUS: This is an ongoing process.		
Program IS-O: Ongoing Needs Assessment. The County shall conduct a bi-annual survey to assess the need for additional library services at existing branch libraries and by the bookmobiles. Based on findings from the studies, the County shall make recommendations to the Stockton-San Joaquin County Library on addressing identified deficiencies and needs. (PSP/PI)		
Implements Which Policy(ies)	LU-9.1	
Responsible Department(s)	Stockton-San Joaquin County Public Library	
Supporting Department(s)		
STATUS: This is an ongoing process.		

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IS Public Facilities and Services Element Table 4-5: Infrastructure and Services	
<p>Program IS-P: Seasonal Law Enforcement Standard. The County shall establish a seasonal law enforcement service standard to address increased demand for deputies on County waterways during certain periods of the year. The standard shall be based on relevant factors, such as the number of registered boaters in the County, the number of calls for service from previous years, and service population averages. (RDR)</p>	
Implements Which Policy(ies)	IS-1.1
Responsible Department(s)	Sheriff
Supporting Department(s)	
<p>STATUS: The Sheriff's Office provides boat patrols, as needed.</p>	
<p>Program IS-Q: Fireflows. The County shall coordinate with local fire districts and CalFire to update the Development Title to include water system fireflow requirements for new development. (RDR/IGC)</p>	
Implements Which Policy(ies)	IS-5.1; IS-5.6
Responsible Department(s)	Community Development
Supporting Department(s)	
<p>STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update with Chapter 9-602 Water Supply, which specifies the requirements for water systems in both new and existing development. Requirements include that sufficient water shall be always available to meet the total requirements of all users under maximum demand conditions from the water sources and distribution reservoirs, including water for domestic and fire protection purposes.</p>	
<p>Program IS-R: Defensible Space. The County shall develop and adopt a Defensible Space Concepts Design Review Manual. (RDR)</p>	
Implements Which Policy(ies)	PHS-4.3; PHS-4.4; PHS-4.5
Responsible Department(s)	Community Development
Supporting Department(s)	
<p>STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update that includes setback and fire access requirements. Additionally, development projects and building permits are reviewed by local fire districts or County Fire Prevention staff to ensure compliance with fire regulations.</p>	

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IS Public Facilities and Services Element Table 4-5: Infrastructure and Services	
Program IS-S: Impact Fees. The County shall develop and adopt impact fees to offset the costs of providing fire and law enforcement services. (FB)	
Implements Which Policy(ies)	PHS-4.2
Responsible Department(s)	Community Development
Supporting Department(s)	CAO, Sheriff
STATUS: Development Title Section 9-610.060 establishes a Fire Protection Facilities Improvement Fee to pay for the improvement of fire protection facilities due to the impacts of development in unincorporated areas. Development Title Section 9-610.070 established the County Capital Facilities Development Impact Fee Program to finance region-serving Capital Facilities located throughout the County that are used by the residents and businesses within each city, as well as the unincorporated area. This fee ensures that new development pays its proportionate share for these improvements	

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PHS Public Health and Safety Element	
Table 4-6: Public Health and Safety	
<p>PHS-A: Emergency Operations Plans and Hazard Mitigation Plans. The County shall review and update the following emergency operations and hazard mitigation plans every five years:</p> <ul style="list-style-type: none"> • Emergency Operations Plan, • Mountain House Community Emergency Operations Plan, • Multi-Hazard Functional Plan, and • Local Hazard Mitigation Plan, and • Flood Safety Plan and Contingency Mapping. (PSP/SO) 	
Implements Which Policy(ies)	PHS-1.3
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	
<p>STATUS: These plans are updated periodically, as required. Most recently, the Emergency Operations Plan/Hazardous Material Area Plan was updated in 2022, and the Local Hazard Mitigation Plan was updated in 2023.</p>	
<p>PHS-B: Emergency Evacuation Routes. The County shall provide information about emergency evacuation routes to the public through the County website. (PI)</p>	
Implements Which Policy(ies)	PHS-1.3; PHS-1.10
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	Public Works
<p>STATUS: The Office of Emergency Services website contains links to evacuation route maps and brochures.</p>	

Part 4: ADMINISTRATION AND IMPLEMENTATION

PHS Public Health and Safety Element	
Table 4-6: Public Health and Safety	
PHS-C: Disaster Simulation Exercise. The County shall coordinate a biannual disaster simulation exercise to clarify and test staff emergency duties. (SO)	
Implements Which Policy(ies)	PHS-1.4
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	Sheriff's Department
STATUS: Disaster simulation exercises are coordinated periodically.	
PHS-D: Emergency Preparedness Information Program. The County shall continue to prepare brochures and fliers, and provide information on its website to inform citizens of government emergency plans and encourage business, agency, and household emergency preparedness. (PI)	
Implements Which Policy(ies)	PHS-1.2; PHS-1.3; PHS-1.5
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	
STATUS: The Office of Emergency Services website contains links to brochures with emergency evacuation information and other disaster/emergency preparedness information.	
PHS-E: Climate Change Monitoring and Adaptation. The County shall develop and implement a program to monitor the impacts of climate change and uses adaptive management to develop new strategies and modify existing strategies to respond to the impacts of climate change. (PSP/PSR)	
Implements Which Policy(ies)	PHS-1.1
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	Community Development, Public Works
STATUS: The Severe Weather Hazard Annex developed in October 2023 addresses potential weather impacts, including those related to climate change modeling forecasts of an increase in the frequency, intensity, and duration of extreme heat events and heatwave-waves. Additionally, the County currently participates in various meetings with the local San Joaquin Council of Governments, which include programs that address the affects of climate change on the local population and transportation/mobility.	

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PHS Public Health and Safety Element	
Table 4-6: Public Health and Safety	
PHS-F: Climate Change Information Program. The County shall prepare brochures and fliers, and provide information on its website to inform citizens of the potential impacts of climate change and how they can prepare for those impacts. Specifically, the promotional materials shall include information on the impacts of heat on human health. (PI)	
Implements Which Policy(ies)	PHS-1.1
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	Community Development, Public Works
STATUS: The Office of Emergency Services has a website dedicated to emergency preparedness where citizens can find information pertaining to various types of emergency situations including severe weather and extreme heat.	
PHS-G: Countywide Flood Evacuation Plan. The County shall review and update, as necessary, San Joaquin County Flood Evacuation Plans every five years. (PSP)	
Implements Which Policy(ies)	PHS-2.21, PHS-2.22
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	Community Development
STATUS: The Office of Emergency Services website contains links to brochures with emergency evacuation information and other disaster/emergency preparedness information.	

Part 4: ADMINISTRATION AND IMPLEMENTATION

PHS Public Health and Safety Element	
Table 4-6: Public Health and Safety	
<p>PHS-H: Floodplain Management Ordinance. The County shall annually review and update, as necessary, Special Flood Hazard Area provisions contained in the Development Title to ensure adequate protection for structures located within identified flood zones. The County shall ensure that ordinance reflects Federal and State mandated flood management requirements (RDR/PSP)</p>	
Implements Which Policy(ies)	PHS-2.1; PHS-2.2; PHS-2.3; PHS-2.4; PHS-2.7; PHS-2.8; PHS-2.9
Responsible Department(s)	Public Works
Supporting Department(s)	Community Development
<p>STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update which includes Chapter 9-703 Flood Hazards to address floodplain management regulations designed to promote the public health, safety, and general welfare. Flood management requirements will be updated as needed when identified by the Department of Public Works.</p>	
<p>PHS-I: Development Title. The County shall amend the Development Title pursuant to California Government Code Section 65860.1 to provide consistency with amendments made to the General Plan pursuant to California Government Code Section 65302.9 for flood risk management. (RDR)</p>	
Implements Which Policy(ies)	PHS-2.1; PHS-2.3; PHS-2.4; PHS-2.7
Responsible Department(s)	Community Development
Supporting Department(s)	Public Works
<p>STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update for consistency with the General Plan approved in 2016. Additional updates pertaining to flood risk requirements will be processed as needed when identified by the Department of Public Works.</p>	

