



SAN JOAQUIN COUNTY

Community Development Department

Filed Doc #: 39-07072026-197
Tue Jul 07 09:12:31 PDT 2026
Page: 1 of 2 Fee: \$50.00
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: dfilipowski



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

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

☒ County Clerk, County of San Joaquin

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

Project Title: General Plan Amendment/ Zone Reclassification & Administrative Use Permit No. PA-2500411, -412

Project Location - Specific: The project site is located south side of E. Harney Lane, 0.6 miles from State Route 99, Lodi. (APN/Address: 061-060-23 / 5440 E. Harney Ln, Lodi) (Supervisory District: 4)

Project Location – City: Lodi

Project Location – County: San Joaquin County

Project Description: This project includes:

- General Plan Map Amendment/Zone Reclassification No. PA-2500411 to change the General Plan map designation and zoning designation of a 1.01-acre parcel from General Agriculture (A/G, AG-40) to Warehouse Industrial (I/W, I-W).
- Administrative Use Permit PA-2500412 to establish a traffic control business on the 1.01-acre parcel. The project includes converting an existing 5,498-square-foot farm services building to an office for administrative functions and construction of a 4,000-square-foot building for equipment storage and minor repairs. Equipment stored on-site will include light towers, arrow boards, cones, barricades, signage, and related equipment.

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

Project Proponent(s): Robert D. Beadles Family Trust / Power Safety LLC

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

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

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

Exemption Reason:

This project is for conversion of an existing farm services facility into a traffic control business with office and storage. The existing 5,498-square-foot farm services facility building would be converted into an office, while a new 4,000-square-foot storage building would be constructed to store equipment, such as light towers, and arrow boards. Because the site is currently agriculturally zoned and designated, the project also includes a General Plan Map Amendment/Zone Reclassification from General Agriculture to Warehouse Industrial. Pursuant to CEQA Guidelines Section 15061(b)(3), a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Community Development Department has determined that the proposed General Plan Map Amendment/Zone Reclassification to change the property from General Agriculture to Warehouse Industrial and the underlying project to convert the farm services facility to a traffic control business will not have a significant effect on the environment; therefore, the activity is not subject to CEQA.

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Lead Agency Contact Person:

Megan Aguirre Phone: (209) 468-3144 FAX: (209) 468-3163 Email: meaguirre@sjgov.org

Signature:  Date: 7/2/26

Name: Gerardo Altamirano

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 7/2/26

*Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.*