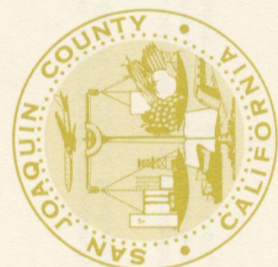


GENERAL PLAN



BASIS FOR REVISION OF THE PLAN

Basic to every plan is a statement of policies to which the various elements of the plan must be related. These policies include ASSUMPTIONS made as to future conditions pertinent to the County's growth, major GOALS which the County has established as long-range public objectives, and PRINCIPLES upon which public decision-making pertinent to physical development and public programs will be utilized to attain the stated goals. The policies of the General Plan adopted in 1963 have been revised to reflect new and unexpired conditions and developments and current public aspirations.

ASSUMPTIONS:

We Assume That:

- There will be no major war, epidemic, or economic depression in the State or the Nation.
- Population and economic activity will continue to increase in the County, the State, and the Nation, and the County population in 1990 will be about 500,000.
- The proportion of older people, workers over forty-five, and job seekers under twenty-five will rise, and as a result of this, the demand for employment, housing, residential services, and recreational facilities will grow faster than population.
- There will be increased leisure time which will also result in increased demands for new and expanded cultural, educational, and recreational facilities.
- Both the number of automobiles, and automobiles per person will increase substantially and will result in increased demands for more and better streets, highways, and parking facilities.
- There will not be any major mass transit facilities in the County by 1990.

AGRICULTURAL GOAL

To maintain and enhance the continued prosperity and growth of the agricultural and agriculturally oriented segment of the County's economy.

Agricultural Principles

- The resources upon which agriculture is based will be protected, and the development of these resources will be encouraged.
- Agriculture will be encouraged and protected where soils of high quality are found and water is or will be available.
- Recreation uses in rural areas will be coordinated with agricultural land uses in order that possible conflicts between the two are avoided.
- The development of the Delta waterways for all suitable types of recreational uses to develop the unique recreational potential of the Delta and to develop recreation as a major industry in the County.

RECREATIONAL GOAL

To provide opportunities for a variety of recreational activities for all residents; to conserve and develop the unique recreational potential of the Delta and to develop recreation as a major industry in the County.

Recreational Principles

- Recreation areas either will be encouraged or provided in central locations in all living and working areas and in areas of outstanding beauty sufficient to meet the varying needs of the people to be served.
- Recreation uses in rural areas will be coordinated with agricultural land uses in order that possible conflicts between the two are avoided.
- The development of the Delta waterways for all suitable types of recreational uses to develop the unique recreational potential of the Delta and to develop recreation as a major industry in the County.

RESIDENTIAL GOAL

To assure that all residents a living environment which is safe, healthy, stable and pleasant, and one which includes the desired cultural, educational, recreational, and shopping facilities.

Residential Principles

- In order to efficiently coordinate public investments in services and facilities with the needs of the residents, the general County planning framework will enable the Neighborhood Community Center program to be expanded from rural areas to all incorporated communities in the County and in those incorporated communities using the Neighborhood Community structure. The principles of this structure are:
 - The Neighborhood will be planned and developed as a cohesive unit containing from 5000 to 5000 people and the density by establishing a variety of housing types while protecting public investments in services and facilities.
 - Sites will be reserved or acquired for centrally located Neighborhood Park in each Neighborhood. This Park will be combined with the elementary school or neighborhood center. The two can function as the neighborhood center for cultural, educational and recreational activities, and be within easy walking distance of every home in the neighborhood, no farther than one-half mile.
 - Each Neighborhood will contain an internal street pattern designed to discourage through traffic and with major thoroughfares preferably bounding the Neighborhood. The internal street pattern will be the fundamental scale for development.

- Through continued expansion, agriculture, economic, and cultural center of the County will continue to play a major role in the economy of the County.
- Stockton's role as the primary social, governmental, economic, and cultural center of the County will continue to play a major role in the economy of the County.

GENERAL GOALS:

- To attain a regional pattern which includes a number of urban centers, each with separate identity and each providing a range of living, working, shopping, educational, cultural, and recreational opportunities for all, commensurate with its size and location.
- To achieve coordinated arrangement of land use and transportation facilities which will meet the range of social, economic, and cultural needs of the citizens.
- To achieve joint participation in all planning efforts by all urban centers, and all other levels of government concerned.
- To create and maintain the best possible living environment for all residents.
- To attain for all residents a variety of employment opportunities, and investment within the County and protect these investments.

COMMERCIAL GOAL

To provide commercial interests with opportunities to conduct business in a manner which is convenient to the customer, in harmony with other land uses, equitable to adjacent property owners, and in conformity with established.