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PHS Public Health and Safety Element Table 4-6: Public Health and Safety 	
PHS-J: Levee Maintenance Corridors. The County shall review the Development Title and amend as necessary to require a minimum setback and easements consistent with State Title 23 and United States Army Corps of Engineers standards for levee maintenance corridors. (RDR)	
Implements Which Policy(ies)	PHS-2.8; PHS-2.9; PHS-2.12; PHS-2.17
Responsible Department(s)	Community Development
Supporting Department(s)	Public Works
STATUS: : In December 2022, the Board of Supervisors approved a comprehensive Development Title update, which includes Section 9-703.190 Levees related to setback requirements for fences and poles within levee areas. The Development Title also includes other policies to limit impacts to levees.	
PHS-K: Collaborate with State and Local Flood Management Agencies. The County shall collaborate in developing a maintenance and funding plan for levees with State and local flood management agencies. (PI)	
Implements Which Policy(ies)	PHS-2.16; PHS-2.18
Responsible Department(s)	Public Works
Supporting Department(s)	Community Development
STATUS: This is an ongoing process. In June 2023, the Board of Supervisors authorized the General Services Director or their designee to vote in the affirmative to support the proposed special benefit assessment on County owned properties within the proposed San Joaquin Area Flood Control Agency Levee Construction and Maintenance Assessment District, which was later adopted by the Board of Directors for the San Joaquin Area Flood Control Agency.	
PHS-L: Public Information on Flood Risks. The County shall provide information educating the public about Federal Emergency Management Agency floodplain and Flood Insurance Rate maps, the risks associated with living in a levee inundation area, and programs for management and response to flooding hazards (PI)	
Implements Which Policy(ies)	PHS-2.21; PHS-2.23
Responsible Department(s)	Public Works
Supporting Department(s)	Community Development
STATUS: The Department of Public Works periodically informs the public through mailings and online notifications about flood risks in the area. The County also provides maps and links to other agency maps that identify flood hazard areas and provide evacuation information.	

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<h1 style="font-size: 2em; margin: 0;">PHS</h1> Public Health and Safety Element Table 4-6: Public Health and Safety	
<p>PHS-M: Identify and Abate Critical Infrastructure. The County shall inspect, monitor, and provide emergency restoration of local bridges and other critical transportation facilities when damaged during an earthquake event. (PSP)</p>	
Implements Which Policy(ies)	PHS-3.3
Responsible Department(s)	Public Works
Supporting Department(s)	
<p>STATUS: The Department of Public Works inspects, monitors, and restores local bridges and critical transportation facilities in response to emergencies, including earthquake events.</p>	
<p>PHS-N: Public Information on Geologic Hazards. The County shall continue existing County programs to inform the public about methods to reinforce structures against geologic and seismic impacts, and shall promote awareness and preparedness in the event of a geologic or seismic hazard. (PI)</p>	
Implements Which Policy(ies)	PHS-3.1; PHS-3.2
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	Community Development
<p>STATUS: The Office of Emergency Services has a website dedicated to emergency preparedness that contains information about what to do before, during, and after an earthquake.</p>	
<p>PHS-O: Community Wildfire Protection Plan. The County shall review and update the Community Wildfire Protection Plan every five years. (PSP)</p>	
Implements Which Policy(ies)	PHS-4.1
Responsible Department(s)	Office of Emergency Services
Supporting Department(s)	Community Development
<p>STATUS: In 2022, the State created the 2022 County Coordinator Statewide Grant Program, which is designed to assist counties with wildfire mitigation outreach and coordination. As a result, in February 2023, the Board of Supervisors approved the Office of Emergency Services to hire a temporary staff member using grant funds to serve as the County Coordinator. In coordination with the Fire Chiefs Association, the coordinator position was added to conduct an initial census of wildfire mitigation work in San Joaquin County, attend workshops at the local and State level, identify and summarize actions of local groups, and provide regular reports and updates on collaborative efforts. The coordinator position was also added to assist in analyzing gaps in Countywide wildfire resiliency and emergency preparedness, and to develop recommendations to fill these needs.</p>	

Part 4: ADMINISTRATION AND IMPLEMENTATION

PHS Public Health and Safety Element	
Table 4-6: Public Health and Safety	
PHS-P: Emission Banking. The County shall continue to support an emission banking program. (PSP)	
Implements Which Policy(ies)	PHS-6.2
Responsible Department(s)	Air Pollution Control District
Supporting Department(s)	Environmental Health, Community Development
STATUS: The Community Development Department continues to refer development projects to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for review, and participation in SJVAPC programs, as applicable, including emission banking.	
<p>PHS-Q: Agricultural Best Practices Implementation. To implement best practices, the County shall work with agricultural organizations and stakeholders to:</p> <ul style="list-style-type: none"> • create an outreach program to inform farmers about ways to: reduce fertilizer application with minimal to no effects on crop yield; reduce agricultural burning; and manage the collection and processing of manure and animal waste; and • develop an outreach and incentives program (e.g., rebate opportunities, waive permit fees, registration amnesty program) to encourage farmers to improve the efficiency of irrigation pumps. (IGC/PI) 	
Implements Which Policy(ies)	PHS-6.8
Responsible Department(s)	Community Development
Supporting Department(s)	Environmental Health
STATUS: The Agricultural Commissioner's Office provides information about pesticide application on their website, and the Environmental Health Department provides information about manure and animal waste management on their website. The Community Development Department also engages agricultural organizations and stakeholders during the review of development projects for input on best management practices, as applicable. One such agency, the San Joaquin Valley Air Pollution Control District, currently provides has an Ag Burn Alternatives Grant Program to provide incentives to utilize an alternative practice for the disposition of agricultural material from orchard/vineyard removals and Agricultural Irrigation Pump Engine Repower Program to provide incentives for engine replacement (repower) of engines/motors used to power agricultural irrigation pumps.	

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<h1 style="font-size: 2em; margin: 0;">PHS</h1> Public Health and Safety Element Table 4-6: Public Health and Safety	
PHS-R: Monitor GHG Emissions. The County shall monitor GHG emissions a minimum of every five years and verify results of meeting the GHG emission reduction targets and goals. (PSR)	
Implements Which Policy(ies)	PHS-6.1; PHS-6.2
Responsible Department(s)	Environmental Health
Supporting Department(s)	Community Development
STATUS: This is an ongoing process.	
PHS-S: Hazardous Waste Management Plan. The County shall review and update the County Hazardous Waste Management Plan (CHWMP) every five years. (PSP)	
Implements Which Policy(ies)	PHS-7.4
Responsible Department(s)	Public Works, Office of Emergency Services
Supporting Department(s)	Environmental Health
STATUS: The Environmental Health Department manages the Hazardous Materials Business Plan Program, the Hazardous Waste Generator Program, and the Hazardous Waste Tiered Permitting. The Hazardous Materials Business Plan Program is designed to protect the public health and safety and the environment by establishing business and area plans relating to the handling and release or threatened release of hazardous materials. The Hazardous Waste Generator Program is intended to protect public health and the environment from exposure to hazardous wastes through a comprehensive program of inspection, chemical emergency response, surveillance, complaint investigation, and assistance to industry, enforcement and public education. The Hazardous Waste Tiered Permitting program ensures that hazardous wastes treated on site prior to reuse or disposal are stored, handled and disposed of in compliance with state and federal laws and regulations.	
PHS-T: Hazardous Materials Area Plan. The County shall review and update the County Hazardous Materials Area Plan every five years. (PSP)	
Implements Which Policy(ies)	PHS-7.7
Responsible Department(s)	Public Works, Office of Emergency Services
Supporting Department(s)	Environmental Health, Office of Emergency Services
STATUS: In 2022, Office of Emergency Services updated the Emergency Operations Plan/Hazardous Material Area Plan.	

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PHS Public Health and Safety Element Table 4-6: Public Health and Safety 	
PHS-U: Hazardous Waste Inventory. The County shall continue to maintain and periodically update a parcel inventory of past and present hazardous materials use, disposal, and cleanup activities, and hazardous waste facilities. This inventory shall be consulted in all land use decisions. (PSR)	
Implements Which Policy(ies)	PHS-7.16
Responsible Department(s)	Office of Emergency Services, Environmental Health
Supporting Department(s)	Community Development
STATUS: The Community Development Department retains land use records and the Environmental Health Department retains records of hazardous waste sites. The Community Development Department refers new development projects to the Environmental Health Department for review, and also the Office of Emergency Services, as needed.	
PHS-V: Revise Building Code to Incorporate Noise Standards. The County shall review and update the County Building Regulations, as necessary, to ensure consistency with the most recent noise standards contained in the California Building Code, and to include the standards contained in Table 9.1 and 9.2, to include standards regulating noise from construction activities, and to facilitate a procedure for exemptions for special events, such as concerts and festivals. (RDR)	
Implements Which Policy(ies)	PHS-9.1; PHS-9.2
Responsible Department(s)	Community Development
Supporting Department(s)	
STATUS: The Community Development Department reviews and updates County Building Regulations following periodic updates to the California Building Code, including standards pertaining to noise. Additionally, in 2022, the Board of Supervisors approved a comprehensive Development Title update, which includes Chapter 9-404 Noise to establish standards for maximum noise limits and procedures for enforcing them to ensure that the General Plan limits on noise exposure and land use compatibility policies are achieved and maintained. This chapter includes exemptions for specific activities.	

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NCR Natural and Cultural Resources Element Table 4-7: Natural and Cultural Resources	
<p>NCR-A: Acquisition of Open Space. The County shall conduct a study to identify planned open space areas that are in jeopardy of conversion to other uses. Based on the findings of the study, the County shall work for public acquisition of the areas. (PSR)</p>	
Implements Which Policy(ies)	NCR-1.1; NCR-1.3
Responsible Department(s)	Parks and Recreation
Supporting Department(s)	General Services
<p>STATUS: The County limits development in areas identified as open space areas on the General Plan maps. If deemed necessary, the County could consider purchasing property to maintain open space.</p>	
<p>NCR-B: Agricultural Mitigation Strategy. The County, in coordination with the Agricultural Technical Advisory Committee, shall review and update the Agricultural Mitigation Strategy every 5 years. (PSP)</p>	
Implements Which Policy(ies)	LU-7.1; LU-7.10; LU-7.11; LU-7.12; LU-7.13
Responsible Department(s)	Community Development Department
Supporting Department(s)	
<p>STATUS: The Agricultural Mitigation Strategy is tied to the Agricultural Mitigation ordinance contained in Chapter 9-701 of the Development Title, which is currently being updated. Once the Agricultural Mitigation ordinance is updated, the Community Development Department will work with the Agricultural Technical Advisory Committee on the Agricultural Mitigation Strategy, as needed.</p>	
<p>NCR-C: Water Quality Maintenance. The County shall work with cities and water agencies to prepare a countywide hydrologic zone map indicating areas of known groundwater quality degradation to ensure proper well construction in those areas underlain by poor water quality and prohibition of use of the resource for specific purposes. (PSR/IGC)</p>	
Implements Which Policy(ies)	NCR-3.3; NCR-3.4
Responsible Department(s)	Public Works Department
Supporting Department(s)	
<p>STATUS: Since the Fall of 1971, the San Joaquin County Flood Control and Water Conservation District (District) has monitored groundwater levels and groundwater quality throughout San Joaquin County and has published the data in the Semi-annual Groundwater Report. The report contains a groundwater elevation map, as well as a number of other figures and graphs pertaining to groundwater information.</p>	

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NCR Natural and Cultural Resources Element Table 4-7: Natural and Cultural Resources	
NCR-D: Management of Water Resources. The County shall monitor current and future water demands throughout the County and opportunities to improve water supply reliability. (PSR)	
Implements Which Policy(ies)	NCR-3.3
Responsible Department(s)	Public Works Department
Supporting Department(s)	
STATUS: The Water Resources Division of the Department of Public Works engages in regional, long range planning for County-wide water issues, development of water rights and new surface water supply, groundwater management, monitoring of groundwater resources, and defending water supply and quality for future water resource sustainability in San Joaquin County and the San Joaquin Delta.	
NCR-E: Semi-Annual Groundwater Report. The County shall prepare a semi-annual Groundwater Report to monitor groundwater levels and groundwater quality, particularly around landfills and other facilities that could contaminate groundwater. (PSR)	
Implements Which Policy(ies)	NCR-3.3
Responsible Department(s)	Public Works
Supporting Department(s)	
STATUS: Since the Fall of 1971, the San Joaquin County Flood Control and Water Conservation District (District) has monitored groundwater levels and groundwater quality throughout San Joaquin County and has published the data in the Semi-annual Groundwater Report.	
NCR-F: Renewable Energy/PACE Program. The County shall develop and implement an incentive program to encourage the installation of solar hot water heaters and solar PV on existing and new developments. The County shall establish a Property Assessed Clean Energy (PACE) (AB 811) program for residential and commercial energy efficiency retrofit projects. (PSP)	
Implements Which Policy(ies)	NCR-5.1; NCR-5.2
Responsible Department(s)	Community Development Department
Supporting Department(s)	

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STATUS: In 2016, the Board of Supervisors established a local PACE program, which is managed by the Neighborhood Preservation Division in the Health Care Services Agency. The PACE program provides financing for energy-efficient and renewable energy products, including solar products, as well as water-saving and drought-resistant products within unincorporated San Joaquin County.

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NCR Natural and Cultural Resources Element	
Table 4-7: Natural and Cultural Resources	
<p>NCR-G: Remove Barriers to Renewable Energy. The County shall review and revise, as necessary, building and development codes and the Development Title and remove or otherwise address barriers to renewable energy production. (RDR)</p>	
Implements Which Policy(ies)	NCR-5.2; NCR-5.3; NCR-5.4; NCR-5.6
Responsible Department(s)	Community Development Department
Supporting Department(s)	
<p>STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update, which includes a new use types and allowable zones for renewable energy production. Additionally, the Building Code is updated periodically to account for new uses and regulations.</p>	
<p>NCR-H: Solar Energy Ordinance. The County shall develop, adopt, and implement an ordinance that guides the construction, installation, operation, and decommissioning of solar energy facilities. The ordinance shall describe where solar energy facilities are permitted within the County and the approval process. The ordinance shall provide for the protection of agricultural and biological resources. (RDR)</p>	
Implements Which Policy(ies)	NCR-5.3
Responsible Department(s)	Community Development Department
Supporting Department(s)	
<p>STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update, which includes use types to address solar energy facilities of various scale and purpose. Development Title Section 9-400.060 Small Residential Rooftop Solar Energy Installations establishes development standards and expedited permit review procedures for small rooftop solar energy solar energy systems, which are allowed by-right under State law, while Development Title Section 9-409.430 Solar Energy Systems provides standards for other solar energy systems.</p>	

2023 ANNUAL PROGRESS REPORT FOR THE 2035 SAN JOAQUIN COUNTY GENERAL PLAN
Part 4: ADMINISTRATION AND IMPLEMENTATION

NCR		Natural and Cultural Resources Element
Table 4-7: Natural and Cultural Resources		
NCR-I: Review of Energy Consumption of County Operations. The County shall annually review and report on County energy consumption performance and identify programs and techniques to increase its energy efficiency. (PSR)		
Implements Which Policy(ies)	IS-3.1; IS-3.3; IS-3.4; IS-3.5; IS-3.6; IS-3.7	
Responsible Department(s)	General Services	
Supporting Department(s)		
STATUS: The General Services Department manages County facilities and implements energy efficient changes when possible.		
NCR-J: Government Automobiles. As vehicles come up for replacement, the County shall evaluate the feasibility of replacing them with hybrids, alternative fuel, or smaller and more energy-efficient vehicles.		
Implements Which Policy(ies)	IS-3.5; IS-3.6	
Responsible Department(s)	Public Works	
Supporting Department(s)	General Services	
STATUS: The Fleet Services Division of the Department of Public Works replaces County vehicles with hybrids, alternative fuel, or smaller and more energy-efficient vehicles when possible.		
NCR-K: Industrial Design Standards. The County shall establish standards to incorporate design features that use renewable energy sources in commercial, industrial, and agricultural uses. These standards may include orientation of structures for solar energy use, orientation or provision of adequate structural support for solar collectors, or use of cogeneration facilities. (RDR)		
Implements Which Policy(ies)	NCR-5.11	
Responsible Department(s)	Community Development Department	
Supporting Department(s)		
STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update, which includes updates to account for renewable energy/solar energy. Additionally, the Community Development Department is currently reviewing potential new design guidelines for commercial and industrial development in the unincorporated County.		