Commercial Principles

- The grouping of commercial uses within compact areas will be encouraged and facilitated.
- Provisions for new and expansions of existing commercial areas will be dependent on commercial area in site, location, types of activities, and accessibility with its respective trade area.
- Provision will be made for the following types of commercial areas:
 - Neighborhood Shopping Areas: providing convenience goods and services for residents of a neighborhood.
 - Community Shopping Areas: providing a variety of goods and services for a community.
 - Regional Shopping Area: providing the widest possible variety of selective shopping goods and services for the entire County Planning Area.
 - Highway Service Areas: serving, along major thoroughfares, the travelers on Arterial and Freeways.
 - General Retail and Service Areas: containing a variety of establishments requiring a generally convenient location, but not dependent upon pedestrian traffic for customers.
 - Wholesale and Distributive Areas.

POPULATION PROJECTIONS

USE OF POPULATION PROJECTIONS:

The future land uses are planned, in relation to the number and the needs of the people who will live in the County at the end of the planning period and on the manner in which they will be distributed throughout the County.

A population projection (i.e., and estimate of the future population growth of the County and of the nine planning areas within the County) is provided as a guide to the urban expansion necessary to accommodate the number of people expected in each planning area. Forecasts of population distribution in the County are given in Table I. The income projections for the future service areas and the economic base of the community. Since people create the economic base, the population projections provide a guide for investment in the future.

In the San Joaquin planning process, population projections combined with planned density projections to determine the amount of land to be reserved for agriculture and used for urban expansion; the extent of the need for public services and facilities; and the areas in which public services need to be extended to provide for future urban development.

REVISION OF THE GENERAL PLAN POPULATION PROJECTIONS

The revision of the General Plan extends the planning period to the year 1990. The adjustments in the population projections were made necessary by the slower rate of development in rural areas.

CIRCULATION AND TRANSPORTATION GOAL

To provide a circulation system to move people and goods from one place to another, to provide access to land uses, and to do so in a safe and convenient manner with maximum economy and efficiency.

Circulation and Transportation Principles

- The location and class of roadways will be determined by their function. The function will be determined by analyzing: (1) the location and type of land use served; (2) the character of the traffic to be generated; (3) the amount of traffic; (4) the traffic volume to be accommodated; (5) the type of vehicles to be carried; and (6) the degree of interference with through movement created by abutting uses and interchanges.
- The functional classification will be a guide for engineers in designing the traffic facility appropriate to the type of land use and economic expenditure of public funds.
- Wherever traffic volumes or potential hazard of automobile traffic will be separated from pedestrian movement.
- Expanded operations of Stockton Metropolitan Airport will be encouraged and the public investment in each facility will be protected.
- The value of Official Scenic Highways will be recognized and specific plans will be established for the purpose of protecting the high scenic values for the enjoyment of the general public.
- Expanded operations of Stockton Metropolitan Airport will be encouraged and the public investment in each facility will be protected.

INDUSTRIAL GOAL

To assure ample opportunities for industrial development in an orderly manner and to assure that each area will have sufficient industry to be financially sound and able to provide local employment opportunities and a broad economic base commensurate with its size and function.

Industrial Principles

- Provision will be made for industries grouped according to operating characteristics and location. The location and type of land use will be guided by the use of performance standards so that industrial areas can become economic and visual assets to the community, pleasant to work in, and compatible with surrounding uses.
- The total amount of industrial acreage designated in the General Plan will be sufficient to provide for the needs of the anticipated population and for a choice of sites.
- Industrial areas will be permitted in locations which are served by all transportation modes and convenient to free ways.
- Industrial Parks, Light Industrial Areas and most heavy industrial areas will be encouraged and can be made available or can be made available or can be made available.
- Industrial areas will be encouraged and designated within or near urban centers, except that certain extremely hazardous industries should be sited in areas separated from urban centers.
- Industrial reserve areas will be designated in locations which will be appropriate for future industrial use, but which will not be needed for industry during the planning period.

TABLE I: POPULATION PROJECTIONS - SAN JOAQUIN COUNTY - 1970-1990

Area	1970		1980		1990	
	Low	High	Low	High	Low	High
SAN JOAQUIN COUNTY	249,289	302,000	309,000	380,000	400,000	552,000
Stockton P.A.*	156,489	178,000	180,000	222,000	227,000	298,000
Local P.A.	32,112	42,400	43,500	53,200	58,000	75,000
Tracy P.A.	20,087	28,000	30,000	39,000	42,000	58,000
Merced-Ripon P.A.	5,787	6,700	7,100	8,000	9,000	11,000
Escalon P.A.	2,632	3,000	3,300	3,900	4,000	5,000
North Delta P.A.	2,255	3,200	5,100	5,500	7,000	8,000
Lodi-Delta P.A.	3,947	5,200	5,400	6,300	7,250	9,500
South Delta P.A.	4,971	5,000	5,000	5,200	5,200	9,000

* "P.A." denotes planning areas

TABLE II: AREA-WIDE RESIDENTIAL DENSITY STANDARDS

Type	Description of Typical Development	Average Number of Persons on One Net Residential Acre
Suburban	One-half to one acre lots	5-10
Low	Post-war single-family subdivision	11-20
Medium	Older single-family neighborhoods or newer areas with duplexes and apartments	21-29
High	Areas of predominantly duplex, garden apartments, and apartments	30-45