2023 ANNUAL PROGRESS REPORT FOR THE 2035 SAN JOAQUIN COUNTY GENERAL PLAN
Part 4: ADMINISTRATION AND IMPLEMENTATION

NCR Natural and Cultural Resources Element	
Table 4-7: Natural and Cultural Resources	
NCR-L: Historic Preservation Commission. The County shall establish a Historic Preservation Commission to promote heritage preservation programs. (PSP)	
Implements Which Policy(ies)	NCR-6.1; NCR-6.9
Responsible Department(s)	Historical Society
Supporting Department(s)	
STATUS: The County currently has a Historic Records Commission whose purpose is to foster and promote the preservation of historical records. In addition to two members appointed by the Board of Supervisors, the members include the County Clerk or designee; County Librarian or designee; and County Museum Director or designee.	
NCR-M: Historic Resource Inventory. The County shall work with the Historical Society to inventory heritage resources in the County. The County shall designate additional Historic Landmarks based on the findings of inventory efforts. (PSR/IGC)	
Implements Which Policy(ies)	NCR-6.1; NCR-6.4
Responsible Department(s)	Community Development Department
Supporting Department(s)	
STATUS: The Historic Records Commission fosters and promotes the preservation of historical records. The County Museum identifies new potential heritage resources.	

2023 ANNUAL PROGRESS REPORT FOR THE 2035 SAN JOAQUIN COUNTY GENERAL PLAN
Part 4: ADMINISTRATION AND IMPLEMENTATION

NCR Natural and Cultural Resources Element	
Table 4-7: Natural and Cultural Resources	
<p>NCR-N: Historic and Cultural Resource Preservation Regulations. The County shall update the Development Title to include archaeological, paleontological, and historic resource regulations, which will specify procedures to be followed in the event that significant resources are discovered during the development process. (RDR)</p>	
Implements Which Policy(ies)	NCR-6.5
Responsible Department(s)	Community Development Department
Supporting Department(s)	
<p>STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update, which includes Chapter 9-705 Historic Districts and Landmarks to establish regulations for establishing Historic District and Landmark designations for the preservation of historic resources of cultural, archaeological, architectural, aesthetic, and environmental value within the County.</p>	
<p>NCR-O: Mineral Resource Overlay Zone. The County shall update the Development Title to include a Mineral Resource Overlay Zone to be applied to areas in the County identified by the State Division of Mines and Geology as having mineral deposits of significant quantity, value, or quality in order to preserve those areas for mineral resource extraction. (RDR)</p>	
Implements Which Policy(ies)	NRC-4.1; NRC-4.2
Responsible Department(s)	Community Development
Supporting Department(s)	
<p>STATUS: In December 2022, the Board of Supervisors approved a comprehensive Development Title update, which includes Section 9-707.040 Mineral Resource Protection to identify requirements for extractive projects and non-extractive projects/activities proposed in areas of significant sand and gravel deposits designated for Resource Conservation on the General Plan Map or identified as sand and gravel resources by the by the California Division of Mines and Geology or the California Geologic Survey published by the State Department of Conservation. Additionally, the Geographic Information Systems Division of the Community Development Department maintains a Mineral Resource Zones layer in the County's District Viewer mapping system to identify resource areas.</p>	

Part 4: ADMINISTRATION AND IMPLEMENTATION

NCR Natural and Cultural Resources Element	
Table 4-7: Natural and Cultural Resources	
<p>NCR-P: Park and Recreation Master Plan. The County shall prepare, maintain, and implement a Park and Recreation Master Plan that identifies long-range recreational needs of the county, potential park sites and trail corridors, opportunities for partnerships, and financing strategies for local and regional parks. The Plan shall include an inventory of recreational facilities in existing communities and an analysis of needed additional facilities. The County shall update the Master Plan every five years to respond to changing community needs and recreation trends. (PSP)</p>	
<p>Implements Which Policy(ies)</p>	<p>NCR-8.1; NCR-8.8; NCR-8.11</p>
<p>Responsible Department(s)</p>	<p>General Services, Parks and Recreation Division</p>
<p>Supporting Department(s)</p>	
<p>STATUS: In 2018, the Parks And Recreation Benchmarking and Assessment Report was completed to assist the Parks and Recreation Division of the General Services Department with administration and operation of the County's parks. The report evaluated how San Joaquin County compares to other counties based on a wide range of quantitative and qualitative information regarding parks, recreation, facilities, employees, services, and finances. The report also made several recommendations for improvements. Additionally, the 2023-24 to 2027-28 Capital Improvement Plan includes several water and/or sewer related park projects funded by the American Rescue Plan Act (ARPA). These projects include lake bank repairs at Oak Grove Regional Park, a new well at Westgate Landing, and preliminary work on irrigation upgrades, sewer tie-in at Gianone Park, sewer and domestic water tie-ins at Micke Grove Regional Park, a new well at the Regional Sports Complex, and installation of upgraded irrigation and smart meter systems at eight community parks. In 2021, the Board of Supervisors also approved the 2021-2026 Micke Grove Zoo Strategic Plan to update and improve the needs of the Micke Grove Zoo.</p>	
<p>NCR-Q: Public Land Acquisition for Recreation. The County shall conduct a study to identify sites for potential future. Based on current and projected park and recreation needs, the County shall acquire the identified sites when funds become available. Special consideration shall be given for early acquisition and/or protection to those areas that have special features or are in areas planned for urban development. (PSR)</p>	
<p>Implements Which Policy(ies)</p>	<p>NCR-8.2</p>
<p>Responsible Department(s)</p>	<p>General Services, Parks and Recreation Division</p>
<p>Supporting Department(s)</p>	<p>Community Development Department</p>
<p>STATUS: The Parks and Recreation Division of the General Services Department is currently considering development of a new park near the City of Tracy.</p>	

2023 ANNUAL PROGRESS REPORT FOR THE 2035 SAN JOAQUIN COUNTY GENERAL PLAN
Part 4: ADMINISTRATION AND IMPLEMENTATION

NCR Natural and Cultural Resources Element Table 4-7: Natural and Cultural Resources	
<p>NCR-R: Study Recreational Potential of Selected Waterways. The County shall prepare a study of the recreational potential of selected waterways, particularly for trails, along the Calaveras River, the San Joaquin River, the Stockton Diverting Canal, and water conveyance projects. The potential for land use conflicts associated with public use of waterways (e.g., trespassing, littering, vandalism, compromising the integrity of flood protection) shall be assessed for selected recreation sites. (PSR)</p>	
Implements Which Policy(ies)	NCR-8.16; NCR-8.17; NCR-8.18
Responsible Department(s)	General Services, Parks and Recreation Division
Supporting Department(s)	
<p>STATUS: This is an ongoing process. The Community Development Department is currently considering policy changes to make development of recreation opportunities more feasible.</p>	

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Attachment B
2024 San Joaquin County Housing Element
Annual Progress Report
(Table B, only)

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Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability															
Income Level	RHNA Allocation by Income Level	Projection Period 06/30/2023- 12/30/2023	2							Total Units to Date (all years)	Total Remaining RHNA by Income Level				
			2023	2024	2025	2026	2027	2028	2029			2030	2031	3	4
Very Low	Deed Restricted Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	1,824
Low	Deed Restricted Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	1,145
Moderate	Deed Restricted Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-	1,734
Above Moderate		209	-	-	-	-	-	-	-	-	-	-	-	-	2,568
Total RHNA		8,808	-	1,328	-	-	-	-	-	-	-	-	-	1,537	7,271
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
	5 Extremely low- Income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	6 Total Units to Date	7 Total Units Remaining		912
Extremely Low-Income Units*			-	-	-	-	-	-	-	-	-	-	-	-	912

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Planning Commission Staff Report
Item # 2, May 1, 2025
Williamson Act Contract Cancellation No. PA-2300137
Lot Line Adjustment No. PA-2500077
Prepared by: Alisa Goulart

PROJECT SUMMARY

Applicant Information

Property Owner: The Richard B. and Anna R. Miller Trust, et al
Project Applicant: Dillon and Murphy (c/o Joe Murphy)

Project Site Information

Project Address: 20861 East Walnut Drive, Linden
Project Location: On the north side of East Walnut Drive, 3,050 feet east of North Wall Road, northeast of Linden.

Parcel Number (APNs):	091-310-38, -39, & -40	Water Supply:	Private
General Plan Designation:	A/G	Sewage Disposal:	Private
Zoning Designation:	AG-40	Storm Drainage:	Private
Project Size:	2.0 acres	100-Year Flood:	Yes (x[500])
Parcel Size:	21.09 acres	Williamson Act:	Yes
Community:	None	Supervisorial District:	4

Environmental Review Information

CEQA Determination: Notice of Exemption (Attachment C)

Project Description

This project is a Williamson Act Contract Cancellation to remove a 2-acre portion of parcel number 091-310-40 from contract to facilitate a Lot Line Adjustment between 2 parcels resulting in a 2-acre parcel and a 19.09-acre parcel. Both parcels are currently under Williamson Act Contract No. WA-69-C1-0130, which does not permit a Lot Line Adjustment to result in a parcel less than 10 acres in size. A Notice of Nonrenewal (PA-2300138) has been recorded for the 2-acre portion, as required. The applicant intends to utilize the parcel to build a single-family residence.

Recommendation

1. Forward the Notice of Exemption to the Board of Supervisors with a recommendation to adopt (Attachment C);
2. Forward the County Assessor Valuation letter for the cancellation fee amount of \$25,000 to the Board of Supervisors with a recommendation to certify the fee to the County Auditor (Attachment G);
3. Forward the Finding No. 1 and the related subfindings for Williamson Act Contract Cancellation to the Board of Supervisors with a recommendation to adopt (Attachment D);

4. Forward Williamson Act Contract Cancellation No. PA-2300137 to the Board of Supervisors with a recommendation to approve the Tentative Certificate of Cancellation (Attachment F);
5. Forward Lot Line Adjustment No. PA-2500077 to the Board of Supervisors with a recommendation to approve with the recommended Conditions of Approval (Attachment H).

NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: April 21, 2025

Number of Public Hearing notices: 61

Date of Public Hearing notice mailing: April 18, 2025.

Referrals and Responses

- **Early Referral Date:** March 21, 2024
- **Negative Declaration Posting Date:** N/A
- **Project Referral with Environmental Determination Date:** February 12, 2025
- **OPR State Clearinghouse #:** N/A

Agency Referrals	Response Date – Early Consultation	Response - Date Referral
County Departments		
Assessor		
Ag Commissioner		
Community Development		
Building Division		
Fire Prevention Bureau		
Public Works	4/25/2024	4/17/2025
Environmental Health	4/2/2024	
Sheriff's Office		
Mosquito & Vector Control		
Supervisor: District 4		
State Agencies		
Fish & Wildlife, Division: 2		
Dept of Conservation		
Federal Agencies		
Local Agencies		
Linden-Peters Fire District		
Stockton East Water District		

Agency Referrals	Response Date – Early Consultation	Response - Date Referral
Local Agencies		
S.J.C.O.G.	4/3/2025	
Air Pollution Control District		
Dept. of Conservation		
Miscellaneous		
P.G.&E.		4/3/2025
Farm Bureau		
Sierra Club		

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ANALYSIS

Background

On November 11, 2020, the Community Development Department approved Certificate of Compliance No. PA-2000195 recognizing a 0.15-acre lot (APN: 091-310-38) as separate from the remaining 20.94-acre lot (APN: 091-310-39). The full 21.07-acre lot was under Williamson Act Contract No. WA-69-C1-0130 and, following the recognition of 2 legal lots, both lots remained under contract. On June 14, 2023, the applicant submitted Williamson Act Contract Cancellation No. PA-2300137 concurrently with Williamson Act Contract Notice of Nonrenewal PA-2300138, to remove a 2-acre portion of the 20.94-acre lot from contract. While the Nonrenewal application was processed immediately according to procedure¹, the Cancellation application was declared incomplete because the underlying project was not submitted. On March 24, 2025, the underlying project, Lot Line Adjustment No. PA-2500077, was submitted to move the lot lines of the 0.15-acre lot to create a 2-acre lot in the northwest corner of APN: 091-310-39.

Williamson Act

On February 25, 1969, the Board of Supervisors approved Williamson Act Contract No. WA-69-C1-0130 on APN: 091-310-17, which included the project site. The Williamson Act program, also known as the California Land Conservation Act, was established in 1965 and is a contract between a private landowner and the County that restricts land to agricultural or open space uses. Parcels under contract are assessed for property tax purposes at a rate consistent with their actual use, rather than their potential market value. The minimum initial term of the contract is 10 years and the contract automatically renews each year for an additional year unless a “Notice of Nonrenewal” is filed which begins the termination process over a 10-year period. Property owners can also submit a Williamson Act Contract Cancellation to request an immediate termination of the contract and must submit a Notice of Nonrenewal concurrently. Notice of Nonrenewal applications are processed at staff level, while Williamson Act Contract Cancellation applications may only be granted by the Board of Supervisors.

Lot Line Adjustments

The California Land Conservation Act regulates Lot Line Adjustments involving parcels under a Williamson Act Contract.² Among the regulations is the requirement that the parcels subject to contract must be large enough to sustain their agricultural use after the Lot Line Adjustment, which is defined as a minimum of 10 acres of prime farmland or 40 acres of non-prime farmland.³ The project site is designated as Prime Farmland by the Department of Conservation Farmland Mapping and Monitoring Program.

Approval of Lot Line Adjustment No. PA-2500077 will result in a 2-acre parcel, which does not meet the minimum size requirement for parcels designated as prime farmland under a Williamson Act Contract. Therefore, in order to facilitate the Lot Line Adjustment, the applicant has applied for a contract cancellation of the 2-acre portion.

Cancellation

Pursuant to Government Code Section 51282(a) and Development Title Section 9-702.090, the Board of Supervisors may grant tentative approval for cancellation of a Williamson Act contract only if the Board of Supervisors makes at least 1 of 2 findings found in Government Code Section 51282(a) and summarized below:

1. The cancellation is consistent with the purposes of the Williamson Act; and/or
2. The cancellation is in the public interest.

¹ Government Code Section 51245

² Government Code Section 51257

³ Government Code Section 51222

The applicant provided the bases to make Finding No. 1, that the cancellation is consistent with the purposes of the Williamson Act, and has provided analysis based on the required subfindings. (Attachment D) Staff recommends that this finding can be made in the affirmative.

Cancellation Value and Cancellation Fees

If the Planning Commission recommends approval of the cancellation to the Board of Supervisors, the Board of Supervisors will either deny the request or approve a Tentative Certificate of Cancellation with conditions and contingencies, including a cancellation fee calculated by the County Assessor. Before the Board can execute a Final Certificate of Cancellation, the landowner must pay the cancellation fee and satisfy any additional conditions and/or contingencies imposed by the Board.

The County Assessor is responsible for computing the cancellation fee for the subject property based on 12.5% of the current market value. (Attachment G) Prior to approving a Tentative Certificate of Cancellation, the Board of Supervisors must certify the amount of the cancellation fee to the County Auditor. The fee calculation by the County Assessor is provided below:

APN: 091-310-40:

As-is Current Market Value	\$200,000
<u>12.5% Cancellation Rate</u>	<u>x .125</u>
Cancellation Fee	\$ 25,000

CEQA Exemption

The Community Development Department determined that the proposed Williamson Act Contract Cancellation and Lot Line Adjustment are exempt from CEQA under Categorical Exemption Class 4 (CEQA Guidelines Section 15304) and Class 5 (CEQA Guidelines Section 15305). The Class 4 exemption states that projects consisting of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes are exempt from CEQA review. The Class 5 exemption includes minor alterations in land use limitations including minor lot line adjustments. Although this project will change the status of the Williamson Act contract and alter existing lot lines, it will not result in more than minor alterations to the land or the land use, therefore is exempt from CEQA.

 If the application is approved, a Notice of Exemption will be filed following approval of the Final Certificate of Cancellation. (Attachment C)

RECOMMENDATION

It is recommended that the Planning Commission:

1. Forward the Notice of Exemption to the Board of Supervisors with a recommendation to adopt (Attachment C);
2. Forward the County Assessor Valuation letter for the cancellation fee amount of \$25,000 to the Board of Supervisors with a recommendation to certify the fee to the County Auditor (Attachment G);
3. Forward the Findings No. 1 and the related subfindings for Williamson Act Contract Cancellation to the Board of Supervisors with a recommendation to adopt (Attachment D);
4. Forward Williamson Act Contract Cancellation No. PA-2300137 to the Board of Supervisors with a recommendation to approve the Tentative Certificate of Cancellation (Attachment F).
5. Forward Lot Line Adjustment No. PA-2500077 to the Board of Supervisors with a recommendation to approve with the recommended Conditions of Approval (Attachment H)

Attachments:

Attachment A – Site Plan and Map

Attachment B – Agency Response Letters

Attachment C – Environmental Document – Notice of Exemption

Attachment D – Findings for Williamson Act Contract Cancellation

Attachment E – Williamson Act Contract Cancellation No. PA-2300137

Attachment F – Tentative Certificate of Cancellation

Attachment G – Assessor's Valuation

Attachment H – Lot Line Adjustment No. PA-2500077 Conditions of Approval

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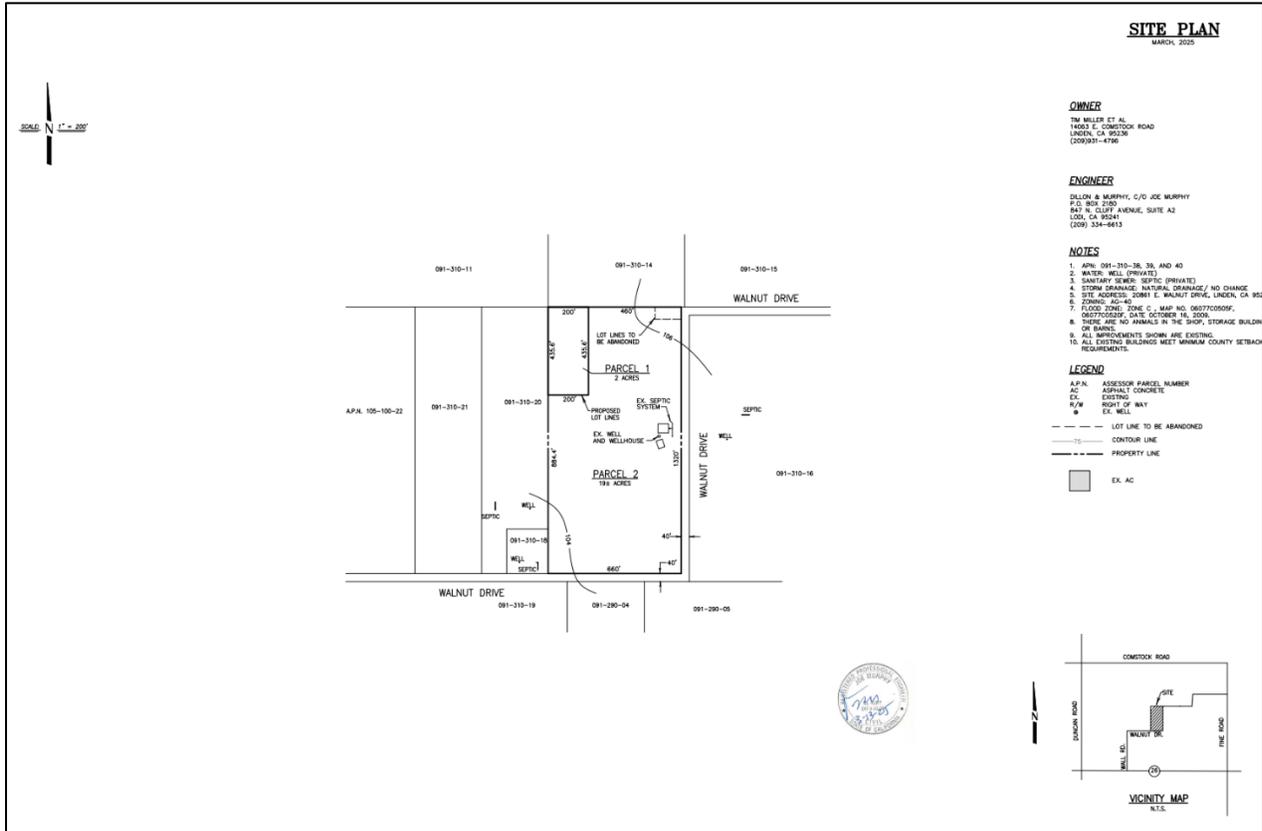
Attachment A

Site Plan and Map

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SITE PLAN

Lot Line Adjustment No. PA-250077



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Attachment B **Agency Response Letters**

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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

Kristi Rhea, Deputy Director - Administration

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

April 17, 2025

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Alisa Goulart

SR

FROM: Shayan Rehman, Engineering Services Manager
Development Services Division

SUBJECT: PA-2300137, -138, and PA-2500077 (WC, WN, LA); A Lot Line Adjustment application between 2 parcels. Parcel 1 to contain 2 acres. Parcel 2 to contain 19.09 acres. Both parcels are accessed from E. Walnut Drive. Both parcels will utilize onsite wells and septic systems and natural drainage for storm water. These parcels are under Williamson Act contract. This application is tied to Williamson Act Nonrenewal Contract No. PA-2300138 and Williamson Act Contract Cancellation No. PA-2300137 to cancel a 2-acre portion from the contract; located on the north side of E. Walnut Drive, 3,170 feet east of N. Wall Road, Linden.

(Supervisory District 4)

OWNERS: Richard L. and Eleanor B. Miller

APPLICANT: Dillon & Murphy

ADDRESS: 20861 E. Walnut Drive, Linden

APN: 091-310-38, -39, -40

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

Walnut Drive has an existing right-of-way width of 40 feet and a planned right-of-way width of 50 feet.

RECOMMENDATIONS:

- 1) Prior to change of ownership of either parcel OR prior to the release of any non-agricultural building permit on Parcel 1: a minimum 25-foot-wide private right-of-way or access easement shall be made across Parcel 2 for the benefit of Parcel 1.
- 2) A Recorded Deed is allowed, but if points or lines are set, a Record of Survey is required to be filed with the County Surveyor. (New legal description shall be submitted to Surveyor's office for review.) (Development Title Section 9-511)

1810 East Hazelton Avenue | Stockton, California 95205 | T 209 468 3000 | F 209 468 2999
 f Follow us on Facebook @ PublicWorksSJC Visit our website: www.sjgov.org/pubworks

PA-2300137, -138, and PA-2500077 (WC, WN, LA)

3) New description must reflect correct distance with qualifiers to avoid overlap or gap.

SR:GM:FS



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Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

April 2, 2024

To: San Joaquin County Community Development Department
Attention: Alisa Goulart

From: Naseem Ahmed; (209) 616-3018 
Senior Registered Environmental Health Specialist

RE: **PA-2300137 (WC), Early Consultation, SU0015711**
20861 E. Walnut Dr., Linden

The Environmental Health Department has the following comment: All Onsite Wastewater Treatment Systems (OWTS) must comply with San Joaquin County Local Agency Management Program (LAMP) and current OWTS standards.

1868 E. Hazelton Avenue | Stockton, California 95205 | T 209 468-3420 | F 209 464-0138 | www.sjgov.org/ehd



April 18, 2025

Ref: Gas and Electric Transmission and Distribution

Hello,

Thank you for submitting project plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: <https://www.pge.com/en/account/service-requests/building-and-renovation.html>.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 24 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 24 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 24 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an "Impressed Current" cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. **Buildings and Other Structures:** No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as **"RESTRICTED USE AREA – NO BUILDING."**
2. **Grading:** Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. **Fences:** Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. **Landscaping:** Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. **Reservoirs, Sumps, Drainage Basins, and Ponds:** Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. **Automobile Parking:** Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. **Storage of Flammable, Explosive or Corrosive Materials:** There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.



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Community Development Department

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Attachment C

Notice of Exemption

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Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF EXEMPTION

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

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

County Clerk, County of San Joaquin

Project Title: Williamson Act Contract Cancellation No. PA-2300137 and Lot Line Adjustment No. PA-2500077

Project Location - Specific: The project site is on the north side of E. Walnut Drive, 0.5 miles east of N. Wall Road, Linden. (APN/Address: 091-310-38, -39, -40 / 20861 E. Walnut Dr., Linden) (Supervisorial District: 4)

Project Location – City: Linden

Project Location – County: San Joaquin County

Project Description: This project is a Williamson Act Contract Cancellation to remove a 2-acre portion of parcel number 091-310-40 from contract to facilitate a Lot Line Adjustment between 2 parcels resulting in a 2-acre parcel and a 19.09-acre parcel. Both parcels are currently under Williamson Act Contract No. WA-69-C1-0130, which does not permit a Lot Line Adjustment to result in a parcel less than 10 acres in size.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

Project Proponent(s): Richard Miller ET AL / Dillon & Murphy

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

Name of Person or Agency Carrying Out Project: Alisa Goulart, Associate Planner
San Joaquin County Community Development Department

Exemption Status:
Categorical Exemption. (Sections 15304 and 15305)

Exemption Reason:
This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15304 which consists of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes and Section 15305 which consists of minor alterations in land use limitations including minor lot line adjustments.

Lead Agency Contact Person:
Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

Signature: _____ Date: _____
Name: Gerardo 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 D

Findings for Williamson Act Contract Cancellation

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FINDINGS FOR WILLIAMSON ACT CONTRACT CANCELLATION

PA-2300137

1. That the cancellation is consistent with the purposes of the Williamson Act;

This finding that the cancellation is consistent with the purposes of the Williamson Act can be made in the affirmative as described below in the subfindings.

- a. The cancellation is for land on which a Notice of Nonrenewal has been served pursuant to Section 51245 of the Government Code.

This subfinding can be made because the landowner has served a Notice of Nonrenewal pursuant to Section 51245 of the Government Code. On June 14, 2023, the property owner submitted Notice of Nonrenewal No. PA-2300138 for the 2.0-acre portion of the parcel (APN: 091-310-40).

- b. The cancellation is not likely to result in the removal of adjacent lands from agricultural use.

This subfinding can be made because the proposed cancellation for the 2-acre portion of the parcel is to allow a homesite for a family member. With the exception of the envelope of the residence, the remaining parcel area will remain in agriculture as it is currently farmed in conjunction with the property owner's adjoining 20-acre parcel. Other parcels in the area are large enough to develop homesite parcels through the subdivision process, which could also remove 2 to 5 acres from agricultural use, which is a permitted use and would not change as a result of this cancellation request, if approved.

- c. The cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan.

This subfinding can be made because the alternative use for the 2.0 acres that are proposed for removal from Williamson Act contract is a homesite. This parcel is designated as General Agriculture (A/G) in the 2035 General Plan, and residences are a permitted use on parcels designated as A/G. As a result, the alternative use of the site is consistent with the General Plan.

- d. The cancellation will not result in discontinuous patterns of urban development.

This subfinding can be made because the zoning of the subject lots (General Agriculture) is consistent with the zoning designations of the surrounding lots and the cancellation will not result in development that is not permitted on surrounding lots. The General Agriculture zoning designation permits a maximum of one single family residence and one accessory dwelling unit. Therefore, the cancellation will not result in discontinuous patterns of urban development.

- e. There is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land.

This subfinding can be made because the property owners do not own any contracted proximate land that could be used in the Lot Line Adjustment. The purpose of the application is to create a parcel suitable for a homesite. This application does not promote urban development as rural homesites are not an urban use and the remainder of the property will continue to be farmed.

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Attachment E

Williamson Act Contract Cancellation Application

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APPLICATION – CONTRACT CANCELLATION

SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

FILE NUMBER: **PA2300137**

TO BE COMPLETED BY THE APPLICANT PRIOR TO FILING THE APPLICATION		
Owner Information	Applicant Information	
Name: Tim Miller, et al	Name: Dillon & Murphy, c/o Joe Murphy	
Address: 14063 E. Comstock Road Linden, CA 95236	Address: PO Box 2180 Lodi, CA 95241	
Phone: 209-931-4796	Phone: 209-334-6613	
PROJECT DESCRIPTION		
Proposal		
Description of the proposed project (proposed alternative use of the property):		
We would like to take two acres out of Contract to be used at a later date as a homesite parcel for a family member.		
Existing General Plan Designation: A/G		
Is the proposed use consistent with the General Plan Designation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "No", explain:		
PROPERTY AND VICINITY DESCRIPTION		
Property Information		
Assessor Parcel Number(s)	Property Size	Number of Parcels
091-310-17	19.09 Ac	one
Property Address: 20861 E. Walnut Drive, Linden, CA 95236		
Williamson Contract Number(s): 690130		Date:
Notice of Non-Renewal filed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Date filed: September 1, 2022

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APPLICATION – CONTRACT CANCELLATION

SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

FILE NUMBER: PA-_____

PROPERTY AND VICINITY DESCRIPTION (Continued)	
Existing Land Uses	
Uses On-Site (description of Ag Crops):	Walnuts and a residence
Uses to the North:	Walnuts
Uses to the East:	Walnuts
Uses to the South:	Walnuts
Uses to the West:	Walnuts and a residence
ENVIRONMENTAL INFORMATION (USE ADDITIONAL PAPER, IF NECESSARY)	
Water, Drainage and Flooding	
Describe any areas subject to flooding (include flood depths and flood panel map number):	
No zones are subject to flooding. FEMA Flood Map 06077C0365F Zone X and FEMA Floor Map 06077C0370F Zone X	
Describe the current depth of the ground water and depth to potable water:	
Potable is 180' +/-, Groundwater is 150' +/-	
Describe any existing drainage courses or eroded areas on or near the project site (e.g. rivers, creeks, swales or drainage ditches):	
N/A	
Land, Land Use and Biota	
Describe the site's topography (e.g. land forms, slopes, etc.):	
Flat	
Describe agricultural land that will be lost as a result of the project (type of crops, acres, quality of soil, etc.):	
None	
Describe any wildlife habitat on-site and species that are or may be present:	
Native birds and rodents.	

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APPLICATION – CONTRACT CANCELLATION

SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

FILE NUMBER: PA-_____

Land, Land Use and Biota (Continued)
Describe any vegetation on-site by type and extent:
Walnuts
Air Quality
Describe air pollutants that may result from the project (e.g. construction related dust, vehicle trips per day, fire places, incinerators, etc.):
N/A
Other
Describe any items of historical or archaeological interest on-site (e.g. cemeteries or structures):
N/A
Describe any on-site or off-site sources of noise or vibration (e.g. freeway noise, heavy equipment, etc.):
N/A
Describe any on-traffic increases:
N/A
Describe any on-site or off-site source of odor (e.g. agricultural wastes):
N/A
Describe any displacement of people that will be caused by the project (e.g. numbers of people, housing units):
N/A

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Williamson Act Contract Cancellation (Revised 05-11-09)



APPLICATION – CONTRACT CANCELLATION

SAN JOAQUIN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

FILE NUMBER: PA-_____

AUTHORIZATION SIGNATURES PAGE 1

ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION.

I, the Owner/Agent agree, to defend, indemnify, and hold harmless the County and its agents, officers and employees from any claim, action or proceeding against the County arising from the Owner/Agent's project.

I, further, certify under penalty of perjury that I am (check one):

Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or

Legal agent (attach proof of the owner's consent to the application of the property's involved in this application and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.

Print Name: <u>Timothy L. Miller</u>	Signature: <u>[Signature]</u>	Date: <u>9/6/02</u>
Print Name: <u>Eleanor Miller</u>	Signature: <u>[Signature]</u>	Date: <u>9/6/02</u>
Print Name: <u>Mark Miller</u>	Signature: <u>[Signature]</u>	Date: <u>9/6/02</u>
Print Name: <u>Anna R. Miller</u>	Signature: <u>[Signature]</u>	Date: <u>9-16-22</u>
Print Name: <u>Richard B Miller</u>	Signature: <u>[Signature]</u>	Date: <u>9-16-22</u>

FINDINGS

FINDINGS

In order to grant tentative approval to an application for contract cancellation, the Board of Supervisors must make either of the set of findings below:

- The cancellation is consistent with the purposes of the Williamson Act because:
 - The cancellation is for land on which a Notice of Nonrenewal has been served pursuant to Section 51245 of the Government Code.
 - The cancellation is not likely to result in the removal of adjacent lands from agricultural use.
 - The cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan.
 - The cancellation will not result in discontinuous patterns of urban development.
 - There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

---- OR ----

- The cancellation is in the public interest because:
 - Other public concerns substantially outweigh the objectives of the Williamson Act.
 - There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contract land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

Note: On a separate sheet (s) of paper, please indicate which of the two findings you think can be made to support your request for contract cancellation including the required subfindings. These findings that you provide will be included with the staff report that is prepared by staff and distributed to the Board of Supervisors.



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Attachment F

Williamson Act Cancellation

Tentative Certificate of Cancellation

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DRAFT

AFTER RECORDING, RETURN TO:
San Joaquin County Community Development Department
1810 Hazelton Avenue, Stockton, CA 95205
Attn: Alisa Goulart

RECORDING INITIATED BY:

San Joaquin County Community Development Department
1810 Hazelton Avenue, Stockton, CA 95205

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

RESOLUTION

R-XX-XX

RESOLUTION APPROVING TENTATIVE WILLIAMSON ACT CONTRACT CANCELLATION NO. PA-2300137 OF
THE RICHARD B. AND ANNA R. MILLER TRUST, ET AL

WHEREAS, on (date), 2025, the Board of Supervisors did conduct a public hearing on said matter, notice of which hearing was given in accordance with law, and oral and documentary evidence having been received in favor of or opposed to said matter, and this Board of Supervisors being advised on the premises.

NOW, THEREFORE, BE IT RESOLVED by this Board of Supervisors that said Williamson Act Contract Cancellation be, and it hereby is approved, with the following conditions and contingencies:

Pay the full amount of the cancellation fee of \$25,000. Unless the fee is paid within the time period specified by the County Assessor, said fee shall be computed as of the date of the notice from the landowner that all other conditions and contingencies have been satisfied.

PASSED AND ADOPTED (date) by the following vote of the Board of Supervisors, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

By _____
Deputy Clerk

Clerk of the Board of Supervisors
Of the County of San Joaquin,
State of California

Chair, Board of Supervisors
County of San Joaquin,
State of California

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Attachment G

Williamson Act Cancellation

Assessor's Valuation

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Office of the Assessor-Recorder-County Clerk

Steve J. Bestolarides, Assessor-Recorder-County Clerk

Karyn Johnson, Assistant Assessor-Recorder-County Clerk

January 17, 2025

Certified Mail # 7000 0520 0019 1679 1127
Alisa Goulart
San Joaquin County
Community Development Department
1810 E. Hazelton Avenue
Stockton, CA 95205

Re: Williamson Act Contract Cancellation Value for Assessor Parcel Number **091-310-400-000**

Dear Ms. Goulart:

Pursuant to Section 51283(a) of the Government Code, we certify the "Current Market Value" of the subject property noted above, as of July 25, 2024, is:

\$200,000
(Two Hundred Thousand Dollars)

Applying the 12.5 percent cancellation rate indicates a cancellation fee, as follows:

$\$200,000 \times 0.125 = \$25,000$

If I can be of any further assistance, please feel free to contact me at 209-468-0851.

Respectfully,

Matthew Chelli
Appraiser IV

44 N. San Joaquin Street, Suite 230 | Stockton, California 95202 | T 209 468 2630 | F 209 468 0422

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Attachment H

Lot Line Adjustment

Conditions of Approval

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CONDITIONS OF APPROVAL

PA-2500077
MILLER / DILLON AND MURPHY

Lot Line Adjustment No. PA-2500077 was approved by the Board of Supervisors on _____, which is the effective date of approval. This approval will expire on _____, which is _____ months from the effective date of approval, unless a Notice of Lot Line Adjustment has been recorded and a Record of Survey has been filed, if required by the Land Surveyors' Act.

Unless otherwise specified, all Ordinance Requirements shall be complied with prior to recordation of a Notice of Lot Line Adjustment.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Staff Contact: (209) 468-3121)
 - a. **APPROVAL:** This approval is for a Lot Line Adjustment between 2 parcels as shown on the Site Plan dated March 28, 2025.
 - b. **NOTICE OF LOT LINE ADJUSTMENT:** A "Notice of Lot Line Adjustment" shall be recorded prior to conveyance of property through deeds by the owner. Legal descriptions of the resultant properties shall be submitted to the Surveyor's Division for review and forwarding to the Community Development Department. The legal descriptions shall be prepared, stamped and signed by a Registered Civil Engineer, qualified to practice Land Surveying per Section 8731 of the Land Surveyors' Act, or a Licensed Land Surveyor. (Development Title Section 9-872.4)
 - c. **LOT SIZE:** Parcel 1 shall be two acres in size and align with the area identified in Notice of Nonrenewal No. PA-2300138 and Cancellation No. PA-2300137.
 - d. **PLANNING APPLICATION No. PA-2300137:** The Final Approval for Williamson Act Contract Cancellation No. PA-2300137 shall be recorded prior to the recordation of the "Notice of Lot Line Adjustment" for Lot Line Adjustment No. PA-2500077.
2. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000, see memo dated April 17, 2025.)
3. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420, see memo dated April 4, 2025.)

NOTES AND INFORMATION ONLY:

See Pacific Gas and Electric Company letter dated April 18, 2025.

Access to Parcel 1 is not created by this Lot Line Adjustment. A Zoning Compliance Review for a Private Right-of-Way application shall be required before issuance of a non-agricultural building permit for proposed Parcel 1.

APN: 091-310-38 and 091-310-39 are under Williamson Act Contract No. WA-69-C1-0130. The proposed project is only consistent with Government Code Section 51257 if a Final Certificate of Cancellation is approved and recorded for Williamson Act Contract Cancellation No. PA-2300137.